

[REDACTED]

Sent: 04 February 2026 09:13
To: Planning
Subject: Fw: Planning Application DC/25/2057

Categories: Comments Received

I submitted this objection letter previously but had included the wrong application number. Apologies for this. Please ignore my previous email. My communication below includes the correct planning number.

Many thanks

[Sent from the all-new AOL app for iOS](#)

Begin forwarded message:

On Thursday, January 29, 2026, 6:40 pm, [REDACTED]:

Re: Planning Application DC/25/2057

Dear Sir or Madam,

I am writing as a local resident of Barns Green to object to the above planning application for approximately 68 new homes in the village on the designated land North of Little Slaughterford

My objection is not based on opposition to development in principle, but on the strong view that this particular proposal is not suitable for this location and would cause real and lasting harm to our village. It conflicts with the recently adopted Itchingfield and Barns Green Neighbourhood Plan, would place unacceptable pressure on local roads and infrastructure, and would damage the countryside setting that is so important to Barns Green.

Neighbourhood Plan

The neighbourhood plan was developed over several years with extensive local input and was approved by residents in a referendum in September 2025. It carefully considered where new housing should go and where it should not. This site was assessed during that process and was not allocated for development.

Instead, the plan identified other sites, including Sumners Fields, as the appropriate way to meet local housing needs. The Sumners Fields development was only approved by local people on the understanding the field now in question would be safeguarded. They did not envisage this entire stretch at the heart of the village becoming one long modern housing estate.

Allowing this development would go directly against those agreed decisions and would undermine the democratic purpose of neighbourhood planning, which is meant to give communities a real say in shaping their area.

Traffic and Road Safety

Chapel Road already struggles to cope with existing traffic. It is narrow, has extensive on-street parking, and includes several pinch points, particularly near the village shop, the primary school, and the Queen's Head pub. At busy times, traffic often has to take turns to pass, and pedestrians frequently have to step into the road

Moreover, Barns Green is a rural community with rural past-times. The village and surrounding roads are used by large numbers of horse riders, many of them are elderly happy hackers, children being escorted by adults on their ponies, or young teen riders [REDACTED]. There are several private equestrian and livery yards in the village and the surrounding roads provide links to many well used bridleways. It is also a popular route for cyclists, many of them families with groups of young children joining up with the downs link at Christ's Hospital. Because the village is so poorly served by public transport, many of our young people walk the distance from Christs Hospital station in the evenings on dark roads with no pavements and it amazes me that there has not been a serious accident. I honestly believe that the current level of traffic is potentially hazardous for these groups of vulnerable road users and that an increase in housing and further build-up of traffic on the narrow and windy rural roads around Barns Green is an accident waiting to happen.

Water and Drainage

Barns Green lies within the Sussex North Water Resource Zone, where new development must show that it will not increase water use overall because of impacts on the Arun Valley Special Area of Conservation. At present, it is not clear how this development would achieve water neutrality in a secure and reliable way.

There are also known issues with wastewater capacity in the area, particularly during periods of heavy rainfall. Adding a development of this size would put further strain on an already stretched system, with a real risk of worsening flooding and pollution problems.

Countryside and Wildlife

The site forms part of the rural edge of Barns Green and helps maintain the clear boundary between the village and the surrounding countryside. Developing this land would change the character of the village and make it feel more suburban in nature.

The proximity to Muntham Wood, an ancient woodland, is also a serious concern. Ancient woodland is irreplaceable, and even development nearby can cause harm through increased disturbance, lighting, and pollution. These impacts would be felt by the wider community, not just future residents of the site.

Conclusion

In summary, this proposal is not in line with the agreed neighbourhood plan, would worsen traffic and safety problems, places unacceptable pressure on water and drainage infrastructure, and would harm the rural character of Barns Green. These are fundamental issues that cannot be resolved through conditions or minor changes.

For these reasons, I respectfully ask that planning permission for applicati DC/25/2057 be refused.

Yours faithfully,



Stonecote
Sandhills Rd
RH130PU
Barns Green