

Valewood
Valewood Lane
Barns Green
West Sussex
RH13 0QJ

27 January 2026

Alice Johnson Planning Officer Horsham District Council Parkside Chart Way
Horsham RH12 1RL

By email to: planning@horsham.gov.uk Reference: DC/25/2057

URGENT – PLEASE READ BEFORE DETERMINATION

Dear Ms Johnson,

**SUPPLEMENTARY OBJECTION – CRITICAL ERRORS IN SOUTHERN
WATER RESPONSE Application DC/25/2057 – Land at Chapel Road,
Barns Green**

I am writing to urgently draw your attention to critical errors in Southern Water's consultation response dated 22 January 2026. These errors are so fundamental that the application cannot properly be determined until they are corrected.

1. GRID REFERENCE ERROR – WRONG LOCATION ASSESSED

Southern Water's response states:

"There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.6 l/s for the above development at manhole reference TQ12265901."

Local residents have verified that **grid reference TQ12265901 is not in Barns Green**. It appears to be located in Surrey, in the Thames Water service area – not in Southern Water's area at all.

If this is correct, Southern Water has assessed sewerage capacity at the **wrong location entirely**. Their "no objection" would be based on a completely different sewerage network that has no relevance to this application.

I request that the Council urgently seeks clarification from Southern Water on the correct grid reference for the Barns Green network and obtains a revised assessment before any determination is made.

2. NETWORK ALREADY EXCEEDS DESIGN CAPACITY

Southern Water's own Drainage and Wastewater Management Plan (DWMP) for the Adur and Ouse catchment shows that the Barns Green sewer catchment (reference: BARN) has:

Parameter	Value
Population equivalent served (design capacity)	1,003
Length of sewers	18.512 km

Local residents have calculated that the **current population served** – including the recently completed Sumners Field development and the tourist population at Sumners Ponds/Bluebell Park – is approximately **1,390**.

This means the network is **already operating at 139% of its design capacity** – before any additional development.

Adding 68 homes (approximately 156+ residents) from the Miller Homes development would increase the population served to approximately **1,550** – which would be **155% of the design capacity**.

This explains why Barns Green experienced **43 sewage overflow events totalling 411 hours in 2022**. The network is already failing because it is over capacity.

3. CONCERNS ABOUT FLOW RATE CALCULATIONS

I understand from residents with technical knowledge of the sewerage system that:

- The **original network** (18.5km of Victorian clay combined sewers) was designed based on **160 litres per head per day plus 40% allowance for groundwater infiltration**
- **New developments** (from Ashmiles onwards) are designed based on **125 litres per head per day plus only 10% infiltration**, with separate foul-only sewers

There is concern that Southern Water may be applying the **lower modern flow rates** to the entire network population – including properties connected to the original Victorian combined sewers – to make the capacity calculations appear more favourable.

If this is the case, Southern Water would be significantly understating the actual flows and overstating available capacity.

4. THE 43 OVERFLOW EVENTS ARE NOT ADDRESSED

Southern Water's response makes no mention of the **43 sewage overflow events totalling 411 hours** recorded at Barns Green in 2022. Their

assessment considers only the connection point – not the downstream network capacity or the documented history of system failure.

An assessment that ignores 17+ days of sewage discharge in a single year cannot be considered adequate.

5. REQUEST FOR DEFERRAL

Given the above, I formally request that:

a) **Determination of this application is deferred** until Southern Water provides a corrected consultation response based on:

- The correct grid reference for Barns Green
- An assessment of the entire network, not just the connection point
- Acknowledgment of the current population served vs design capacity
- Explanation of how overflow events will not be worsened

b) **The Council seeks independent verification** of Southern Water's capacity claims, given the apparent discrepancies between their response and the documented reality

c) **This letter is placed before the Planning Committee** in full, should the application proceed to that stage

CONCLUSION

Southern Water's consultation response appears to be based on the wrong location and ignores fundamental capacity constraints. The network is already over capacity and failing regularly. Approving this application based on flawed data would be irrational and could expose the Council to legal challenge.

I urge you to take this matter seriously and ensure accurate information is obtained before any decision is made.

Yours sincerely,

[Redacted signature]

[Your telephone number]

cc:

- Southern Water
[Redacted contact information]
- Environment Agency
- Councillor Tricia Youtan
- Councillor Kasia Greenwood