

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 16:31:15 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2114
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 15/09/2026 4:31 PM.

Application Summary

Address:	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
Proposal:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address: 26 The Driftway Upper beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Having reviewed "Flood Risk Assessment and Outline Drainage Strategy rev 3 Jun 26" in concert with "Location Plan: 2517 - PL01

Location Rev A" it is clear that water leaving the swale through the proposed outfall pipe and into the surrounding watercourse cannot be assumed to be free of pollutants.

The report itself identifies potential contaminants including silts, fines and heavy metals, while the receiving water environment is recognised as environmentally sensitive. The potential damage of residual pollutants on this sensitive receiving environment is significant.

The outfall pipe is shown discharging into the ditch which runs through the garden of 26 The Driftway and north into the Adur tributary. This ditch has been blocked or overflowed in the past, causing flooding in the field to the east of 26 The Driftway's garden, and on one occasion flooded the garden itself. The addition of further water to this already inadequate ditch will increase the likelihood of flooding to the garden and the field to the east.

I would like to draw your attention to:

DEFRA, National standards for sustainable drainage systems (SuDS), updated 30 July 2025:

Standard 1, paragraphs 1.7-1.8, states that development runoff shall not increase flood risk elsewhere or cause pollution of groundwater or surface waters. Standard 3, paragraphs 3.1-3.3, addresses flood risk to people and property adjacent to or downstream of development and control of discharge. Standard 4, paragraphs 4.1-4.4, requires protection of receiving waters and assessment of pollution risk according to the sensitivity of those waters.

Full details:

<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

For these reasons, I respectfully request that Horsham District Council refuses this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton