

30th January 2026


41 The Hordens
Barns Green
West Sussex
RH13 0PH

Dear Sir/Madam,

Re: Urgent extension required to planning application consultation period

During review of Documents for Reference to DC/25/2057, we came across a number of significant errors which are of material significance to considerations over this Application.

We provide below 3 specimen errors by way of illustration. The actual number of significant errors found is extensive and growing each day. This flawed information means that there is no way in which an assessment of merit can be made either by local residents or the relevant authorities.

1. Flood Risk and Surface Water Drainage Statement

"5.12.4 The proposed development falls within the Arun and Western Stream Management Catchment for peak river flow and peak rainfall allowances".

This is incorrect. The site, in Barns Green, lies outwith the boundary of the Arun and Western Stream Management Catchment. The catchment applicable is that of the Adur. This has very different implications. This statement must be revised and corrected, and any implications updated, before this evidence can be considered valid

2. Southern Water Response

"For the above development at manhole reference TQ12265901."

The Ordnance Survey location corresponding to TQ12265901 is Stoke D'Abernon, near Leatherhead. Stoke D'Abernon is some 26.4 miles from the site of DC/25/2057. Southern Water have based their response on recorded flow capacity at the wrong manhole location. This statement must be revised and corrected, and any implications updated, before this response can be considered valid

3. Energy Statement

5.5 Wind Power - "Results for postcode "GU9"

The postcode 'outward code' letters for Barns Green is RH13. Any conclusions drawn based on this incorrect site location must therefore be disregarded. This statement must be revised and corrected, and any implications updated, before this response can be considered valid

In the matter of the **Flood Risk and Surface Water Drainage Statement**, we also highlight that:

a) the document was Prepared, Reviewed and Approved by the same person. For a document of 243 pages of technical complexity, and of central importance to this Application, this is a poor approach to assuring quality of information being delivered to the client, Miller Homes, and ultimately, Horsham District Council.

b) the same document, of 243 pages, was reviewed by Miller Homes the next day - letting at least one incorrect statement slip through.

Based on the above, it is imperative that Horsham District Council grant an extension on the Consultation stage, and that Horsham District Council request that Miller Homes make a thorough review of all submitted information, and that any details in Statutory Consultee Responses indeed correspond to the Application site location and other key points of reference.

There should then be adequate time after receipt of revised documents, for the public to review and provide updated responses.

I note that there is also an outstanding Freedom of Information request (HDCIR:9203) relating to the decision to prioritise this site for development, when it has previously been deemed undevelopable. The outcome of this is also directly material to the ability of the public to thoroughly review the Application.

Given the tight timescales relating to this Application, I request that you give this matter your fullest attention and grant the extension to the consultation stage as soon as possible.

Yours sincerely

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