

[REDACTED]

Sent: 20 May 2026 11:26
To: Planning
Cc: [REDACTED]
Subject: Formal Representation – DC/26/0201 – Wood Grange, Henfield Road, Cowfold

Categories: Comments Received

FAO Hannah Darley – Case Officer
Development Management
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB
20/05/2026

Dear Ms Darley,

Re: DC/26/0201 – Variation of Conditions 1, 9, 10, 11 and 14 and Removal of Condition 5 – Wood Grange, Henfield Road, Cowfold, RH13 8DT

We write as residents and property owners of Summer Meadow, Henfield Road, Cowfold, to formally object to the above application and to draw the Council's attention to serious unresolved concerns regarding foul drainage that we believe are material to its determination.

WHILE WE DO NOT OBJECT TO THE REMOVAL OF CONDITION 5

We acknowledge that Natural England withdrew its Water Neutrality Position Statement for the Sussex North Water Supply Zone in October 2025, and we do not seek to resist the removal of Condition 5 on that basis.

However, we are seriously concerned that this application is being used to progress the development whilst entirely avoiding the unresolved question of foul drainage — a matter which was explicitly flagged as requiring further information by the Council's own drainage officers at the time of the original application.

UNRESOLVED FOUL DRAINAGE FROM THE ORIGINAL PERMISSION

We draw the Council's attention to the drainage consultation response dated 23 August 2024 submitted in connection with DC/24/0511. The Council's drainage officers concluded that more information was required, specifically including:

- Confirmation of permission to connect to a private or public sewer;
- A foul water drainage strategy with supporting flow calculations; and
- Any third-party agreement arising from access, drainage works or discharges.

Critically, Southern Water stated in that consultation that they would not support proposals for a private treatment plant given the presence of the public foul sewerage network in the vicinity, and advised the applicant to investigate connection to the public sewer.

To our knowledge, none of these requirements were ever formally discharged prior to the grant of DC/24/0511, and no foul drainage strategy has been submitted with DC/26/0201.

THE AMENDMENT TO CONDITION 14 IS NOT MERELY CONSEQUENTIAL

The applicant describes the proposed amendment to Condition 14 as purely consequential, relating only to updated drawing references. We respectfully submit that this characterisation is misleading. Condition 14 is the regulatory drainage condition for the development. Any amendment to it — including substitution of drawing references — must be scrutinised carefully to ensure that the underlying drainage strategy is lawful, adequate and does not rely upon infrastructure to which the applicant has no legal entitlement.

THE SUMMER MEADOW PUMPING STATION

We are the owners and residents of the Summer Meadow development, which occupies the former Cedar Leas site immediately adjacent to Wood Grange. Our development is served by a private pumping station situated within the Summer Meadow title.

We wish to make the Council aware of the following:

1. Wood Grange has no registered legal right to use the Summer Meadow pumping station. We have reviewed the relevant Land Registry titles and no easement or deed granting such a right exists. The original 1962 drainage deed (title WSX341432) related to entirely different infrastructure which no longer exists following the redevelopment of the Cedar Leas site. No replacement deed was ever executed or registered.
2. The Summer Meadow pumping station has been independently assessed by a qualified drainage engineer and confirmed in writing to be operating at full capacity. It cannot accommodate any additional connections without risk of failure and consequential harm to the existing eight properties it serves.
3. Despite having no legal right to use the system and having made no contribution to its running costs since taking ownership of Wood Grange, the applicant has recently written to Summer Meadow residents seeking to formalise a connection arrangement. No agreement has been reached and none has been granted.
4. We are concerned that the applicant may intend to connect the new dwellings approved under DC/24/0511 to the Summer Meadow pumping station without our consent. This would constitute trespass and would likely cause the system to fail, causing serious harm to existing residents.

OUR REQUEST

We respectfully request that the Council:

- (a) Treats the unresolved foul drainage position as a material consideration in determining DC/26/0201;
- (b) Does not approve any amendment to Condition 14 without first satisfying itself that a lawful and adequate foul drainage strategy is in place that does not rely upon the Summer Meadow pumping station;
- (c) Requires the applicant to demonstrate, prior to determination, that either a connection to the public sewer has been agreed with Southern Water, or that a fully independent private drainage solution has been designed, consented and does not encroach upon third-party infrastructure;

(d) Notes that no third-party drainage agreement has been granted by the residents of Summer Meadow, and that any assumption to the contrary would be factually incorrect.

We are willing to provide supporting documentation including the engineer's capacity assessment, the relevant Land Registry title plans, and correspondence with the applicant upon request.

We reserve all legal rights in this matter.

Yours faithfully,

[Redacted Signature]

Summer Meadow, Henfield Road, Cowfold, West Sussex