

From: [REDACTED]
Sent: 06 September 2026 19:42
To: Planning
Subject: OBJECTION – DC/26/0933 Land North West of Chapel Road & South of Muntham Drive, Barns Green 31 Dwellings

Categories: Comments Received

5 Saltbox Close,
Barns Green,
West Sussex,
RH13 0PN

6th September 2026

To the Planning Officer,

OBJECTION – DC/26/0933 Land North West of Chapel Road & South of Muntham Drive, Barns Green 31 Dwellings – Shanly Homes

As a resident of Barns Green, I strongly object to the application for 31 houses on the Land North West of Chapel Road. I have no objection to sustainable growth in and around Barns Green and I am fully supportive of the sites allocated in the recently made Itchingfield Neighbourhood Plan. This site however, was not identified as suitable for development in the Neighbourhood Plan and would have a catastrophic impact on the village, its residents and the environment. Please consider my objections on the following points:

1. Contravenes the made Itchingfield Neighbourhood Plan

Planning law is clear that given the made Neighbourhood Plan contains policies and allocations to meet its identified housing requirements this application should be refused as the adverse impact of approving it would “significantly and demonstrably outweigh the benefits”. It is not essential to this Countryside location.

2. Loss of a rural amenity, Village Character, Listed Buildings and Heritage Impact

The proposed development would destroy this rural amenity and significantly harm the historic character of the village. It could also cause catastrophic damage to the adjacent listed building; Bennetts.

3. Traffic Generation and Parking Impact

The applicant has not demonstrated the cumulative impact on the local road network, has underestimated car usage and have not taken into account the negative impact loss of on-street parking spaces would have on established local businesses.

4. Public transport not sustainable

The assumptions made in the applicants Transport Statement are simply not credible or based in reality. The village is not a location where sustainable transport can be considered as an alternative to car use.

5. Housing needs not met

The applicant's primary justification for seeking approval for this speculative development which is outside of the BUBA and in conflict with the Neighbourhood Plan, is that is addressing a housing need. This could not be further from the truth. It provides the wrong housing mix, out of character design at the wrong density and significant deliverability concerns.

6. Lack of Consultation with UK Power Networks

This proposal should not be given consideration by the council until UK Power Networks have clarified the available grid capacity to supply the proposed 31 houses.

7. Lack of sewage treatment works capacity

Barns Green Water Treatment Works is at capacity and frequently discharges raw sewage into water courses causing damaging pollution. The applicant has provided insufficient documentation, ignoring overflow events, providing no cumulative impact assessment and only considering the immediate connection point.

8. Increased risk of flooding from surface water and other runoff

The proposed development will exacerbate existing flooding problems in the village from surface water run-off and increase the instances of sewage overflow into Parsons Brook causing damaging pollution.

9. Removal of Ancient Hedges and other habitat loss

This proposed development would destroy an ancient hedgerow and should be refused.

For these reasons this application must be refused.

Yours faithfully,

