

13 Bramble Close
Barns Green
RH13 0AW
2nd September 2026

Ms Alice Johnson
Planning Department
Horsham District Council
North Street
Horsham, RH12 1RL

Your Reference: DC/26/0933 - Land NW of Chapel Lane & S of Muntham Drive, Barns Green.

Dear Ms Johnson,

We write in connection to the referenced planning application from Shanly Homes. We know the site and surroundings very well, living only 600yds from it and regularly walking the adjacent footpaths and fields. We have read the submission and as it firstly fails to reflect the democratic views of residents in Itchingfield Parish Council's neighbourhood plan, secondly contravenes many of Horsham District Council's planning policies and thirdly would result in significant harm to the character and local amenity of the area, we wish to strongly object to this development.

Itchingfield Parish Council's Neighbourhood Plan

Itchingfield Parish Council (IPC) consulted the parish on its Neighbourhood Plan culminating in a vote in September 2025. The parish voted overwhelmingly to adopt the plan which recommended two large development sites to help meet the district's housing needs. Building on one of these sites – Sumners Fields - has started and the other, at the old school site in Itchingfield, has not.

The land directly adjacent to this planned development is also subject to a planning application by Miller Homes (DC/25/2057). This planning application was comprehensively rejected by the elected Councillors of HDC only last month.

Why is DC/26/0933 any different from DC/25/2057? DC/26/0933 should also be rejected for exactly the same reasons as it was not included in the plan and the residents have had no say.

This latest proposal from Shanly Homes for 31 additional homes is directly at odds with the views expressed by local residents through the democratic vote on the Neighbourhood Plan. That vote provided clear, up-to-date evidence of community priorities and expectations for future development. This new proposal should therefore be rejected by HDC.

Main Objections

This proposed development of 31 houses represents a disproportionate urbanisation of the small, rural settlement of Barns Green and would irreversibly harm the character and appearance of the area. Furthermore, it lies outside the Built-up Area Boundary which does not meet Policy 26 of the HDC Local Plan.

To make way for a wider road, this planning application completely removes the long-standing hedgerow which runs parallel to the site on Chapel Road and Muntham Drive. Hence, this development proposal does not sustain any biodiversity in the immediate vicinity.

The contemporary look and feel of the new development is not in line with the traditional Sussex style vernacular of many houses and buildings in Barns Green. Moreover, there are a number of Grade 2 listed buildings in the vicinity which date back centuries and the vista and their amenity would be severely affected.

This development will have major detrimental impact upon residential amenity of the neighbouring properties along Chapel Road. The scale and design of these 31 dwellings will be visually overbearing

in nature, size and appearance and are too close not to acutely affect residential amenity. This will lead to a significant loss of privacy and adversely impact the peaceful enjoyment of homes and garden through increased disturbance. It is also material to note that the development of these houses will create a multiple building line along Chapel Road which opens the door for further planning applications in future.

The modern design of the buildings is completely at odds and incongruous with all the other properties along Chapel Road. The access is very close to the Queens Head public house and will create excess noise and vehicular exhaust fumes. Cars and other vehicles will be forced to carry U-turns to return adding to noise disturbance and light pollution at night. Chapel Road is a very busy road already with a wide range of cars, vans, caravans and HGVs as well as cyclists, horse riders and ramblers. The additional concentration of traffic will cause even greater traffic problems and create dangerous safety hazards for motorists, cyclists and small children.

The centre of Barns Green has been prone to flooding for years - the village shop has been flooded many times through water flowing down Sandhills Lane. The increase in building density will only exacerbate the risk of flooding as a result of run-off, inadequate drainage infrastructure and climate change.

The application does not provide sufficient parking and does not demonstrate safe access or adequate mitigation for increased traffic. Parking is an issue now on Chapel Road and this will only get worse with this development. Many cars park along this road to visit the shop and pub adding pressure on traffic. The number of parking spaces is considered to be totally inadequate.

In summary, the applicant fails to address the significant conflicts with key planning policies and in several instances appears to ignore them entirely. These unresolved policy breaches are substantial and provide clear and compelling grounds for HDC to refuse the application.

Conclusion

- This planning application DC/26/0933 is inconsistent with the clearly expressed views of the local community, as demonstrated through the recent democratic vote on IPC's Neighbourhood Plan
- A planning application for the adjacent field was rejected by HDC Counsellors only last month for reasons that are not addressed by Shanly Homes. Why is this application any different?
- The planning application conflicts with a wide range of HDC's future planning policies
- The planning application does not safeguard the residential amenities and vista of neighbouring properties— privacy loss, modern design and increased noise and pollution - including those of nearby Grade II listed buildings
- The designs of the houses proposed are modern and alien to the traditional Sussex vernacular found extensively in the Barns Green vicinity
- The development will destroy hedgerows as well as kill plant life and animal habitats and does not sustain biodiversity
- The proposed location of the vehicular access on Chapel Road is fundamentally flawed, poorly designed and poses a significant safety risk to all road users. Given the severity of this hazard, the inadequacy of the access design alone provides sufficient grounds for refusing this application

It is for these reasons that Horsham District Council should reject this planning application.

Yours sincerely,

