

[REDACTED]

Sent: 30 January 2026 09:41
To: Planning
Subject: DC/25/2057 Land North of Little Slaughterford
Categories: Comments Received

Subject: Objection to Proposed Housing Development

DC/25/2057 Land North of Little Slaughterford

[REDACTED]
The Pump House

Chapel Road

Barns Green

West Sussex

RH13 0PS

Member of the Public/Resident

Dear Sir/Madam,

I am writing as a long-term resident of Barns Green to formally object to the above planning application.

As a resident of Chapel Road, I want to highlight the existing glaring issues of this proposed development. It is a two-way country road with housing on either side so already we have parked cars on the left side which makes passing in either direction extremely difficult. Near the village shop and post office, parking demand is already high because these amenities rely on parking outside the shop. We already have approx 100 extra cars generated from the Ashmiles estate and once the houses at Sumners Fields are fully occupied, potentially another 70+ cars, traffic congestion will increase even further. Then up to approximately 150 additional vehicles from the proposed development would make Chapel Road completely impractical and unsafe for the volume of traffic it would need to accommodate. On top of this, there is the issue of flooding every winter. Rainwater pours down Chapel Road from the crossroads and into residents' driveways, down to the Village Stores where it meets the water flooding down the proposed site and then into the shop and Six Acres Close behind. Flooding of the site is visible from the road, you can see it through the ancient hedge, which plays a small part in stopping some of the water and yet the developers propose removing it.

This development site is not one of the identified or allocated sites in the Neighbourhood Plan. It does not respond to evidenced local housing needs and therefore should be refused. The proposal represents a speculative housing development outside the defined Built-Up Area Boundary (BUAB). It is neither essential to the location nor sustainable, directly contradicting the principles of the Countryside Policy and threatening to urbanise and permanently damage an area of valued open countryside.

The proposed scheme also raises concerns in relation to its design, scale, and density. The housing layout is urban in nature, with imposingly high dwellings that conflict with the rural setting and traditional character of the village. The proposed internal road network could jeopardise the long-term viability of key local amenities including the community pub, village shop, and post office, all of which are vital for elderly residents, especially given the limited availability of public transport.

In addition to these policy and design conflicts, the development presents serious environmental risks. It would destroy ecologically rich habitats, including ancient hedgerows and adjoining greenfield land, both of which provide essential refuge for wildlife and contribute to biodiversity. The loss of these natural features would also increase surface water runoff, adding to flooding risks and the potential pollution of local watercourses.

The site lies within the catchment of the already overburdened Barns Green Sewage Treatment Works, which currently discharges untreated wastewater during heavy rainfall events. The works are operating beyond capacity limits stated by Southern Water, threatening the water quality of nearby streams, the Knepp Castle Wilding Estate and the River Adur Restoration Project. Continued development without appropriate upgrades will only worsen these damaging overflows.

Local infrastructure is also under severe strain. The village already struggles with electricity supply issues, evidenced by the need for a generator to serve existing developments such as Sumners Fields. Additional pressure will compound these deficiencies. Traffic levels would also increase, particularly around Chapel Road and near the village shop, worsening congestion, safety concerns, and parking pressure.

Finally, the proposal would erode the social and rural fabric of the village. The field in question has long been part of local life, hosting community and charity events and forming an integral part of the pastoral landscape. Its loss would permanently alter the village's character and remove valued open space. The cumulative effect of more than one hundred homes already approved, combined with this additional 68, represents serious overdevelopment far beyond what the village can sustainably accommodate.

I formally object to the planning application on the following grounds:

Conflict with Planning Policy: The site lies outside the Built-up Area Boundary and is contrary to the Countryside Policy and Neighbourhood Plan.

Unsustainable and Speculative Development: The proposal does not meet proven local housing demand or contribute to a balanced and deliverable housing mix.

Overdevelopment and Inappropriate Design: The proposed scale and density are inconsistent with the existing village character.

Environmental Damage: Loss of ancient hedgerows, harm to nearby woodland, and destruction of important habitats.

Flooding and Drainage: Increased surface water runoff and exacerbation of local flooding problems.

Pollution and Sewage Discharge: Sewage works are already over capacity, with damaging overflows into local watercourses and the River Adur.

Infrastructure Limitations: Inadequate electricity supply, reliance on generators, and insufficient capacity in other utilities.

Traffic, Access, and Parking Impacts: Increased vehicle movement and congestion near community amenities.

Public Transport Limitations: Limited connectivity leading to greater car dependency.

Loss of Community and Rural Amenity: Removal of open space used for local events and loss of pastoral setting near historic buildings.

Impact on Heritage and Village Character: Harm to listed buildings and landscapes identified in the Neighbourhood Plan as of particular importance.

Conclusion

For all the reasons outlined above, including direct policy conflict, environmental harm, inadequate infrastructure, and loss of rural character, I respectfully request that this application be refused. It is inconsistent with both local and national planning principles and would cause long-term harm to the environment, the community, and the countryside setting that defines our village.

Thank you for taking the time to consider my objection.

Yours faithfully,

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