

[REDACTED]

Sent: 19 June 2026 16:54
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford

Categories: Comments Received

DC/25/2057 Land North of Little Slaughterford
House owner [REDACTED]—

The Pump House, Chapel Road, Barns Green, RH13 OPS

OBJECTION

Dear Sir/Madam,

I wish to formally object to the proposed Miller Homes development in Barns Green.

The proposed scheme is entirely out of keeping with the character of the village. The development sits close to several listed buildings, yet the design of the houses appears inappropriate for such a rural setting. The properties are large in scale, with excessive roof heights, and would not integrate well with the existing village environment. Attractive promotional images cannot disguise the fact that this is an unsuitable development for the location.

Furthermore, this site has previously been assessed and deemed unsuitable for development. As far as I am aware, no significant circumstances have changed to justify reconsidering it. The land lies outside the Built-Up Area Boundary and is therefore classified as countryside, making the proposal even more concerning.

As a resident of Chapel Road, I have first-hand experience of the flooding issues in this area. During periods of heavy rainfall, water already flows down Chapel Road and across the proposed development site. The addition of 68 new homes would inevitably increase surface water runoff and place further pressure on an already problematic situation.

The village's sewage infrastructure is another major concern. The Barns Green treatment works already appears to struggle with existing demand. Recent information indicating that flows from the Itchingfield site may be redirected to Barns Green raises serious questions about capacity. Adding a further 68 homes to the network seems highly irresponsible. It is difficult to understand how assurances can be given regarding capacity when residents are already aware of ongoing issues.

There are also several additional concerns that should be taken into account:

- Limited public transport provision within the village
- Increased traffic on already congested and narrow rural roads, particularly given the impact of the Ashmiles development and the additional homes at Sumners Fields
- Harm to local wildlife and ancient hedgerows
- Loss of the village's rural character and identity
- Continued overdevelopment of a small community
- Loss of a field that is used for village events and activities
- Increased parking pressures around the village shop and public house

In summary, I believe this proposal is unsuitable for Barns Green and would have a detrimental impact on the village, its infrastructure, and its character. I respectfully urge the planning authority to reject the application.

Kind regards,

[Redacted Signature]



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