

Joanne Fisher

From: [REDACTED]
Sent: 23 September 2025 12:18
To: Joanne Fisher
Cc: [REDACTED]
Subject: Re: Application Reference DM/25/1650 (the development of a new care facility (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping) at Horncastle Care Centre, Plawhatch Lane, Sharpthorne, East Grinst...
Attachments: BRW30C9ABAFB0E6_000739.pdf

[REDACTED]
SERIOUS ACCIDENT - MONDAY 22ND SEPTEMBER

Whilst the representation from the highway authorities is understood, we had another significant accident along Plawhatch Lane yesterday. You will recall this part of the highway has an unrestricted speed limit at present. The accident occurred at the 'pinch point' between Plawhatch Farm and Goat crossroads. There was also another accident fairly recently in June...some pictures below. We really do think this issue needs further careful consideration given the redevelopment of Horncastle Care Centre will only lead to an increase in traffic volumes.

Thank you and KR.

[REDACTED]





11:47



Also June 12th 2024...

1



On 17 Sep 2025, at 14:46, [REDACTED] wrote:

Dear Ms Fisher - further to our telephone conversation last week, we attach a copy of our e-mail dated 15th September to members of the Horncastle Care Centre team, principally relating to the sewage treatment issue, for your information.

Please let us know if you have any queries.

Kind regards.

[REDACTED]

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: FOLLOW-UP: Re: FEEDBACK: YOUR PROPOSED CARE HOME AT HORNCastle CARE CENTRE NEAR SHARPThORNE
Date: 15 September 2025 at 16:19:14 BST
To: [REDACTED]

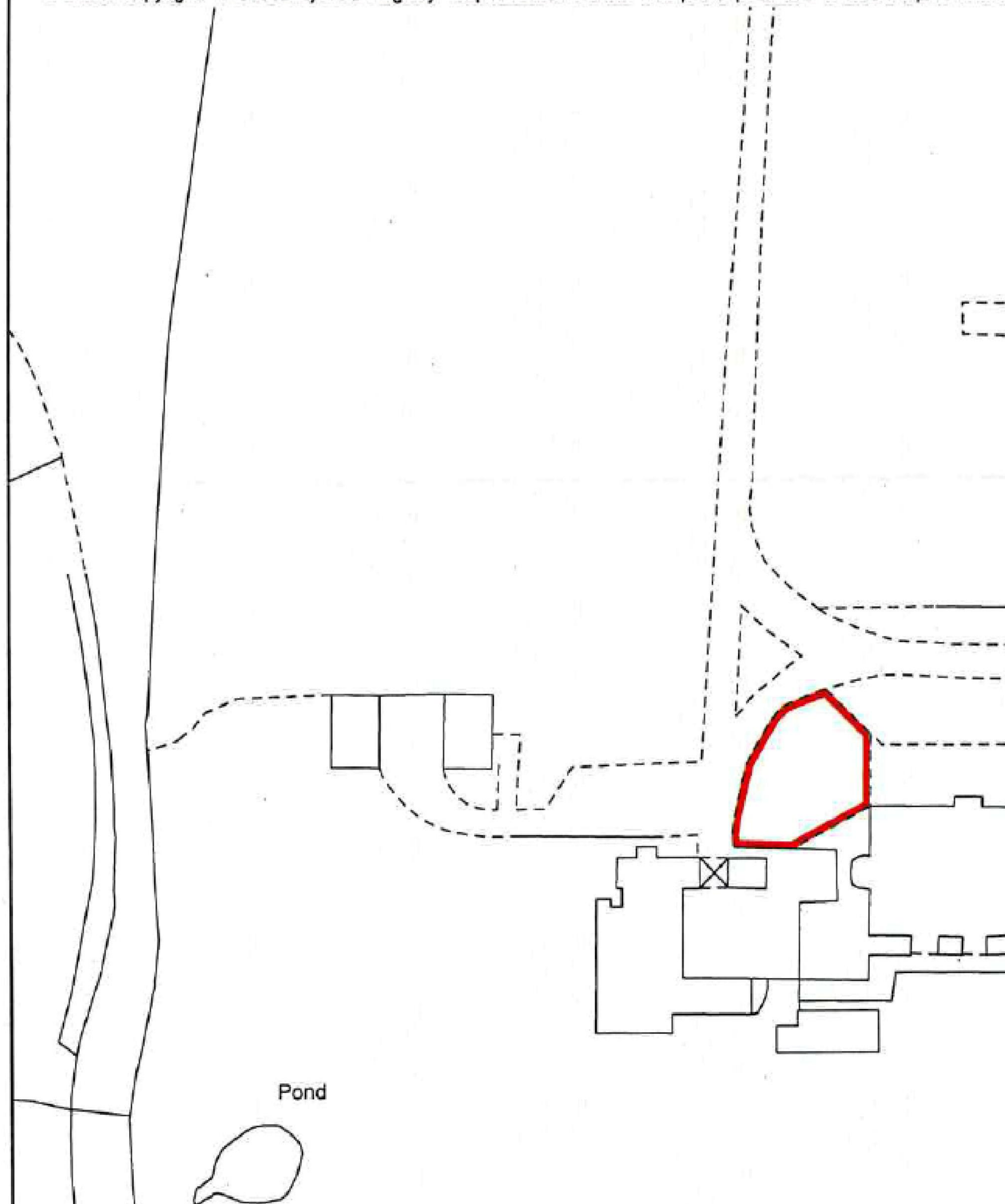
All - many thanks for the call last Monday and for the various updates.

As agreed, please find below the additional title plan WSX32649 for Horncastle Place showing the inclusion of the 'triangle of land' immediately to the south of 'crash corner' outlined in red.

Land Registry
Official copy of
title plan

Title number **WSX326494**
Ordnance Survey map reference
Scale **1:1250** enlarged from 1:2500
Administrative area **West Sussex**

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We appreciate the lay-by and speed bump proposals, as discussed. Thank you.

Treatment Plant and Surface Water

As discussed, we await the details of your sewage and surface water drainage proposals.

The representation dated 29th July 2025 by West Sussex County Council (as Lead Local Flood Authority) on the planning portal states that

- [Point no. 6] – 'as it appears the watercourse connectivity is outside the red line boundary', they require evidence of an agreement with the third party landowner.

We also pointed out that the existing drainage right of way is for

- an overflow from a cesspool and would only pertain to that cesspool, and
- it is a different scenario for a treatment plant discharging treated water.

We also pointed out that from a legal and environmental standard

- cesspools and treatment plants are distinct, and
- an overflow from a cesspool is a malfunction not a designed discharge.

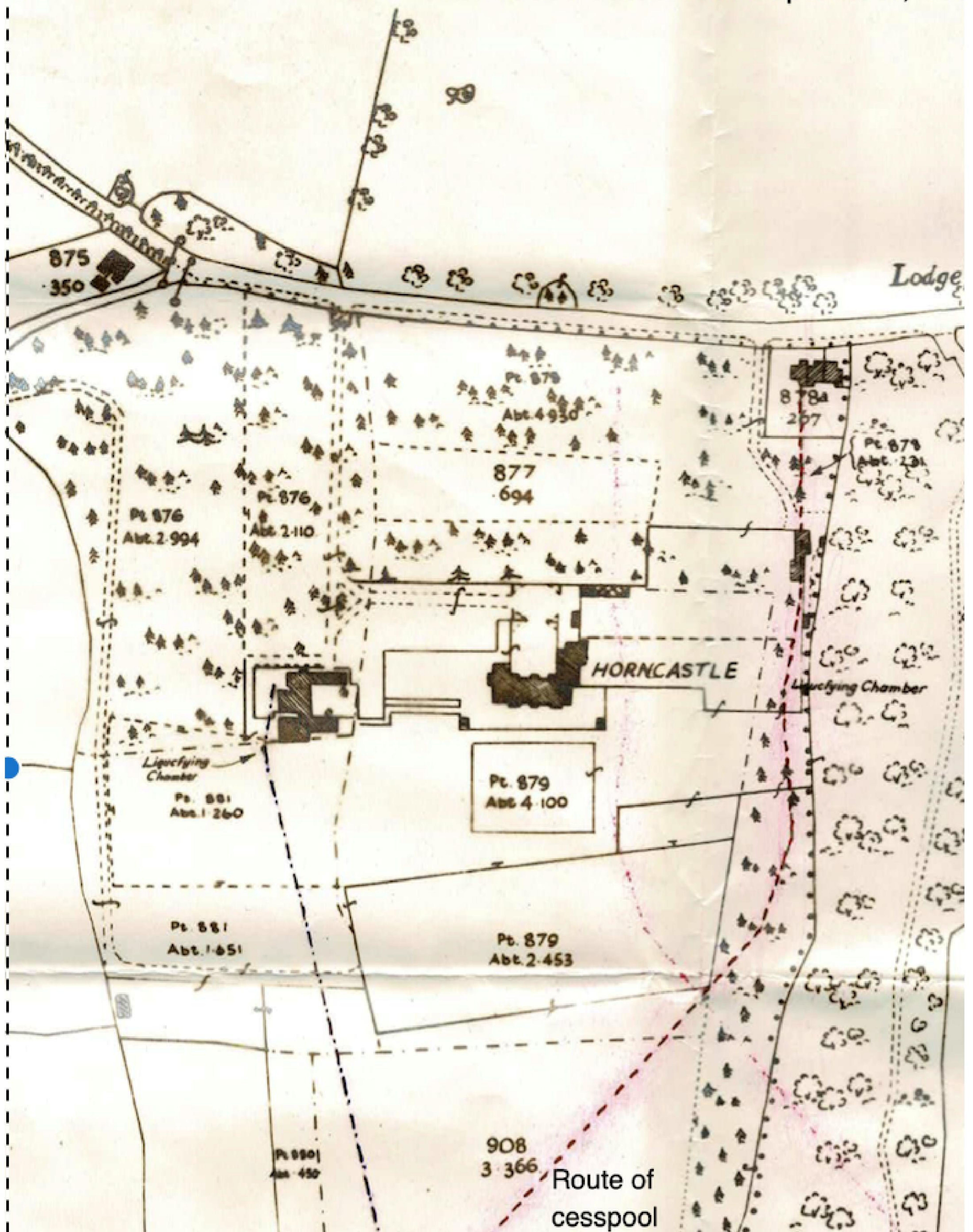
Attached are Land Registry documents for your land, title WSX78871 which refers to the cesspool.

Here is the relevant extract from your title:

"TOGETHER WITH (2) the right for the passage of soil and water through the pipes and drains leading from the cesspool situate in part of the land hereby conveyed through the overflow pipes leading xj t herefrom and over or under and retained by the Vendors subject to the Purchasers and their successors in title contributing a fair proportion according to use of the cost of keeping the same in good repair and condition and together with the right to enter upon the said land retained by the Vendors in which the said pipes drains cesspool are situate upon giving reasonable notice in writing (except in the case of an emergency) for the purpose of inspecting repairing and renewing and cleansing the same the Purchasers and their successors in title doing as little damage as possible and making good all damage caused

Also attached is the plan from the deed dated 13th September 1950 showing the cesspool overflow route for Horncastle House. It is shown coloured pink with a broken line.

Cesspool Overflow from Horncastle H from deed dated 13th September, 195



The pipe that drains into the ditch opposite your existing treatment plant is for rainwater only, again under the deeds of 13th September 1950 - see plan.

Plan from deeds of
13th September, 1950

Rain
into

overflow

vent

Rain Water
Tank

Liquefying
Chamber

Exit

London Box

Having looked at the MSDC planning portal when the existing STP was proposed in c.2007/8, we cannot see any evidence of a final approval to the proposal. Subsequent to that, SHC installed what is believed to be a STP changing the topography of our land without our agreement which took approximately 10 years to get corrected by SHC; hence our deep concern about this issue.

Also, no details have ever been provided of where the treatment plant discharges, although it currently appears to be discharging into our ditch which is of course situated in Horncastle Wood Ancient Woodland, the High Weald National Landscape (AONB), Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). Please could you provide us with this information, given there is no mains sewer system in Plawhatch Lane.

Thank you and regards.

[REDACTED]

[REDACTED]