

[REDACTED]

From: Planning
Sent: 21 September 2026 12:30
To: [REDACTED]
FW: DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road
Erection of 31 dwellings with access from Chapel Road including roads, parking and open space

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

From: [REDACTED]
Sent: 03 September 2026 21:10
To: Planning <planning@horsham.gov.uk>
Cc: [REDACTED]
Subject: DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex Erection of 31 dwellings with access from Chapel Road including roads, parking and open space

6 Finians Field
Barns Green
Horsham
West Sussex
RH13 0PW

03rd September 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: DC/26/0933 Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.

I object very strongly to this planning application for the following reasons provided below:

Sewage Treatment Capacity and Discharges into Parsons Brook

The Barns Green sewage treatment plant has a history of spills of screened but untreated sewage into the Parsons Brook from the Barns Green treatment plant during storm events which are monitored and recorded. In 2025 there were 47 spills for a total period of 417 hours which is a

slight improvement over the previous year when there were 60 spills for a total of 503 hours into Parsons Brook.

However, it also has a history of frequent and illegal overflows of unscreened raw sewage into Parsons Brook – these events are not officially monitored (see attached BG Photo Sheet).

Parsons Brook is a tributary of the River Adur, and the Barns Green sewage treatment plant is located within the Adur West Water Body Catchment, which already has a 'poor ecological status', apparently due in large part to pollution from sewage discharges.

Yet again it would seem that the response from Southern Water to HDC ref: DSA000056676 dated 17th August 2026 is seriously flawed and needs to be challenged.

For some reason it would appear that Southern Water do not have up to date knowledge of the current foul sewage connections to their sewer network and the potential flows and loads that would need to be treated by their existing sewage treatment plant.

In the Southern Water letter to HDC ref: DSA000056676 dated 17th August 2026 they suggest that their sewer system could currently accept another 0.28 litres per second which equates to 24,192 litres per day of foul sewage.

This is clearly not the case, and it would seem that Southern Water are unaware of the potential flows and loads into their sewer network 'on the ground' here in Barns Green from the following existing connections from the West side of Chapel Road and the Oakland Park development (DC/23/1235) in Emms Lane:

- a) Current Sumners Field housing development - estimated population when construction is completed and based on 100% occupancy would be 77 persons.
- b) Current Bluebell Park holiday lodge development (at Sumners Ponds) – estimated population when construction is completed and based on 100% occupancy would be 48 persons.
- c) Current motorhome/caravan pitches and glamping accommodation (at Sumners Ponds) – estimated tourist population based on 100% occupancy would be 250 persons.
- d) Current Oakland Park static holiday caravan development (DC/23/1235) – estimated population when construction is completed based on 100% occupancy would be 94 persons.

It is important to note that during the busy summer holiday periods the extensive and popular tourist facilities in Barns Green the sewage treatment plant needs to be capable of accommodating the foul sewage flows from this estimated population of up to 392 persons as detailed at b) to d) above.

We attach a copy of our latest calculations (Rev G dated 31/08/26) detailing our current estimates of the potential and future foul sewage flows to be treated by the existing Barns Green sewage treatment plant.

Our calculations indicate that just to serve the existing dwellings together with those currently being constructed together with the extensive tourist facilities (existing and under construction) the Barns Green sewage treatment plant should have sufficient capacity to adequately treat a peak population of a least 1721 persons.

We feel that our calculations may well be an underestimate as we have not fully accounted for the residential and transient flows associated with Muntham House School, the transient flows

associated with the visitors to the Café by the Lake at Sumners Ponds or the staff and children at the Barns Green village school.

For the avoidance of doubt the above calculated peak population of 1721 to be served by the existing Barns Green sewage treatment plant **does not include** the potential raw sewage flows and loads that would be generated from the following proposed housing developments:

- 68 New dwelling in Barns Green proposed by Miller Homes (DC/25/2057).
- 31 New dwellings in Barns Green proposed by Shanly Homes (DC/26/0933).
- 1000 New dwellings in Southwater proposed by Berkeley Homes (DC/26/0366).

Even without including any of the above proposed housing developments our current calculations indicate that the potential peak Dry Weather Flow (DWF) would exceed the current EA consented discharge volume of 227,000 litres per day by in excess of 31%.

The current planning application DC/26/0933 by Shanly Homes for 31 dwellings would generate an additional 10,175 litres per day of foul sewage (from an additional population of up to 74 persons).

It is worth noting that in response to a 'Request for Information' from a Barns Green resident back in April 2025 Southern Water stated in their letter (Ref: EIR 3295 copy attached) that:

Currently there are no plans to increase the capacity at the treatment works at Barns Green.

In this same letter Southern Water confirmed that the from their perspective that:

The current population supplied by Barns 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.

In our view Southern Water need to be challenged by HDC to urgently confirm the following key points:

- a) Would the existing treatment plant perform adequately and meet all the required EA treated effluent quality consents if the Dry Weather Flow (DWF) to the plant was in excess of **308,000 litres per day** (298,283 plus 10,175)?
- b) Would the existing treatment plant perform adequately and meet all the required EA treated effluent quality consents if the population being served was in excess of **1795 persons** (1721 plus 74)?

It is also worth noting that all the foul sewage flows from Sumners Field, Sumners Ponds and any proposed further housing developments would be transferred (under the railway line) to the Barns Green sewage treatment plant via the existing sewage pumping station in Smugglers Way.

There have been frequent issues with this pumping station over the years associated with pump failures, blockages and electrical power failures causing flow to back up within the upstream combined sewer network with the resulting raw sewage flooding within the residential areas. This situation will only be exacerbated by the additional flows from the any proposed further housing developments.

The effective treatment of the foul sewage from any new development is a key consideration and directly impacts on the environment and in this particular case the ecological health of the Parsons Brook and the downstream River Adur West that flows through the nearby Knepp Estate.

It is strongly suggested that HDC should not bring this proposed development to the Planning Committee without further very firm assurances from Southern Water that the serious issues regarding both the capacity and the performance of the Barns Green sewage treatment plant can be fully assessed and adequately resolved before this and any further housing developments in Barns Green are even considered.

I would be grateful if the full contents of this email together with the attachments could be placed before the Planning Committee.

Yours faithfully,



Attachments:

BG Sewage Photo Sheets
Barns Green WwTW Calculations at Rev G dated 31/08/2026
Southern Water Letter Ref: EIR 3295 dated 09/04/2025



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

Barns Green STW - Calculations at Rev G dated 31/08/2026

Description	Dwellings	Pop Factor	Population	Litres/Head/Day	Litres/Day
Residential Dwellings in Barns Green (Pre-Ashmiles) on Combined Flow Sewer System	402	2.4	965	150	144,720
Add infiltration for 18.5 km Vitreous Clay Sewer Network @ 40%					57,888
Total Daily Foul Sewage Flow for Existing Dwellings on Combined Flow Sewer System					202,608
Residential Dwellings in Ashmiles Development on Foul Flow Sewer System	73	2.4	175	125	21,900
Residential Dwellings in Sumners Fields Development on Foul Flow Sewer System	32	2.4	77	125	9,600
Bluebell Park Holiday Lodges on Foul Flow Sewer (Tourist Population - 100% Occupancy)	24	2.0	48	125	6,000
Motorhome/Caravan Pitches and Glamping Pods/Huts (Tourist Population - 100% Occupancy)	125	2.0	250	100	25,000
Oakland Caravan Park on Foul Flow Sewer (Tourist Population - 100% Occupancy)	47	2.0	94	125	11,750
Total Foul Sewage Flow of Existing or Under Construction Dwellings on Foul Flow Sewer System					74,250
Add infiltration at 10%					7,425
Proposed Pumped Foul Sewage Flow Transfer from Itchingfield WwTW			112	125	14,000
Total Daily Flow of Existing or Under Construction Dwellings on Foul Flow Sewer System					95,675
Estimated Peak Dry Weather Flow (DWF) to Treatment Plant prior to any proposed New Housing Developments					298,283
Current EA Consented Dry Weather Flow (DWF) Discharge to Parsons Brook					227,000
Total Estimated Peak Population to be Served prior to any Proposed New Housing Developments					1721



**Images of Some Typical and Frequent Pollution Incidents at the Barns Green
Sewage Treatment Plant**



**View of the Incoming Sewer Manhole Located Just Upstream of the Raw Sewage Lift
Pumping Station in the Treatment Plant with Parsons Brook in the Foreground**



**Close-Up of the Manhole with Raw Unscreened and Untreated Sewage Overflowing
and Running Down the Bank and into Parsons Brook**



View of the Parsons Brook Badly Polluted with the Raw Unscreened and Untreated Sewage which then Flows Downstream to the River Adur West



Still from a Video of the Same Manhole on Another Occasion



Still from a Video of the Same Manhole from the Other Bank of Parsons Brook

These are just some of the illustrations of very frequent unrecorded pollution events that occurs every time the raw sewage lift pumps in the adjacent sewage treatment plant fail as a result of blockage, mechanical failure or electrical power failure. There is now a standby power generator installed but on occasions this does not automatically start on power failure. Even when alerted to these issues it can be several days before Southern Water actually respond.
