
Sent: 30 January 2026 14:47
To: Planning
Subject: DC/25/2057

Categories: Comments Received

Cross Lane Cottage

Barns Green

West Sussex

RH13 0QF

Stance – Object

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

Dear Sir

I wish to object to the above proposed development for the following reasons;

- Damage to ancient hedge and woodlands
- Planning Policy
- Infrastructure and Services
- Highway, safety and parking

1) This development will destroy the current rural centre of the village, with the field used for grazing animals adjacent to historic buildings. Importantly the planned development results in the destruction of the ancient hedge at the front of the field which is an important habitat for wildlife. The hedge is also an important buffer reducing soil run off.

2) This development is not one which has been identified in the Neighbourhood Plan and does not meet the local housing demand. Alternative sites have been identified in the plan which would provide more suitable opportunities for development. Proceeding with this development would result in an increase in housing density in the centre of the village which is out of line with the rural setting and existing surrounding properties.

3) The sewage system in Barns Green is already under severe pressure with a number of reported instances of sewage discharge in to local waterways. Until this can be rectified a new development of this scale is simply not viable. The electricity supply has similar problems, with a number of houses in the nearby Sumners Ponds development still having electricity supplied by generators as the current grid cannot cope. The plans for this development have not adequately considered these two areas and the application should be declined on these issues alone.

4) This development will result in a significant increase in traffic volumes in the village. Barns Green is in a rural setting and there are already issues with the number of large lorries using narrow roads, which will only

increase when work on the development starts. The entrance to the site will be opposite the shop where there is currently parking on the road side, which will result in congestion in this area. This in turn will increase safety concerns, especially given the close proximity to the village school. The village is in a rural location with the nearest train station 3.7kms away and an infrequent bus service meaning that in reality travel by car is the only realistic method of transport for the majority of residents.

I accept that some development is required but this has already been accepted in the Neighbourhood Plan. This proposed development comes with a number of clear issues which Miller Homes have failed to satisfactorily address and as such the application should be declined.

Yours faithfully

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