

EIR 4275 – Appendix A

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 for the following reasons below:

A - Sewage Treatment Capacity and Discharges into Parsons Brook

It is worth noting that over the past few years the storm water spills of screened but untreated sewage into the Parsons Brook from the Barns Green treatment plant have been increasing. In 2021 there were 40 spills for a total of 252 hours, in 2022 there were 43 spills for a total of 410 hours and in 2023 there were 63 spills for a total of 569 hours. The latest data from the Rivers Trust confirms that in 2024 there were 60 spills for a total of 503 hours into Parsons Brook.

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.

It would seem that the response from Southern Water to HDC dated 22nd January 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. I would suggest that they have carried out a 'desktop modelling study' without the full knowledge of the situation 'on the ground' here in Barns Green.

In the Southern Water letter to HDC dated 22nd January 2026 they suggest that their sewer system could currently accept another 0.6 litres per second which equates to 51,840 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 from the following existing connection from the West side of Chapel Road and the Oakland Park development (DC/23/1235) in Emms Lane:

2• 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. 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.*

We attach a copy of our 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. 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 our current calculations indicate that the potential Dry Weather Flow (DWF) already exceeds the current EA consented discharge volume of 227,000 litres per day by in excess of 18%.

If the potential additional foul sewage flow from the proposed 68 Miller dwellings is then included, then our current calculations indicate that the potential Dry Weather Flow (DWF) would then exceed the current EA consented discharge volume of 227,000 litres per day by in excess of 28%.

In response to a 'Request for Information' from a Barns Green resident back in April 2025 Southern Water stated that 'Currently there are no plans to increase the capacity at the treatment works at Barns Green' in their letter (Ref: EIR 3295-1 copy attached). In this same letter they confirmed that from their perspective the current population served by the existing sewage treatment plant is 1018 but they thought it might be able support a population of 'roughly 1400 people before the dry weather flow would be over the consented limit', we suggest the current EA consented limit may already be exceeded with existing network connections without the proposed Miller development.

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

- Would the existing treatment plant perform adequately and meet all the required EA treated effluent quality consents if the Dry Weather Flow (DWF) was in excess of 291,000 litres per day?*
- 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 1630?*
- If the potential Dry Weather Flow (DWF) is in excess of the current EA consented Dry Weather Flow*

(DWF) of 227,000 litres a day into Parsons Brook, how likely is it that the EA would actually grant an increase to the consented daily discharge volume in view of the current well documented 'poor ecological health' of the receiving waters?

3 In addition to the well documented storm overflows from the Barns Green sewage treatment plant mentioned above there has been a long history of appalling pollution incidents and failures resulting on many occasions in raw unscreened and untreated sewage being discharged directly into the Parsons Brook (see attached photo sheet). It is a well-known fact that the operation, maintenance and monitoring of this particular sewage treatment plant by Southern Water leaves an awful lot to be desired.

It is also worth noting that all the foul sewage flows from Sumners Field, Sumners Ponds and the proposed Miller development 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.

This situation will only be exacerbated by the additional flows from the proposed Miller development.

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

B - Traffic Generation and Parking Impact

The proposed site and its junction are positioned directly opposite the Queens Head pub and the village shop. This location is already a well-known bottleneck for traffic and the parking serving the village shop, which will be greatly impacted by the proposed development.

This is a busy road with cars, delivery lorries, tractors, motorhomes, cars with touring caravans and school buses. The proposed new development will add at least 100 private cars, plus delivery vehicles and trade vans entering and exiting the development daily.

The application includes traffic calming measures and pedestrian safety features that will create pinch points and significantly reduce on-road parking. The supporting report is also inconsistent, stating space for 10 cars in commentary but showing only 9 on the plans. This reduction will adversely affect residents, customers of the pub and the village shop and post office, and will complicate the deliveries to both businesses.

More fundamentally, NPPF paragraph 116 requires assessment of 'residual cumulative impacts' on the road network. The applicant has only modelled the site access junction, incorrectly dismissing wider impacts as 'negligible'.

This ignores the new Sumners Fields development of 32 dwellings, the visitors and tourist to the Sumners Pond development and the combined effect on the existing Chapel Road/Two Mile Ash Road junction. We feel that the cumulative traffic impact, congestion and the increased risk of accidents has been ignored and not correctly assessed. More importantly the proposed road layout with an entry road to the development opposite the village shop may cause adjacent parking concerns and have a serious detrimental impact on both the 4Queen's Head pub and the village shop and post office. Both the pub landlord and the village shop owner have advised that without on street parking their business will not be viable.

The proposed road layout for the development is likely to jeopardise the viability of the village pub, village shop and post office which are invaluable to the local community and so essential to the elderly residents due to the very limited public transport.

C - Flooding – Roadway Surface Water and Other Runoff

The applicant's planning submission claims there is no evidence of flooding in this area which is totally incorrect.

Serious flooding regularly occurs in this area after heavy rain with water flowing down the hill entering buildings including the pub and the village shop which is opposite the site. This flooding covers a wide area, even extending as far as properties in Six Acres Close.

The Flood Risk Assessment and Surface Water Drainage Statement prepared by TS Wood refers to the 'Arun and Western Stream Management Catchment' when it should refer to the 'Adur West Water Body Catchment' which then questions the whole credibility of this report.

Drainage measures proposed by the developers will not guarantee the resolution of this risk of flooding which will be exacerbated by the proposed development. With the impacts of climate change the risk of flooding will only increase.

D - Village Character, Listed Buildings and Heritage Impact

The Itchingfield Neighbourhood Plan's Landscape Character Assessment describes the fields north and west of the village as 'important small pastoral fields that provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside'.

Which is precisely what this field does. It is the green buffer between the centre of the village and open countryside. A housing development in this particular field would:

- destroy this green gap entirely*
- a development of this size in this location will seriously harm the setting of the listed buildings in*

close proximity, including Blacksmiths Cottage, Bennetts, Herons Reach and the Queen's Head Pub.

- surround the charming rural village pub which is a vital community asset with housing.*

It is worth noting here that the Itchingfield and Barns Green area was designated as one of Horsham District Council's 'Landscape Character Areas' which highlights the following:

- Strong linear field and woodland pattern.*
- Strong sense of enclosure.*
- Narrow country lanes with wide grass verges.*
- Varied settlement pattern of dispersed medieval historic farmsteads/hamlets and some modern suburban development.*

5 The 'Landscape Character Assessment' also highlighted that the character and context of the Itchingfield and Barns Green area was under threat by increased suburbanisation and erosion of the historic field system.

There is no doubt that this proposed further development in this location would seriously erode the character and context of the Barns Green village setting.

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

Attachments:

Barns Green STW Calculations at Rev F dated 29/01/26.

Southern Water letter ref: EIR 3295-1 dated 09/04/25.

BG Sewage Photo Sheet.

