

[REDACTED]

From: [REDACTED]
Sent: 20 July 2026 08:51
Subject: FW: DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex
Attachments: Southern Water Letter dated 26-03-2015.PDF; Southern Water Letter dated 09-04-2025 (Redacted).pdf

[REDACTED]
Planning Support Assistant



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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[REDACTED]
Sent: 15 July 2026 21:08

To: Planning [REDACTED]

Cc: Alice.Johnson [REDACTED]; John Milne MP [REDACTED]

Subject: DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex

6 Finians Field
Barns Green
Horsham
West Sussex
RH13 0PW

15th July 2026

From a Member of the Public and Resident of Barns Green for over 50 Years with over 47 years of experience in the water and wastewater treatment industry

For the attention of Ms Alice Johnson,

Objection: Application DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex – 68 Dwellings by Miller Homes

I object very strongly to this planning application.

Sewage Treatment Capacity and Discharges into Parsons Brook

Further to my previous email dated 13th July 2026 I would like to bring to your urgent attention the attached letter from Southern Water (Ref: PLAN - 009219) dated 26th April 2015 regarding the inadequate capacity of the existing Barns Green sewage treatment plant to accept foul sewage flows and loads from the 63 dwellings that had been proposed under planning application DC/15/0029.

In this letter Southern Water (SW) very clearly state the following:

'The works currently does not have the capacity to accommodate flows fro the proposed development.'

You should be aware that since 2015 the only works that SW have had undertaken at the Barns Green sewage treatment plant have been to improve the quality of the final treated effluent being discharged into Parsons Brook.

These works (undertaken in 2020/21) were to add a tertiary filtration stage together with chemical treatment in order to comply with the revised EA discharge permit that stipulated that the annual average of total Phosphorus in the treated sewage effluent should not exceed 0.5 mg per litre. **These works would not have increased the actual treatment capacity of the Barns Green sewage treatment plant.**

In their letter (ref: EIR 3295-1) dated 09th April 2025 (copy attached) Southern Water confirmed that they had no current plans to increase the capacity at the treatment plant in Barns Green.

I would be grateful if the full contents of this email together with my previous emails dated 02nd May 2026, 17th June 2026, 20th June 2026, 30th June 2026 and 13th July 2026 with the attachments could be placed before the Planning Committee as a matter of some urgency.

Yours faithfully





Date

9th April 2025

Contact

Tel 0330 303 0368

Dear

**The Environmental Information Regulations 2004
Request for Information
EIR reference 3295**

Thank you for your request for information which we received on 14th March 2025. We have dealt with your request under The Environmental Information Regulations 2004 (EIR 2004). This letter provides the response to your request, as follows:

Re: Barns Green WwTW, Emms Lane, Barns Green, Horsham, West Sussex, RH13 0QQ

I am a resident of Barns Green

I understand through the local Parish Council that HOC are looking into the possibility of various new housing developments in Barns Green and wish to obtain the following information regarding the local wastewater treatment works that serves the village.

- 1. Confirmation of the current population that forms the basis for the design of the existing treatment works capacity.*
- 2. Confirmation of the current EA consented daily discharge flow of treated effluent to the Parsons Brook.*
- 3. Are Southern Water currently planning to increase the treatment capacity at these works in the near future.*

I look forward to your formal reply to the above enquiries in due course.

We can confirm that Southern Water does hold this type of information you have requested.

- 1. Confirmation of the current population that forms the basis for the design of the existing treatment works capacity.*

The current population supplied by Barnes Green Wastewater Treatment Works (WwTW) is 1018 and with current estimates of daily usage per capita, the treatment works could support a population of roughly 1400 people before the dry weather flow would be over the consented limit.

2. *Confirmation of the current EA consented daily discharge flow of treated effluent to the Parsons Brook.*

The current consented daily discharge flow for Barnes Green WwTW is 227cubic metres/day (m3/d). The Flow to Full Treatment (FFT) is currently 16 litres/second(l/s).

3. *Are Southern Water currently planning to increase the treatment capacity at these works in the near future.*

Currently there are no plans to increase the capacity at the treatment works at Barnes Green. Our Clean Rivers and Seas Plan [southernwater.co.uk/water-for-life/clean-rivers-and-seas-plan/map](https://www.southernwater.co.uk/water-for-life/clean-rivers-and-seas-plan/map) does, however, provide details of all the Wastewater Treatment Works , Wastewater Pumping Stations and overflows for our region, what investment is required at each site, when the work is planned to commence and what solutions are required.

Through our new Drainage and Wastewater Management Plan (DWMP) process, which is currently underway, we are also working with stakeholders to better understand the range of flooding risks in drainage catchments across our region, to try to work towards a more collaborative and sustainable approach to managing surface water. Key to this is preventing rainwater from entering our foul network, in order to free up sewer capacity for new development, whilst minimising the risk of foul flooding. For more information please visit our website: [Arun And Western Streams River Basin Catchment](#)

We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: <https://www.southernwater.co.uk/water-for-life/protecting-the-environment/environmental-information>. In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you can apply, without charge, to the Information Commissioner, who will consider whether Southern Water has complied with its obligations under the Regulations, and can require Southern Water to remedy any problems. You can find out more about how to do this, and about the Regulations in general, on the Information Commissioner's website at: www.ico.org.uk. Complaints to the Information Commissioner can be made via the "report a concern" section of the Information Commissioner's website.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer

Directorate of Planning
Horsham District Council
Park North
North Street
Horsham
West Sussex
RH12 1RL

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119
Email: developerservices@southernwater.co.uk

Your Ref
DC/15/0029
Our Ref
PLAN-009219
Date
26/03/2015

Dear Sir

Proposal: Outline planning application for the erection of 63 dwellings (41% affordable units) with all matters except for means of access being reserved (Affects the Setting of a Listed Building).
Site: Ropers and Cheffins Fields, Sandhills Road, Barns Green, West Sussex, RH13 0PX.
DC/15/0029

Thank you for your letter of 12/03/2015.

The wastewater discharged from the proposed development will be drained to Southern Water's Barns Green wastewater treatment works. The works currently does not have the capacity to accommodate flows from the proposed development. Where development has been identified and allocated for future development by the Local Planning Authority, Southern Water will attempt to ensure capacity is available to serve these developments.

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent: "Occupation of the development will not be permitted until the Local Planning Authority is satisfied that, in consultation with Southern Water, adequate wastewater treatment facilities exist to effectively drain the development".

Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and existing properties and land may be subject to a greater risk of flooding as a result.

Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development. Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain to a specific location.

Should this application receive planning approval, please include, as an informative to the permission, the following requirement:

"The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Please find attached a plan of the sewer records showing the approximate position of foul sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 150 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

In order to divert drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development."

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
 - Specify a timetable for implementation
 - Provide a management and maintenance plan for the lifetime of the development.
- This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

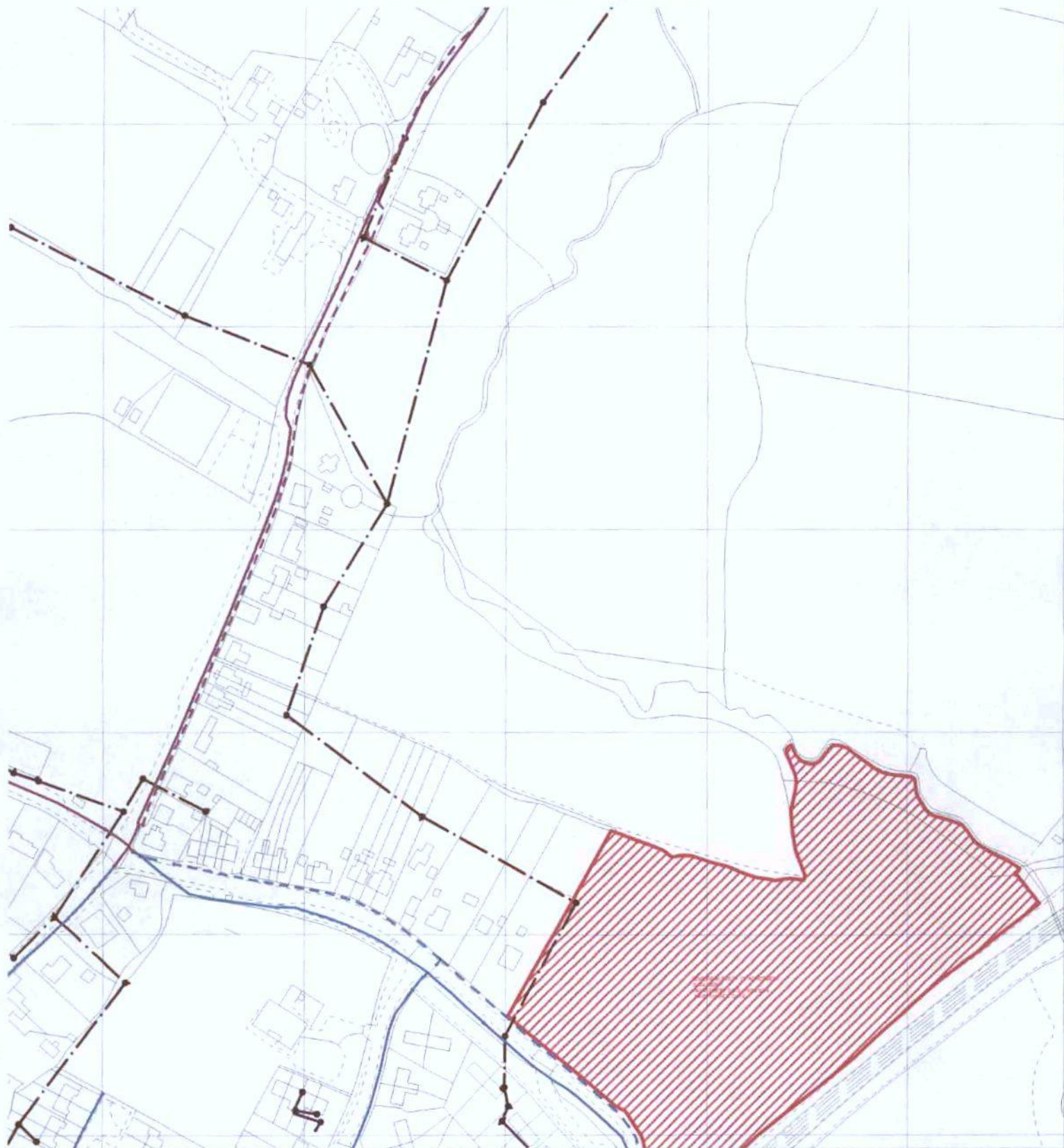
Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Yours sincerely

Developer Services

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ1227SE

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: reddyma

Date: 13-3-2015

Southern Water MapGuide Browser

Requested By: