

[REDACTED]

From:

Sent:

[REDACTED]
24 September 2026 15:28

To:

Planning

Subject:

Re: Planning Application DC/26/0954

Attachments:

Surface water video Oct 25.mp4; Surface water Oct 25.jpg

Categories:

Comments Received

Objection

Re: Planning Application DC/26/0954 - Residential Development of 21 Dwellings on Land South of Athelstan Way, Horsham

I wish to object to this application due to concerns regarding the site's topography, drainage and flood risk.

The proposed development is situated on land that slopes down towards existing residential properties, including those in Weald Close. The change in ground levels means that the development has the potential to increase the rate and volume of surface water runoff towards existing homes. Residents (me included) already experience significant groundwater and surface water issues during periods of heavy rainfall. The area is underlain by clay soils which have limited infiltration capacity, resulting in water remaining on the surface and collecting within gardens. Existing properties in Weald Close are therefore already vulnerable to waterlogging.

The introduction of additional hard surfaces, including building footprints, roads, driveways and parking areas, could further increase runoff from the site and exacerbate existing drainage problems. I am concerned that the submitted drainage strategy may underestimate the cumulative impact of development on lower-lying neighbouring properties.

I am also concerned about the height and elevated position of parts of the proposed development due to the sloping nature of the site. The development could appear overly dominant when viewed from neighbouring properties and may have a greater visual impact than is suggested by the submitted plans. The council should carefully assess the proposed finished floor levels and ridge heights in relation to existing homes surrounding the site.

Given the existing drainage issues experienced by local residents, I respectfully request that the council requires a detailed independent assessment of groundwater, surface water drainage and flood impacts before determining the application.

For these reasons, I believe the application should be refused or, at the very least, not approved until it can be demonstrated that there will be no increased risk of flooding, waterlogging or adverse visual impact on surrounding properties.

My garden has flooded on numerous occasions during the last two years, and I have attached a photo and video of standing water following just one day of rain in Oct last year. Standing water remains in the garden for several days after heavy rainfall.

[REDACTED]

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