

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 August 2026 08:52:56 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0933
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 31/08/2026 8:52 AM.

Application Summary

Address:	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
Proposal:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address:	15 Smugglers Way Barns Green
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Overdevelopment
Comments:	I wish to object to this application on numerous grounds, but most importantly The ongoing problem with sewage in Barns Green. HDC planners and counsellors must be fully aware of the issues surrounding Barns Green sewage treatment works. We are constantly flooded with water and sewage in bad weather.

There are numerous films and photographs of the issues. The fact that southern water admitted they cannot confirm there is capacity on the application recently DC /25/ 2057.

Equally that Southern water had constantly use wrong information and their assumptions about capacity, leave everyone having no trust in them.

The document to Alice on the 20August 2026 @11:07 from Shae Rowe Southern Water states :

Tests are currently being undertaken at BGWTW with results in September.

With respect they are testing capacity in the driest summer that has ever been recorded, maybe it would be more prudent to test capacity after months of rainfall which no doubt will happen in the months to come.

I know from experience that my garden gets flooded with sewage when we have heavy rainfall. I DO NOT NEED A TEST, I see it with my eyes.

This situation will be exacerbated by new houses being put onto the already overloaded system added to which Itchingfield sewage works is being closed with the sewage being diverted to Barns Green WTW. Plus with all the not counted by Southern Water, Mobile homes and Caravans inhabitants in the village area.

In light of all the information that been sent to Horsham District Council regarding issues with sewage in Barns Green should this application and any other be permitted, I feel I would have the right to seek redress from Horsham District Council for lack off duty of care.

HDC officers have exacerbated a situation and caused distress and harm to myself and my property. I feel that Horsham District Council's officers are aware of the deficiencies of Southern Water. If Southern water said that they were going to increase the capacity with ongoing new works, until the date that these works are completed I would not believe southern water and nor should HDC,

As a Council Tax payer I believe HDC should protect its residents from inappropriate developments that will make their homes vulnerable to flooding.

I urge the district counsellors to refuse this application, it is a wanton money grab with little respect to the harm it will cause this village.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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