

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 February 2026 15:39:13 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2006
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10/02/2026 3:39 PM.

Application Summary

Address:	Land East of 1 To 25 Hayes Lane Slinfold West Sussex
Proposal:	Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address:	6 Mitchell Gardens Slinfold Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design
Comments:	Dear HDC Re Land East of 1 To 25 Hayes Lane Slinfold West Sussex DC/25/2006 I am writing to formally OBJECT to the planning application for 38 new dwellings at the above location. My objection is based on the material planning consideration of inadequate infrastructure and

the resulting environmental impact on the River Arun. Southern Water have commented that they have no objection to the above proposals, and state that foul capacity at a particular manhole node on Hayes Lane is 'adequate'. What is not disclosed is the lack of capacity further downstream. I can evidence to you that in the last 3 months ie 10/11/25 to 10/2/26 the sewages works at Slinfold has been discharging RAW sewage into the Arun for 26% of the elapsed time. These %'s are derived from the online records of the Slinfold works. ie - <https://riversandseaswatch.southernwater.co.uk/release-history?Outfall=SLINFOLD>

This seems to be a blatant obscuration by SW of the reality that the foul system is already over capacity. Adding 38 houses to a system that is already demonstrably over capacity would directly contravene Paragraph 180 of the NPPF, which requires developments to prevent new and existing development from contributing to water pollution. As the Local Planning Authority, HDC has a duty under the Water Environment Regulations 2017 to ensure development does not lead to the deterioration of local water bodies.

I respectfully request that HDC asks Southern Water to clarify the basis of their 'adequate' capacity claim in light of these persistent discharges. Furthermore, the Environment Agency should be formally consulted to determine if the existing foul network can legally and safely accommodate this additional load.

As the facts stand at the moment, it seems that by focusing solely on a single manhole while ignoring documented capacity failures downstream, Southern Water's response appears to be a case of "selective disclosure". This misleads the planning process and risks a breach of their statutory duty under Section 94 of the Water Industry Act 1991 to 'effectually drain' the area. I urge the Council to use your power to impose a ruling that this development cannot go ahead UNTIL the Slinfold treatment works are upgraded to handle current and additional load without further raw sewage discharges.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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