

[REDACTED]

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**Sent:** 03 February 2026 00:16  
**To:** Planning  
**Subject:** Objection to DC/25/2057  
**Attachments:** DC\_25\_2057 Land North of Little Slaughterford(1).zip  
**Categories:** Comments Received

Your ref: DC/25/2057

Member of the public/neighbour :-

[REDACTED]

57 The Hordens  
Barns Green  
RH13 0PH

I am writing to object to the above proposal for 68 dwellings on agricultural land.

I must draw attention to the multitude of inaccuracies in the documentation supplied by Miller Group that accompany this proposal, from (perhaps the benign error of) referring to the site which is in very heart of our village as 'on the edge' implying that it will have minimal effect, to out of date population estimates (eg. ignoring Sumners Fields and the huge increase in the number of pupils visiting Muntham House School - impacting traffic and more importantly the waste water issues) to water reports relating to the wrong river system (Parsons Brook feeds into the Adur) and grid references relating to a different county! - all of which means that I have no faith in anything else to be accurate and urge you to look on it with the same distrust.

#### **Highway Safety:-**

I have lived in the village for over 10 years and have experienced a huge increase of traffic in that time, there have been no improvements to any local road systems during this time and this proposal will only add more strain to an already struggling system.

The proposed plan for 68 houses does not allow for all the cars that would inevitably come with that many homes so there would be an overflow of cars spilling onto Chapel Road taking up the valuable spaces needed for the shop and the pub, this would also adversely impact the general safety of pedestrians and other road users.

Chapel Road is a narrow village road, its width is determined by the proximity of buildings and the bridge over Parsons Brook and as such it is totally in keeping with its quiet village setting. The shop is dependent on their customer's ability to park outside and pop in to use the shop/post office, these short term parked cars mean that Chapel Road by the shop is generally reduced to one lane which acts as a natural traffic calmer and slows the ever increasing traffic, to destroy an ancient hedgerow just to widen the road as this proposal suggests would result in faster traffic passing through an area that would also include the junction and all the extra traffic and pedestrians associated with the proposed development, this can only lead to a huge increased risk of accidents and all on the main route through the village.

68 houses would mean at least 100 more cars and their many hundreds more traffic movements, all on these already stressed routes. The constant disturbance of traffic with an increase of noise and pollution that would come with this huge addition is not something I relish, my home being directly between this proposed site and the currently unfinished site of Sumners Fields, my diminishing peace would vanish entirely.

If the shop's parking is compromised it would have a massive impact on their custom, this is a vital asset for most, especially our older residents, our post office and the one and only shop we have could be lost.

The pub also needs the road to be free from junctions as they too have customers and large delivery vehicles which would not be able to legally stop to unload, so this proposal could also cost the village its one and only pub.

The site of Sumners Fields includes 32 new homes, less than a quarter of these are currently inhabited so we have yet to learn the full affects this will have on the village traffic flow so to consider adding anymore at this stage is shortsighted to say the least.

Smugglers Lane on the northern boundary of the proposed site is one of the few bridleways in the village, the next closest one being the entrance to Sumners Fields, the only way to connect these two bridleways is to ride on Chapel Road past this proposed site. As this is a rural area there are plenty of horses stabled in and around the village, if they have to negotiate more and faster traffic to get from one bridleway to the other I do not see this as a safe choice. Currently if you ride up Smugglers Lane you are between fields which is something most horses are happy with, if this field gets developed then there will be an immediate threat of sights and sounds in such close proximity to the bridleway that they will potentially spook horses. Being an ancient byway Smugglers Lane is far narrower than the standard width of bridleways and as such there would be no room for a scared horse to manoeuvre which undoubtedly increases the risk of accidents.

## **Local Development Policy:-**

The government's Planning and Infrastructure Bill of September 2025 states that local planning 'should be shaped by local communities' - our Local Neighbourhood Plan was approved by referendum September 2025 and adopted October 2025 making it the most up to date plan. This site was deliberately rejected numerous times from the Local Neighbourhood Plan - in fact many years ago when the call for possible sites went out this was the least popular option out of the 28 sites offered - and at that time it was for 50 houses rather than the excessive 68 it has become now. Two sites were agreed on in the Neighbourhood Plan and one of those has nearly reached completion, the two approved sites will add over 80 new homes allowing for more than adequate growth of a small village.

This is a greenfield site and was once Barns Green's village green, a historically important area and more importantly it is outside of the Built Up Area Boundary and as such should not even be considered. It is contrary to your own policies HDPF 2, 3, 4 and 26 and the Statutory Development Plan, National Planning Policy and Environmental Law.

## **Design:-**

These proposed buildings are not in keeping with their surroundings, 'surround' being a crucial word considering the irony of this site being surrounded by 4 listed buildings. 4 beautiful historic buildings that would be forever tarnished by any modern built up site in their midst.

The proposed designed dwellings are considerably taller than the average height of the village's homes and far far taller than any of the listed buildings adjacent to the site, that combined with the site being on higher ground would result in these drawing your eye, dominating the view by towering over their surroundings and be completely detrimental to the overall charm of the village.

The current site of Sumners Fields is already having a negative impact on the village with its towering, imposing facades shadowing the village road.

## **Environment:-**

This field is a deliberate gap between the village buildings and its countryside, it holds a wealth of rare flora and fauna. To the north is Smugglers Lane a byway (and important bridleway) dating back many hundreds of years with varied plant life in the mature hedgerows either side, the western side is abutting an ancient woodland, the south is next to Little Slaughterford a listed building with medieval and Roman historical significance and to the east is an incredibly wide and ancient hedgerow separating the countryside from the tarmac and hosting a multitude of species.

There is a long history of flooding withing the village in particular immediately opposite the proposed site, I am sure you have received many reports from the shop and others directly affected by flooding.

This site sits above Chapel Road and as a field it acts as an invaluable sponge soaking up vast amounts of water that would otherwise be flooding the shop and overloading Parsons Brook which runs through much of the village - I have attached a photo taken of the brook as it leaves Little Slaughterford adjacent to the proposed site and passes under Chapel Road, in the background you can see the ancient hedgerow that borders the field. The picture was taken on the morning of 27th January this year, this was not a time of extreme weather, there was no weather warning for this area, there were no heavy downpours.

The local water treatment plant is not up to the job and has had multiple overflow failures for the whole time we have lived here and many years prior to our arrival. I am sure you are aware of its dreadful record of polluting the brook, the brook which then flows through The Knepp Estate and eventually into the the River Adur. There is no news of this plant being updated to cope with its current needs without adding any more waste water to the issue - again I remind you that Sumners Fields is presently at only a quarter occupancy so there is even more waste water heading its way when these homes are fully occupied. I have attached 3 photos also taken on the morning of 27th Jan 2026 showing the brook (downstream from the proposed site) breaching Emms Road approximately 100 meters before it passes the water treatment plant.

There is also an issue with electricity supplies, Sumners Fields is running off diesel generators - again, at only a quarter occupancy so far and yet already not coping - this is hardly an environmentally friendly solution.

Southern Water's response to this planning application is not due in time for us to take in and include in our arguments against this proposal, any final decision would have to involve reports from all utility suppliers.

As you are aware we do not have a train station in the village, very few buses pass through and with extremely limited job opportunities inhabitants are forced to be commuters, the roads are in a terrible state, we have no Drs surgery, no pharmacy, no dentist, no nearby A & E, no secondary school.

What we do have is a fantastic green field supporting wildlife and livestock alike, a field acting as an invaluable natural soakaway protecting the village from flooding, a field surrounded by incredibly old habitat that supports many species including dormice, a field that until the involvement of Miller Group was used to aid parking with our annual Run Barns Green which is recognised as one of the best half marathon events in the country and raises huge sums for St Catherine's Hospice, a field that sits perfectly with its listed neighbours and as a traditional village setting for our much needed post office/shop and a quaint country pub that every summer uses the field in question to host an ever increasingly popular classic car show that is part of village life and also raises an awful lot of donations for local charities.

There needs to be a huge improvement in all infrastructure avenues before any more development should be considered and even then this particular site would still not be suitable.

DC/25/2057 Land North of Little Slaughterford







