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Sent: 01 February 2026 15:57
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford

Categories: Comments Received

3 Muntham Drive,
Barns Green,
West Sussex
RH13 0PT

28th January 2026

Commentor Type: Member of the Public
Stance: Object

Dear Planning Officer,

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

I am writing to lodge a formal objection to the above planning application for the proposed development of 68 homes. My objection is based on serious concerns regarding public safety, environmental protection, and non-compliance with the established Neighbourhood Plan. The reasons for my objection are set out below.

1. FLOOD RISK AND DRAINAGE INFRASTRUCTURE

The proposed development poses an unacceptable flood risk to existing properties and infrastructure. Barns Green already experiences significant flooding, particularly affecting the village shop and surrounding properties during winter months. The intensifying effects of climate change have resulted in increasingly erratic weather patterns, with periods of both extreme drought and heavy rainfall becoming more frequent and severe.

The development would:

- Remove permeable land that currently absorbs surface water runoff
- Increase hard surfacing, dramatically accelerating water flow into an already overwhelmed drainage system
- Exacerbate existing flooding problems for current residents

Proceeding with this development in full knowledge of existing flood risks would be reckless. I urge the planning committee to consider such an application in this knowledge.

2. HIGHWAY SAFETY AND ROAD INFRASTRUCTURE

The local road network is inadequate and deteriorating, creating dangerous conditions that would be significantly worsened by this development.

Current issues include:

- Severe road surface deterioration with numerous potholes causing vehicle damage
- Prolonged delays in road maintenance and repairs
- Extremely limited public transport (minimal bus service)
- Complete car dependency for residents
- Access route to Christ's Hospital train station in poor condition and highly susceptible to flooding (thus impacting commuters)
- Fragmented footpath provision for pedestrians

The addition of 68 homes would generate an estimated 100-150 additional vehicle movements daily on roads that are already failing. There is no credible alternative to using a car or plan to improve the existing infrastructure in order to safely accommodate this increased traffic volume. The lack of viable public transport alternatives means every household will require at least one vehicle, making the highways impact inevitable.

3. SEWAGE AND WASTEWATER TREATMENT CAPACITY

This is perhaps the most critical objection: the existing sewage infrastructure has reached capacity and cannot accommodate any additional development.

The current wastewater treatment system is already overloaded and failing to cope with existing demand. There is demonstrably no available capacity for an additional 68 homes. This represents a public health risk.

4. OVERDEVELOPMENT AND LACK OF DEMONSTRATED NEED

Barns Green has absorbed a disproportionate share of development in recent years, including the substantial Ashmiles and Sumners Fields developments. The village has become a development "hot spot" without corresponding infrastructure investment.

The recently completed Sumners Fields development, in close proximity to this proposed site, demonstrates the lack of demand for this type of housing:

- Multiple unsold properties
- Infrastructure failures (diesel generators required due to inadequate power supply)
- Homes unable to be connected to essential services

These failures at Sumners Fields raise serious questions about the viability and need for this additional development. The market evidence suggests oversupply, not undersupply, of this housing type in this location.

5. NON-COMPLIANCE WITH THE NEIGHBOURHOOD PLAN

A Neighbourhood Plan was democratically developed, consulted upon, and formally adopted. This site was not identified or allocated for development within that plan.

The Neighbourhood Plan specifically identified alternative sites for development, including the former school site, which remains vacant and serves no community purpose. This brownfield site should be prioritized for development in accordance with national planning policy principles of sustainable development and efficient land use.

Approving development on a non-allocated site undermines the entire Neighbourhood Planning process and disregards the considered views of the local community. The council must justify why it is departing from its own adopted policy framework.

6. ENVIRONMENTAL HARM: LOSS OF ANCIENT HEDGEROWS

The proposal requires removal of ancient hedgerows—irreplaceable ecological and historical assets that provide multiple benefits:

Environmental functions:

- Critical habitat for wildlife
- Soil stabilization and erosion prevention
- Natural flood attenuation through root systems that slow surface water runoff
- Carbon sequestration

Cultural and amenity value:

- Historic landscape features forming part of the village's rural character
- Visual amenity and sense of place
- Contribution to the distinct identity of Barns Green

Ancient hedgerows cannot be recreated or relocated. Once destroyed, they are lost forever. Their removal would cause permanent environmental harm and would directly contribute to worsening the flood risks outlined in section 1 above.

The increasing urbanization of Barns Green is eroding the rural character that makes the village attractive to both current and prospective residents. This development would accelerate that harmful transformation.

CONCLUSION

This application should be refused on multiple substantive grounds:

- Public safety concerns (flooding and highway safety)
- Infrastructure capacity failures (sewage, roads, power)
- Non-compliance with the adopted Neighbourhood Plan
- Lack of demonstrated housing need

- Unacceptable environmental harm
- Inappropriate site selection when better alternatives exist

The cumulative impact of these issues presents an overwhelming case for refusal. I strongly urge the planning committee to reject this application and require the applicant to pursue development on appropriate, allocated sites that can be properly serviced without harm to existing residents or the environment.

I request that this objection is included in the planning officer's report and made available to committee members prior to determination.

Yours faithfully,

A solid black rectangular box used to redact the signature of the author.