

[REDACTED]

Sent: 04 February 2026 09:17
To: Planning
Subject: Objection to Planning Application DC/25/2057- land north of little slaughterford - Barns Green.

Categories: Comments Received

Resident and member of public - Object.

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- > Dear Sir / Madam,
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- > I wish to register a formal objection to the above planning application for around 68 new homes on land south of Smugglers Lane and Chapel Road, Barns Green.
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- > Having reviewed the proposal and its likely impacts, I believe this development is fundamentally unsuitable for this location. It conflicts with the adopted Development Plan, raises serious concerns in relation to traffic, water supply and drainage, and would cause lasting harm to the countryside setting and natural environment of Barns Green. These issues are significant and, taken together, mean the application should not be approved.
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- > 1. Conflict with the Itchingfield and Barns Green Neighbourhood Plan
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- > The Itchingfield and Barns Green Neighbourhood Plan was approved by local residents in a referendum in September 2025 and now forms part of the statutory Development Plan. It sets out clearly where development should take place and where it should not.
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- > The application site was assessed during preparation of the neighbourhood plan and was not allocated for housing. That decision was made deliberately, based on evidence and community consultation. Instead, the plan identified other sites, including Sumners Fields, as the appropriate way to meet local housing needs.
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- > Approving this application would directly undermine the neighbourhood plan and the significant time and effort invested by the community in shaping it. National planning policy is clear that proposals which conflict with an up-to-date neighbourhood plan should not normally be permitted.
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- > The community spent a lot of time , resource and funds putting the plan together in conjunction with HDC and for this to be totally ignored is fundamentally wrong.
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- > 2. Scale and Location of the Development
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- > The site lies outside the built-up area boundary of Barns Green and forms part of the village's rural edge. Development of this scale would represent a substantial extension into open countryside and would be out of keeping with the character and size of the village.
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- > Barns Green has already accommodated recent growth, and further large-scale development in this location would place pressure on infrastructure that is not designed to cope with it. The proposal does not reflect the role or capacity of the village within the wider district.
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- > 3. Traffic and Highway Safety
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> Chapel Road is a narrow and constrained route through the village, with on-street parking, limited footways, and several pinch points. Traffic flow already relies on low speeds and informal driver cooperation, particularly near the school, village shop and public house.

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> This development would generate a significant increase in traffic, with all vehicles accessing Chapel Road from a single junction. When combined with traffic from the approved Sumners Fields development, this would worsen congestion, reduce safety for pedestrians, and increase the risk of delays and incidents.

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> Given the limited public transport options, it is unrealistic to assume that most residents would not rely on private cars. The resulting cumulative impact on the local road network would be unacceptable.

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> The roads are just village roads and will not be suitable for the increase in cars. Currently the actual roads themselves are becoming unfit for purpose due to the nature of the traffic, lorries as well as the sheer volume. The roads in Barns Green are slowly collapsing and this has increased the flooding that is a common occurrence. The water and the traffic collapses the drains and the footpath outside my house on Sandhills road has had to be repaired three times in the last year by the council.

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> 4. Water Supply and Environmental Constraints

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> The site lies within the Sussex North Water Resource Zone, where new residential development must demonstrate that it will not increase overall water use due to impacts on the Arun Valley Special Area of Conservation.

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> At present, the application does not provide sufficient certainty that water neutrality can be achieved in a clear, enforceable way. This is a legal requirement, not a matter of future aspiration, and planning permission should not be granted unless it is properly addressed.

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> 5. Drainage and Wastewater Capacity

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> There are known constraints within the local wastewater network serving Barns Green, including flooding during periods of heavy rainfall. The addition of a development of this size would increase pressure on an already stressed system.

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> Local ground conditions also limit the effectiveness of infiltration-based drainage. These issues raise significant real doubts about whether the necessary infrastructure can be provided without causing harm elsewhere, and they cannot simply be left to future upgrades or conditions.

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> 6. Impact on Countryside and Wildlife

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> The site contributes to the rural setting of Barns Green and helps maintain a clear separation between the village and the surrounding countryside. Its development would erode this boundary and change the character of the area.

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> The proximity of Muntham Wood, an ancient woodland, is particularly concerning. Ancient woodland is an irreplaceable habitat, and development nearby risks harm through increased disturbance, lighting and pollution. These impacts cannot be fully mitigated.

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> Barns Green is a village and will be ruined by the increase in housing with scant regard for the community

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> 7. Conclusion

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> In summary, this proposal conflicts with the adopted neighbourhood plan, would result in unacceptable traffic and infrastructure impacts, and would harm the countryside and natural environment around Barns Green. These are fundamental concerns that cannot be resolved through minor changes or planning conditions.

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> For these reasons, I respectfully request that planning permission for application DC/25/2057 be refused.

>
> Yours faithfully,
>
> [REDACTED]
> Stonecote
> Sandhills Road
> Barns Green
> West Sussex
> RH13 0PU
> Member of Community and Public
> [REDACTED]