

From: [REDACTED]
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Subject: Objection

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[REDACTED]
The Pump House
Chapel Road
Barns Green
RH13 0PS

Objection to Shanly Homes Development Proposal

I am writing to register my strong objection to the proposed development by Shanly Homes.

In my view, this proposal is inappropriate for the location and would have a detrimental impact on Barns Green and the surrounding countryside. The site is not identified as a development site within the Neighbourhood Plan and I do not believe that the proposal represents an appropriate or sustainable response to local housing requirements.

The application appears to be speculative development on a greenfield site which is neither necessary nor appropriate in this location. Building a substantial housing development here would inevitably extend the built-up area into the countryside and fundamentally change the rural character of this part of the village. This is contrary to the purpose of the Countryside Policy, particularly given that the site lies outside the Built-up Area Boundary (BUAB).

I am also concerned about the effect the development would have on the existing village community. The additional traffic generated by the development, together with the proposed road arrangements, could have a significant impact on Chapel Road and on access to important local facilities. The community pub, village shop and post office are particularly valuable amenities, especially for older residents and those who do not have access to a car. Public transport in the village is already limited, and further development without corresponding improvements to transport provision could increase reliance on private vehicles.

Environmental and drainage concerns

There are serious environmental implications associated with this proposal.

The development would involve the loss of established countryside and important wildlife habitats. In particular, the removal of ancient hedgerows would be a significant loss. These hedgerows provide

valuable habitats for wildlife and also have an important role in slowing and absorbing surface-water runoff.

There are also concerns regarding the potential impact on ancient woodland and other established habitats in the vicinity. The loss or degradation of these natural features would have a lasting impact on biodiversity and the rural character of the area.

Of particular concern to me is the existing problem of flooding. This area already experiences significant surface-water and drainage problems, and I am not convinced that the proposed development adequately addresses the additional runoff that would inevitably be generated by roads, driveways, roofs and other hard surfaces.

Any increase in surface-water runoff could make the existing flooding situation considerably worse and place further pressure on an already vulnerable drainage system.

There are similarly serious concerns regarding sewage capacity and pollution. The Barns Green sewage treatment works already experiences problems with sewage overflows, and these discharges are a concern in relation to the River Ardur Restoration Project. Adding a significant number of additional properties to an already constrained sewage system could increase the frequency and volume of damaging discharges.

Infrastructure and traffic

The existing infrastructure does not appear capable of comfortably accommodating further substantial development.

There are already concerns regarding electricity supply, illustrated by the requirement for a generator to supply Sumners Fields. This raises legitimate questions about the ability of the local electricity infrastructure to support the additional demand created by the proposed development.

Traffic is another major concern. Chapel Road already carries a considerable amount of traffic, and adding a significant number of new homes would inevitably increase vehicle movements. The impact would not simply be confined to the development site; it would add to existing congestion and parking pressures and could affect the safety and accessibility of the village centre and local businesses.

The limited public transport available in Barns Green makes this particularly problematic. Residents who are

Kind Regards,


Phone - 