

I strongly object to the proposed development application DC/26/0933.

The proposed development is outside the built-up area boundary (BUAB) and not included in the Itchingfield Neighbourhood Plan. It would mean wasteful destruction of important pastoral and rural amenity land close to historic and long established buildings that contribute greatly to the essence of this village. Also it conflicts with Countryside Policy. The resultant loss of the wildlife environment that is so important to the rural character of the area is incalculable.

The design and density of the proposed dwellings is not in keeping with neighbouring properties and as the recent Sumners Fields incomplete development has many unsold properties, it proves the housing “need” is unjustified. The positioning of the houses with gardens backing onto the ancient bridleway/footpath (Smugglers Lane), lends to the possibility of inconsiderate dumping of garden waste, loss of trees and hedging, all to the detriment of wildlife and the rural scene. Also increased light pollution, barbecue smells and noise would have a big impact on the peace of the adjoining properties.

The inadequate bus service for the village means the village is not popular with potential residents without their own means of transport. So more houses means more cars, hence more congestion on the narrow country lanes around the village. Chapel Road is already a busy thoroughfare and to have another access onto it, especially right opposite the pub car park entrance and adjacent to (well-used by walkers/horse riders), Smugglers Lane entrance, would greatly increase the risk of accidents.

The available space for parking outside the village shop/post-office and pub would also be greatly reduced for customers and essential delivery vehicles. The result of that could mean the loss of business to both invaluable village assets and possible closure.

Please refuse this application.