

[REDACTED]

Sent: 29 January 2026 16:38
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford

Categories: Comments Received

Dear Planning Officers,

[REDACTED] I reside at Bulbrook House Farm, Valewood Lane, Barns Green RH13 0QJ [REDACTED]

I am commenting as a MEMBER OF THE PUBLIC and my stance is OBJECT

First off I campaigned for the adoption of a neighbourhood plan for this parish which included many sights of development potential. In the referendum in September 2025 that plan was adopted and excluded this sight for logical reasons and with a knowledge of it being a previously rejected site. However let's start with the aesthetics of the design and proximity to beautiful grade 2 listed properties which will face it.

NATIONAL MODL DESIGN CODE

Although not adopted yet for all I creates a modelI have been looking at the proposals on line and have the following thoughts. The scheme is a very standard, suburban housing layout with a nod to local Sussex vernacular in the detailing.

The scheme only touches on the principal key elements in designing new village streets. This approach is growing nationally and has the Kings support. New housing is needed but this should be well designed. The key elements of good design in villages and small towns should be as follows –

Gentle density: Build higher density with terraces and connected buildings to create vibrant centres and reduce land use. This maintains a friendly accessible fiee and creates a street frontage traditional to the existing village. This doesn't necessarily mean going higher but instead terraced or grouped houses, not laid out on a regular grid but flowing around the external spaces they form to create a real village street. Houses close to the street not set back as detached boxes with private lawns. This current layout is suburbia and not suitable in a traditional Sussex village

Human scale and workability: prioritise pedestrians and cyclist with safe, direct routes creating environments where people want to walk and linger. Make more of the public spaces between buildings

Mixed development: Combine homes with shops, offices or other uses within the same neighbourhood to reduce travel .

Context and character: Design streets that reflect local history in setting using traditional methods of construction and traditional materials.

Green infrastructure: Integrate garden, streets trees, park and sustain drainage systems to enhance by diversity and climate systems

Connectivity: Create a network of streets that connect through to different parts of the village and link to the surrounding areas. This would integrate the

new development into the structure of the village, link people and avoid a private enclave

Community focus: Design public spaces like squares and parks to encourage so in subtle interaction and build a strong sense of community.

Some examples are

<https://www.createstreets.com/projects/sandycote/>

<https://www.cgfry.co.uk/about-us/previous-development-schemes/kingston-farm-bradford-on-avon/>

<https://www.tornagrain.com/>

THE NEIGHBOURHOOD PLAN AND OTHER REASONS FOR REJECTION

This development application is not one of the identified sites in the Neighbourhood Plan and is not meeting proven local housing demand in an appropriate manner, and should be refused on appropriateness alone without major design changes.

Furthermore this is speculative housing development which is not essential to the location, and would urbanise and destroy a rural countryside green field which is in contradiction of the Countryside Policy.

The proposed road layout for the housing may also jeopardise the viability of the community pub, village shop and post office which are essential to elderly residents due to the limited public transport. Why the site of the entrance has been chosen opposite the shop is impossible to understand, if anywhere it should be opposite the Hordens entrance.

Additionally the proposed development will also significantly damage the environment in a number of ways, including important habitat loss.

It will exacerbate the already serious issues regarding surface water flooding and the treatment of and pollution by sewage. Already the current overflows from the Barns Green sewage treatment works are threatening the River Adur Restoration Project. These seriously damaging overflows will increase if the application is not refused.

For the following reasons I object to this Application.

- Discharge of Sewage into Stream from Sewage Works which is over the capacity limit stated by Southern Water in a letter of

April 2025 widely circulated that capacity of 1400 people is already breached by over 150 people before adding the Sumners and this development on top. Their subsequent approval will be legally challenged.

- Flooding – Roadway Surface Water and Other Runoff which will increase the regular serious incidents of flooding in this area
- The Removal of Ancient Hedges which are such an important wildlife habitat, and help retain surface water runoff
- Harm to Ancient Woodland and Other Habitat Loss
- Inadequate Infrastructure including Electricity Supply which is demonstrated by the facts that a generator is needed to supply Sumners Fields
- Traffic Generation and Parking Impact adjacent to the village shop and the cumulative impact of additional traffic generation
- Public Transport Limitations and Issues. There are fewer buses than stated by Miller Homes and there is no timetable enabling them to be used in the way described by Miller Homes.
- Loss of Village Amenity with the field no longer available for community and charity events. The key nationally recognised events of the Summer Classic Car Show and Barns Green Half Marathon would cease to exist.
- Village Character, Listed Buildings and Heritage Impact on the area noted in the Neighbourhood Plan as important pastoral fields. I have covered this above.
- Loss of Rural Amenity created by the field with animals grazing adjacent to historic buildings
- Over Development, Inappropriate House Design and Density, the house designs are imposingly high and the density is urbanisation
- Housing Mix and Deliverability Concerns, HDC Housing Officers stated these concerns
- Conflicts with the Countryside Policy, the development site lies outside the Built-up Area Boundary (BUAB) and is defined as 'Countryside' where development should only be permitted if essential

SEWAGE & DRAINAGE

As stated above this is a huge problem and at our property we now get frequent flooding and sewage outflow from Parsons Brook. Both the HPA of 2023 and Miller Homes own submission erroneously state that the water of the site and the village drains of into the Arun via Southwater but in fact the inadequate sewage and drainage goes via Parsons Brook to Coolham and into the Adur via the Knepp Estate. When the consequences of inadequate drainage and sewage capacity start killing the Storks at Knepp which will happen it will be too late. The issue needs to be addressed by a brave decision to reject this application whilst an investigation and report is undertaken.

The Planning Application DC/23/1235 has been approved with the sewage design stating a flow of 13,254 litres/day from 47 homes. The letter from Southern Water dated 9th August 2023 states that SW can facilitate foul water disposal to service the proposed development. This is simply not possible given the current inability of the sewage facility to cope now and given it goes into a river system not identified by Miller Homes in their application and one with far greater environmental sensitivity. This is one key to why further investigation is needed.

ELECTRICITY

Current events next door to the DC/23/1235 application site should also warrant further investigation before even considering approving more housing. Of the houses built at Sumners Fields only six can be occupied and those have all been running on massive noisy diesel generators for over a year. None of the others have any power at all as there is already inadequate supply into the village and SSE has no valid permission granted to even begin works as its application erroneously went through existing buildings by mistake

At Bulbrook House Farm we are already unable to use Electric Car Chargers when ovens or pumps are on as the dangerous warning LOW VOLTAGE signs come on and the charger power is cut. This is the reality of Barns Green.

Please bring all these matters to the attention of the planning committee.

Thank you