
Sent:

30 January 2026 13:53

To:

Planning

Subject:

DC/25/2057 Land North of Little Slaughterford

Categories:

Comments Received

To the Planning Officer,

OBJECTION: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green 68 Dwellings – Miller Homes

I wish to Object to the Planning Application

34 Smugglers Way
Barns Green
West Sussex
RH13 0PP

I have been a Barns Green resident for over 40 years and I wish to object to this application for the following reasons:

Risk of flooding, Increased runoff and speed of runoff from the site.

Currently the field acts as a massive sponge and in so doing releases surface water into the drains slowly over a period of time. In future the runoff from the proposed development, with its paved roads and paths will happen instantly caused the stream water level to rise very quickly. Over the past 35 years I have seen the stream reach full capacity on many occasions. By full capacity I mean that the water level exceeds the height of the tunnel beneath the Arun Valley railway line.

I live at 34 Smugglers Way and my property borders the drainage ditch / stream on the North East side. Over the past 35 years I have had to maintain the banks of the stream and from time to time clear out vegetation etc from the stream bed. In 2023 I removed over 7 wheelbarrow loads of stone / concrete / bricks from the tunnel beneath the railway track. By keeping the stream clear I have prevented any flooding which could occur. I receive no help from the National Rivers Authority, WSCC, The Environment Agency or Network Rail.

It is a concern that in the application the consultants flood risk assessment report refers to the Arun catchment and not the Adur / Ouse. I am worried about the whole credibility of this report.

Sewerage

I am aware that there have been a large number of sewage overflow events in the past few years. I understand that in 2022 there were over 411 hours of overflow events leading to over 16 days of raw sewage discharge. The system obviously is inadequate and this proposed development will add to the problem.

Electrical Supply

The Council must be aware of the problems experienced at the Sumners Fields development is currently using diesel generators because the local network cannot cope with the increased demand. Adding 68 houses, using air source heat pumps will increase the load massively. I note the application contains no consultation with UK Power Networks.

Local Infrastructure during construction

As we have found during the Sumners Fields development the local road infrastructure did not cope with the additional construction traffic. The roads Fulfords Hill & Westons Hill were badly damaged by the heavy vehicles used. The proposed development is twice the size of Sumners Fields which was partly a brown field site so there will be a huge increase in lorry removing clay from the site. This will damage the road surfaces and create a huge problem of mud on the roads. These country lanes were never built for large lorries.

Listed Buildings and Village Character

This development will not be in keeping with the existing village character, with new houses towering above the existing listed buildings beside and opposite the site, The Queens Head, Little Slaughterford, Bennetts and Herons Reach.

Conclusions

In Barns Green we have accepted growth through the Neighbourhood Plan process and identified suitable sites where it could be accommodated sustainably.

The proposed development application is not one of these sites and will not meet proven local housing demand.

The application should be refused.

Please place the full contents of this email before the planning committee.

Yours faithfully

[Redacted signature]

[Redacted name and address]