

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 July 2026 11:56:30 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2057
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 01/07/2026 11:56 AM.

Application Summary

Address:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
Proposal:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address: 28 Smugglers Way Barns Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	Formal Objection to Planning Application DC/25/2057 I am writing to lodge a strong, formal objection to planning application DC/25/2057. The proposed development presents an

unsustainable burden on the local infrastructure of Barns Green. It fails to meet fundamental environmental and logistical standards, primarily regarding the catastrophic lack of wastewater treatment capacity and a severe deficit in local transport infrastructure.

The primary and most critical ground for this objection is the ongoing ecological crisis at the local watercourse. Raw, untreated sewage already regularly discharges into Parsons Brook. Introducing any further residential strain onto a system that is actively failing its baseline environmental duties is entirely irresponsible and violates key conservation and planning guidelines.

According to Southern Water's own official correspondence dated 9th April 2025, the Barns Green Sewage Treatment Works (BGSTW) was originally designed to serve a population of just 1,018 persons. While the water company indicated that manipulating the current design basis might allow the works to temporarily handle a population of roughly 1,400 persons, they explicitly confirmed that there are no active plans to increase the physical capacity of the BGSTW.

This baseline capacity is already being flagrantly breached by current demands. The population currently served by the BGSTW has reached 1,391 persons. Furthermore, with the additional developments already approved by Horsham District Council (HDC), the population load is guaranteed to exceed 1,475 persons in the immediate future, pushing the facility well beyond its maximum manipulated operating limit.

These figures do not account for seasonal peaks, which place an even greater stress on the local network. If the holiday lodges and camping facilities at Sumners Ponds, alongside the Oakland Park static holiday caravans, were to operate at 100% occupancy, the population served by the BGSTW would spike to 1,615 persons. The infrastructure is completely unequipped to handle these regular influxes safely.

Compounding this systemic strain, Southern Water is actively planning to transfer the foul sewage flows from the Itchingfield Sewage Treatment Works to the BGSTW. This diversion is estimated to add a further 70 to 100 persons to the system. This administrative relocation will officially push the baseline population served by the Barns Green facility to 1,715 persons.

In light of these cumulative figures, Southern Water's recent letter dated 18th June 2026-which claims there is sufficient capacity at the BGSTW-is mathematically impossible, demonstrably false, and detached from reality. The utility provider cannot logically argue that a facility built for 1,018 people, with an absolute stretch-capacity of 1,400, can sustainably manage a load approaching 1,800 people before a single new house is built.

The addition of the proposed 68 Miller dwellings under application DC/25/2057 would represent the breaking point for the community. This specific development would increase the total population served by the treatment works to over 1,920 persons. A population of 1,920 far exceeds both the original design limit of 1,018 and the absolute maximum manipulated threshold of 1,400 outlined by Southern Water in 2025.

There is an undeniable, factual lack of capacity at the BGSTW. If this application is approved, the direct consequence will be an immediate, severe increase in the pollution of Parsons Brook and the wider interconnected watercourses network. On the grounds of insufficient wastewater capacity alone, no further development in Barns Green should be permitted to move forward.

Beyond the wastewater emergency, the application must also be refused due to a total deficit in sustainable transport infrastructure. The local roads cannot support the increased traffic volume, and the public transport alternatives are non-existent. Specifically, the bus service heavily referenced in the West Sussex County Council (WSCC) documentation does not exist, meaning future residents will be entirely car-dependent, directly contradicting local and national sustainable development policies.

Kind regards

Telephone:

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