
Sent: 30 January 2026 12:59
To: Planning
Subject: C/25/2057 Land North of Little Slaughterford ; objection
Attachments: development plan.pdf
Categories: Comments Received

C/25/2057 Land North of Little Slaughterford

54 Smugglers Way
Barns Green
RH13 0JY

Member of the public : objection for the C/25/2057 Land North of Little Slaughterford development;
Neighbourhood Plan;

Conflicts with the Neighbourhood Plan (NP) and the developer agrees with this. This site was not second to the Sumners Pond site, which was number 1,

as a possible development but number 28 . Millers have also increased the 50 dwellings to 68 houses which is above what was stated in the parish in the NP.

The NP was voted in and in the Government planning and infrastructure Bill it says that development should be 'shaped' by the community, the community

has being ignored. In the NP it is said that Strategic Housing and Economic Land Availability Assessment (SHEELAA) found the site to be classed as being unsuitable,

even the Local Housing Officer does not see the site as being viable.

Flooding , Sewage and utilities ;

The hedge row along Chapel Road and the field itself are natural controls of the rain water so reducing the chance of flooding along Chapel Road

and along the length of Parsons Brook. The rain water would not be controlled with ample affect due to rain water running off roads/drives/pathways/ dwelling foundations

and also with the proposed daylight culvert with great speed even with the catchment tank system that millers are considering.

With sewage , the Drainage and Wastewater Management Plan (DWMP) Overview of the Adur and Ouse River Basin Catchment October 2022

Version 2 from Southern Water that Sewer catchment at Barns Green states it has a Population Equivalent 1,003 , already the population is 1274 and will rise to

1550 if the development goes ahead. the Sewage Catchment at Barns Green will not be able to cope.

There is now insufficient electricity being supplied into the village , the Sumners Pond development has diesel generators working because of the lack of electricity

Environmental, food and village life;

Removing the aged hedge row along chapel road will destroy the habitat of Dormice and rare bat species and other wild life which takes decades to establish.

Replacing the hedge a bio-diverse hedge that Millers has suggested is detrimental to wildlife in the local and surrounding area for decades to come.

Carbon foot print will be greatly reduce but replacing grass land with concrete and impedes the Government to reach their net zero along with the reduction of prime

grazing. At the time of Brexit the Labour Party that leaving the EU will drastically our food imports and we would have to be more reliant on our own agriculture.

There is the village aspect, which you cannot put a price on. The field is an integral part of being the heart of the village , and is loved by residents and visitors alike.

It is not a case of being a NIMBY, it is a choice of being in the countryside and being part of a village and this field plays a massive role, from grazing animals , conservation of wildlife,

village events to doing its part to get to net zero, this field cannot be lost forever.

Transport and business;

This development would drastically increase car movement through the village . At this early stage the Sumners Pond development even though there are only a few

dwelling being inhabited has greatly increased the car movement , where roads even as they are are not coping with traffic movement. The propose additional lane to allow parking will

cause further problems and risk to life. It could be argued, don't drive take the bus, this again is totally inadequate and this was even before the Ashmiles development was considered

With the amount of car movement it will dissuade people wanting to use the shop and the pub. This would be catastrophic as the shop and pub owners are already pushed by the

Labour governments decision on NI and business , this will cause the businesses to shut.

and finally;

I am on the local residents Whats App group and have been to many meeting, what I have found and totally disillusioned with, is the District Council and have great concerns

that Miller Homes are not fit for purpose to be a developer for any site that they wish to develop. For the District Council, the District Council representative at initial village was asked

'how did your colleagues in planning come to this decision that the Chapel Road site was suitable' , he did not know or tell us the answer. Our local councillor has asked many times but

cannot get the relevant paperwork from the District Council covering the decision to allow the chapel road site to be developed. As for Miller Homes , totally inept. As an example the

attached development plan, they have issued the drawing showing a red line around the whole site . If go to the colour key, red denotes a 2m high wall, so the chapel road site is a fortress.

In meetings, speaking to a Miller representative , he told me that if you have a cross roads in even a rural setting your require traffic lights. For the junction not to be considered as being

cross roads then the entrance point have to be 20m apart, he used the junction on Church Road coming into Southwater as an example. I now find that this information is incorrect, these

may be minor the road layout and the colour key on the plans, but if they cannot get the small things right how they going to cope with the larger decisions . if this development goes a head ,

how long will it take? Looking at Sumners Pond , Sigma Homes are in financial trouble and will struggle to complete.

And when the development is or if it is completed what then, who pays and suffers for the sewage problems , BG residents, who pays and suffers for the water flooding,

BG residents, who pays and suffers for the collapse of the roads and the risk of traffic accidents , BG residents, who pays and suffers the loss of the pub and shop, BG residents.

All it shows me is that Miller homes will make a load of money, and is it the case that the District Council has ticked a box to satisfy the labour Government, but one thing for sure

Barns Green as a village will be lost forever!

kind regards

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