

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 July 2026 17:08:21 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 02/07/2026 5:08 PM.

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: Woodfield Lodge, Sumners Ponds Fishery & Campsite Chapel Road, Barns Green
HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping

Comments:

Supplementary Objection to Planning Application DC/25/2057

Dear Planning Officer,

I wish to submit this supplementary objection to planning application DC/25/2057 following the emergence of significant new information relating to wastewater infrastructure serving Barns Green. This information was not available when many of the original objections were submitted and, in my view, represents a material planning consideration that should be fully assessed before any determination is made.

This objection should be read in addition to my previous submission.

Barns Green Sewage Treatment Works is Already Operating at or Beyond Its Practical Capacity

The principal issue is whether the Barns Green Sewage Treatment Works (BGSTW) has sufficient capacity to accommodate further development without increasing the risk of pollution to Parsons Brook and the wider Adur catchment.

Southern Water's own correspondence raises serious doubts that this is the case.

In its letter dated 9 April 2025, Southern Water confirmed that:

- * BGSTW was originally designed to serve a population of approximately 1,018 persons;
- * Through operational measures, the works might be capable of serving roughly 1,400 persons; and
- * There are no plans to increase the treatment capacity of the works.

These figures are important because they establish Southern Water's own assessment of the capability of the existing infrastructure.

Current and Future Population Served

Based upon current occupancy, approved development and existing accommodation within the catchment, the equivalent population served by BGSTW is already significantly higher than its original design capacity.

The available evidence indicates the following:

Current and Future Population Served

Based upon current occupancy, approved development and existing accommodation within the catchment, the equivalent

population served by Barns Green Sewage Treatment Works is already significantly higher than its original design capacity.

The available evidence indicates that the works currently serve the equivalent of approximately 1,391 people. Once developments that have already received planning permission are occupied, this figure is expected to increase to more than 1,475 people, already exceeding the "roughly 1,400 persons" that Southern Water previously identified as the practical operating limit of the works.

This figure also excludes peak occupation of existing tourism accommodation. If the holiday lodges and camping facilities at Sumners Ponds, together with the static holiday caravans at Oakland Park, were all fully occupied, the equivalent population served would increase to approximately 1,615 people.

Southern Water has since confirmed its intention to transfer foul sewage flows from the Itchingfield Sewage Treatment Works into the Barns Green network. This additional loading, estimated to represent the equivalent of a further 70 to 100 people, would increase the population served to approximately 1,715 people.

Should the proposed 68 Miller Homes dwellings also be approved and occupied, the equivalent population served by Barns Green Sewage Treatment Works would rise to well in excess of 1,920 people.

In summary, the available evidence indicates that the treatment works could ultimately be expected to serve a population approaching 1,920 people despite Southern Water previously advising that the works were designed for approximately 1,018 persons and could perhaps serve roughly 1,400 persons without any increase in treatment capacity.

The cumulative effect of these successive increases in loading is central to this objection and, in my view, demonstrates why the capacity of the Barns Green Sewage Treatment Works requires far more detailed scrutiny before any further development is approved.

* the original design capacity of 1,018 persons by almost 900 people; and

* Southern Water's own stated practical operating capacity of roughly 1,400 persons by more than 500 people.

This raises an obvious and unavoidable question.

How can further residential development be considered acceptable when the receiving sewage treatment works would be required to serve a population substantially greater than that identified by its own operator?

Southern Water's Position Appears Internally Inconsistent

Since issuing its April 2025 letter, Southern Water has written again on 18 June 2026 confirming proposals to transfer foul sewage flows currently treated at the Itchingfield Sewage Treatment Works into the Barns Green network.

The additional loading has been estimated to represent the equivalent of 70-100 additional people.

Despite this proposed increase in loading, Southern Water continues to maintain that sufficient capacity exists at Barns Green Sewage Treatment Works.

This position appears difficult to reconcile with its earlier correspondence.

If Southern Water previously advised that the works were practically limited to serving roughly 1,400 persons, it is unclear how the same works can now accommodate:

- * the existing population;
- * already approved residential developments;
- * existing tourism accommodation;
- * additional sewage transferred from Itchingfield; and
- * the proposed Miller Homes development,

without any increase in treatment capacity.

This inconsistency should be fully examined before any planning decision is made.

Existing Environmental Harm

These concerns are not hypothetical.

Untreated sewage already discharges into Parsons Brook during storm events. The receiving watercourse is therefore already experiencing pollution associated with the existing wastewater infrastructure.

Increasing the volume of wastewater entering an already constrained treatment works can only increase concern regarding treatment performance, storm overflows and the cumulative impact on Parsons Brook and the wider Adur catchment.

The planning system should not permit development that risks exacerbating an existing environmental problem without clear and robust evidence that adequate infrastructure is available.

Cumulative Impacts Must Be Properly Assessed

National planning policy requires decision-makers to consider the cumulative impact of development on infrastructure.

In this case, it is not appropriate to consider the Miller Homes application in isolation.

The cumulative impact of:

- * existing development;
- * developments already granted planning permission;
- * existing tourism accommodation;
- * Southern Water's proposed transfer of flows from Itchingfield;
- and
- * this proposed development,

must be assessed together.

Failure to do so would significantly underestimate the true loading placed upon the Barns Green Sewage Treatment Works.

Reliance on Standard Consultation Responses is No Longer Sufficient

Ordinarily, the Local Planning Authority may place considerable weight upon the statutory consultation response provided by Southern Water.

However, Southern Water's own correspondence now raises legitimate questions regarding available treatment capacity.

Where the infrastructure provider's published figures appear inconsistent with its consultation response, it is incumbent upon the Local Planning Authority to seek clarification rather than simply accept a generic assertion that sufficient capacity exists.

Given the evidence now available, it would be unreasonable to conclude that this issue has been satisfactorily resolved without detailed technical justification.

Conclusion

The question before the Council is no longer simply whether Southern Water has stated that capacity exists.

The question is whether the available evidence demonstrates that sufficient wastewater treatment capacity genuinely exists.

Based on Southern Water's own published figures, the cumulative equivalent population served by Barns Green Sewage Treatment Works could exceed 1,920 people, despite the operator previously advising that the works were designed for approximately 1,018 persons and could perhaps serve roughly 1,400 persons without

any increase in treatment capacity.

These figures are difficult to reconcile.

Until this discrepancy has been fully explained and independently evidenced, it cannot reasonably be concluded that adequate wastewater infrastructure exists to support this development.

I therefore respectfully request that Horsham District Council:

- * give substantial weight to this new evidence;
- * require Southern Water to provide a comprehensive and independently verifiable assessment of the available treatment capacity at Barns Green Sewage Treatment Works;
- * assess the cumulative impact of all existing and committed development together with the proposed transfer of flows from Itchingfield; and
- * refuse planning permission unless and until it can be demonstrated beyond reasonable doubt that sufficient wastewater treatment capacity exists and that approval of this development would not increase the risk of pollution to Parsons Brook or the wider Adur catchment.

For these reasons, I respectfully request that planning application DC/25/2057 be refused.

Kind regards

Telephone:

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