

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 19:23:39 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 7:23 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: 25 The Driftway Upper Beeding Steyning West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I wish to submit a further strong objection regarding the proposed swale, which is located immediately adjacent to the rear boundary of the properties within The Driftway. My primary concern is the increased risk of flooding to neighbouring homes. Properties along The Driftway already experience extremely wet and boggy conditions during the winter due to the high water table. If the swale is unable to cope during

prolonged or extreme rainfall, surface water could back up and overflow into adjoining gardens, placing existing homes at greater risk of flooding and waterlogging.

I am also deeply concerned about contamination entering neighbouring gardens during both the construction phase and once the estate is occupied. The drainage strategy identifies pollutants associated with runoff, including silt, oils, concrete residues and heavy metals. Any migration of these contaminants into residential gardens could damage soil quality, contaminate grass and planting, and pose a potential hazard to domestic pets that regularly use these gardens.

Finally, I am extremely concerned that there shall be no long-term maintenance of either the swale or the adjoining ditch. Without routine clearance, these drainage features are likely to silt up, become blocked or deteriorate, causing water to back up or leak into the surrounding ground immediately beside neighbouring properties. Given its location directly adjacent to existing gardens, this represents an unacceptable and long-term flood and environmental risk.

There is also no access to maintain the proposed swale or adjoining ditch. The field becomes saturated during wet weather, meaning maintenance vehicles would be unable to reach the drainage infrastructure at the very time it is most likely to require inspection, clearance or repair,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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