

[REDACTED]

From: Alice.Johnson
Sent: 03 July 2026 13:51
To: Planning
Cc: [REDACTED]
Subject: *FW: DC/25/2057 Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex

Categories: Comments Received

Good afternoon,

Please can this representation be added to the application.

Kind regards,

Alice Johnson
Senior Planning Officer

[REDACTED] | [REDACTED]
[REDACTED] [REDACTED]



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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From: [REDACTED]
Sent: 30 June 2026 17:51
To: Planning <planning@horsham.gov.uk>
Cc: [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

30th June 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

We refer you to the attached Southern Water letter ref: EIR 3295-1 dated 09th April 2025 (copy attached) in response to questions raised by a local resident. In this letter, that was previously shared with HDC back in January 2026, Southern Water very clearly state the following:

- The Barns Green sewage treatment is currently designed to serve a population of just 1018 persons.
- Southern Water have no current plans to increase the capacity of the existing Barns Green sewage treatment plant.
- They felt that (by manipulating the current basis of design) they could perhaps serve a population of **roughly 1400 persons** before the current consented Dry Weather Flow (DWF) into Parsons Brook of 227m3 per day was exceeded.

In the latest Southern Water letter to HDC dated 18th June 2026 they yet again suggest that their sewer system could currently accept another 0.6 litres per second which equates to an extra 51,840 litres per day of foul sewage.

This is clearly not the case, and it would seem that Southern Water are totally unaware of the potential flows and loads into their sewer network from the following existing connections from the extensive tourist facilities and the existing housing development on the West side of Chapel Road together with the Oakland Park development (DC/23/1235) in Emms Lane:

- Current Sumners Field housing development - estimated final population based on 100% occupancy would be 77 persons.
- Current Bluebell Park holiday lodge development (at Sumners Ponds) – estimated population based on 90% occupancy would be 48 persons.
- Current motorhome/caravan pitches and glamping accommodation (at Sumners Ponds) – estimated tourist population based on 50% occupancy would be 126 persons.
- Current Oakland Park static holiday caravan development (DC/23/1235) – estimated population based on 90% occupancy would be 84 persons.

We again attach a copy of our previous calculations (Rev F dated 29/01/26) detailing our current estimates of the potential and future foul sewage flows to be treated by the existing sewage treatment plant. As previously stated, 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 on the Lake at Sumners Ponds or the staff and children at the Barns Green village school.

Even without including the proposed 68 Miller dwellings these current calculations indicate that the potential population to be served by the existing Barns Green sewage treatment plant is likely to exceed 1475 persons.

In addition to this, during the busy summer holiday periods if the holiday lodges and camping facilities at Sumners Ponds and the Oakland Park static holiday caravans were at 100% occupancy then this could increase the potential population served by an additional 140 persons.

It has also recently come to our attention that Southern Water are now planning to transfer all of the foul sewage flows from the existing Itchingfield STW that is due to be decommissioned. The potential additional

population to be served by the Barns Green sewage treatment plant associated with this transfer has currently been estimated at around 70 to 100 persons.

So as a very minimum, without any further housing developments in the village being considered, the existing Barns Green sewage treatment plant should have the capacity to be able to adequately treat the foul sewage flows from a total potential population of 1715 persons and comply fully with the required EA treated final effluent quality requirements for discharge into Parsons Brook.

This far exceeds the **'roughly 1400 persons'** that Southern Water referred to in their letter dated 09th April 2025 and clearly demonstrates that even without the proposed additional 68 dwelling proposed by Miller homes the existing Barns Green sewage treatment plant lacks the adequate capacity and is really **'not fit for purpose'** and HDC need to listen carefully to our very real and serious concerns regarding this situation.

The potential population of 1715 persons together with the normal allowances for infiltration equates to an approximate Dry Weather Flow (DWF) in excess of 300,000 litres (300m³) per day which exceeds the current EA consented daily discharge into Parsons Brook by over 32%.

In addition, the current illegal and unrecorded raw and unscreened sewage overflow into Parsons Brook from the existing manhole immediately upstream of the raw sewage lift pumping station is an ongoing issue which also needs to be resolved by Southern Water (see attached photo sheet).

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 and adequately resolved before this and any further housing developments in Barns Green are considered.

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

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

Barns Green STW - Calculations at Rev F dated 29/01/2026

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 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 - 90% Occupancy)	24	2.0	48	125	6,000
Motorhome/Caravan Pitches and Glamping Pods/Huts (Tourist Population - 50% Occupancy)	63	2.0	126	100	12,600
Oakland Caravan Park on Foul Flow Sewer (Tourist Population - 90% Occupancy)	42	2.0	84	125	10,500
Total Foul Flow of Existing or Under Construction Dwellings on Foul Flow Sewer System					60,600
Add infiltration at 10%					6,060
Total Daily Flow of Existing or Under Construction Dwellings on Foul Flow Sewer System					66,660
Estimated Total Daily Flow (DWF) to Treatment Plant prior to Latest Miller Proposals					269,268
Current EA Consented Daily DWF Discharge to Parsons Brook					227,000
Proposed New Miller Development on Foul Flow Sewer System	68	2.4	163	125	20,400
Add infiltration at 10%					2,040
Estimated Total Daily Flow Generated by Miller Proposals					22,440
Total Estimated Poulation Including the Proposed New Miller Development					1638

**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.
