

From: Planning@horsham.gov.uk
Sent: 19 March 2026 04:23
To: Planning
Subject: Comments for Planning Application DC/25/2057

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 19/03/2026 4:23 AM.

Application Summary

Address:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
Proposal:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	CAMOMILE BARN EMMS LANE BROOKS GREEN
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other
Comments:	Planning Department, Horsham District Council, Parkside, Chart Way, Horsham, RH12 1RL - sent by email to planning@horsham.gov.uk To the Planning Officer, Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green 68 Dwellings - Miller Homes CHALLENGE to Southern Water (SW) Consultation Response dated the 11th March 2026 I strongly challenge this further consultation response from SW which is seriously mis-leading with its inference that the Barns Green sewage treatment works has adequate capacity. This

is blatantly not the case with the history of repeated raw sewage overflow discharges into Parsons Brook which in turn pollutes the wider river systems.

This latest SW response is only based on modelling information and does not take any account of the operating reality and performance of the Barns Green treatment works.

The following are my reasons for challenging the SW response.

Reason (1) - The Treatment Plant is Undersized

Calculations and operating knowledge by a professional expert wastewater treatment engineer has conclusively identified that plant at the very heart of the treatment works, both the primary tanks and humus tanks as well as the tertiary filters, are undersized and do not have sufficient capacity.

This is clearly shown by the following Dry Weather Flow (DWF) operating parameters.

- The Primary Tanks have a calculated capacity of 161 m³/day
- The Humus Final Tanks have a calculated capacity of 253 m³/day
- The Tertiary Filtration Filters are designed to treat 227 m³/day

Reason (2) - The DWF's Exceed the Consented Discharge Volumes

Even before the proposed Miller Homes development, calculations indicate that the potential DWF already exceeds the current Environment Agency consented discharge volume of 227 m³/day by in excess of 18%.

If the potential additional foul sewage flow from the proposed 68 dwellings proposed is then included, calculations indicate that the potential DWF would exceed the current EA consented discharge volume of 227 m³/day by in excess of 28%.

This means that DWF's are currently 267 m³/day and would increase to over 290 m³/day with the Miller Homes development.

Reason (3) - Untreated Sewage Discharges

The SW response makes no mention of the overflow events and provides no assurance that additional flows from the proposed development will not exacerbate the sewage discharge.

In 2021 there were 40 spills for a total of 252 hours, in 2022 there were 43 spills for a total of 411 hours and in 2023 there were 63 spills for a total of 569 hours. The latest data from the Rivers Trust confirms that in 2024 there were 60 spills for a total of 503 hours.

Monitoring by local residents has confirmed that the discharge of sewage from the treatment works is a regular and continuing issue.

Consequently the information provided by Southern Water is once again worse than incomplete and mis-leading, it does not correctly reflect the practical reality of the situation.

It necessitates serious scrutiny and challenge, and cannot be relied upon when considering the Miller Homes planning application.

Yours faithfully,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton