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**From:** [REDACTED]  
**Sent:** 22 August 2026 09:56  
**To:** Planning  
**Subject:** Planning Ref DC/26/0933 - Land Between Muntham Drive and Smugglers' Lane  
Chapel Road Barns Green West Sussex

**Categories:** Comments Received



5 Six Acres Close, Barns Green, Horsham  
West Sussex RH13 0PL

[REDACTED]  
[REDACTED]  
Dear Sir / Madam

### Infrastructure and Sewerage Concerns

The local infrastructure continues to experience significant difficulties, particularly in relation to sewerage management. During the development of Ashmiles, there were assurances that the sewerage system would be upgraded to accommodate the increased demand. Despite these promises, similar measures were not implemented for the more recent Sumners Field development. This has been further exasperated by Horsham District Council giving planning consent to further expansion of Brooks Green Park and Bluebell Park in Emms Lane and Static Properties and Sumners Ponds none of which seem to have considered the capacity of the local WWTW. As a result, recurring issues with sewerage overflow have persisted, with effluent frequently spilling into the local stream. Local farmers have observed that such incidents have happened on multiple occasions, highlighting the inadequacy of the current system and the ongoing impact on the surrounding environment.

#### Wastewater Capacity and Southern Water's Position:

Southern Water's position on the Barns Green Wastewater Treatment Works has been inconsistent and concerning. In January, the water authority stated that, in its opinion, Barns Green WWTW could accommodate the additional wastewater flows from the proposed development.

By July, however, Southern Water had reversed that position, stating that the works would require "extensive improvements" to cope with increased loading. This contradiction raises serious doubts about the reliability of the technical evidence supporting the application.

The Local Planning Authority cannot make a sound, safe, and legally defensible decision when the statutory wastewater authority has not maintained a consistent assessment of capacity. The July statement indicates that the existing infrastructure is not currently fit for purpose, and approval would risk worsening known sewage and environmental problems already affecting Barns Green.

#### Flooding is another recurrent issue:

Plum Tree Cross Lane routinely floods during heavy rainfall because the drainage system becomes overwhelmed and autumn leaf fall blocks gullies; during intense downpours Muntham Drive itself turns into a river, with excess water running across the road into the adjacent field, which is already prone to waterlogging

and acts as a natural drainage corridor that sheds water downslope. Residents are frequently forced to clear drains themselves due to slow county-level response, and aerial imagery clearly shows how water from Muntham Drive flows directly across the field proposed for development, demonstrating that the land functions as an active surface-water pathway whose loss would inevitably intensify flooding on Chapel Road, increasing the burden on the Old Forge, the Queens Head and the Village Store, all of which already have to take preventative measures during severe weather.

Kind Regards 

