

[REDACTED]

Sent: 31 January 2026 14:26
To: Planning
Subject: Subject: DC/25/2057 Land North of Little Slaughterford
Categories: Comments Received

Planning Application: DC/25/2057 Land North of Little Slaughterford

[REDACTED], Rye Farm House, Rye Farm Lane, Barns Green RH13 0QB

Commenter type: Member of the Public, Local Resident
Stance: Object

Reasons for Comment and Objection:

- Planning Policy
- Highway, safety, traffic and parking
- Loss of trees
- Design, appearance, materials and character
- Infrastructure & Services
- Climate, Sustainability & Natural Environment

Planning: The site was designated in 2018 as 'Not Currently Developable' in the HDC SHELAA Report (ref: SA510). The proposal is speculative, not addressing identified needs. The site would use a green space, with countryside loss, and impact on four adjacent Listed Buildings. Originally the Developers suggested 50 houses; this has been increased to 68, which represents overdevelopment. The housing mix does not include sufficient affordable three-bedroom homes to meet identified demand; the rural location may deter interest from Registered Providers.

Sewerage: The capacity of the existing sewage plant is barely sufficient for the current population. There are occasional discharges of raw sewage into the water courses. Further development will exacerbate this problem. Plans have already been approved for a further caravan site off Emms Lane, which will increase pressure on the sewage works. Southern Water has no plans to enlarge or better maintain the current system; their report is inadequate and does not seriously address this issue.

Surface water: Flooding of streets and some properties in the village regularly results from heavy rain, particularly in the region of Chapel Road. Drainage is already inadequate; the proposed further housing will worsen an already serious situation, despite the Developer's proposed amelioration measures. Climate change has already generated three named storms in January 2026, and this situation is likely to worsen over time.

Electricity Supply: It appears that network supply is already inadequate, as witnessed by the fact that local generators are already required to supply the new housing at Sumners Field. A further development, using air-source heat pumps, will again create additional demand.

Traffic and Parking: Additional housing generates more traffic; the village roads cannot easily sustain greater use.

The village has an entirely inadequate bus service, so transport by car is a village necessity. Construction traffic, perhaps over two or more years, will have difficulty accessing the site. Movement of construction traffic would negatively impact both delivery and customer access to the village shop and pub.

The Developer proposes additional street parking (10 spaces) and calming measures on Chapel Road, but these would compromise access to the village shop and pub. While it might appear that the proposed new housing would benefit from these close local amenities, the development itself actually threatens their survival.

Trees and Hedgerow:

The site is bordered along Chapel Road by an ancient hedge. It is proposed to remove this hedge. However, the hedge is important for wildlife and is a protected natural habitat. It also importantly helps to slow the flow of surface water.

The proposed buffer zone along the western edge of the development is inadequate in view of the adjacent ancient semi natural woodland. The additional proposed surfaced footpath through the buffer zone altogether negates the concept of a 'buffer zone' as it would allow greater incursion into the woodland.

Loss of Village Amenity: The proposed site is currently used for occasional charity and village events, which are likely to be lost following any development.



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