

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 September 2026 19:42:46 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 7:42 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:            | <p>Whilst reviewing the planning application, I am alarmed and concerned that the proposed swale runs very close to the bottom of my property. This is a real and serious issue - it places the entire drainage arrangement immediately adjacent to my property boundary.</p> <p>I am extremely worried about both the risk of pollution and the real</p> |

potential for flooding of my land. Critically, there is no access to maintain or fix the swale or its connection to the ditch.

#### Critical concerns

The swale is a catchment ditch at the lowest point of the development, very close to my property. There is no practical access for ongoing maintenance, inspection or repair of the swale or its outfall connection to the ditch. Any blockage, silt build-up, structural failure or vegetation overgrowth will be extremely difficult (or impossible) to address. This creates a permanent and unacceptable risk of failure the swale.

#### Water leaving the swale is not clean

The Flood Risk and Drainage Strategy and Drainage Report Rev 3 make it clear that the swale does not remove all pollutants. Water exiting via the proposed outfall pipe into the surrounding watercourse will still carry silts, heavy metals and other contaminants. Because the swale sits at the bottom of my property and cannot be properly maintained, residual pollutants will either discharge into the watercourse or overflow or seep onto my property.

#### Serious pollution risk during and after construction

Construction runoff is known to contain silt, cement residues, hydrocarbons, metals, chemicals, nutrients and fine particles. Once the houses are occupied, surface water will continue to carry oils, fuel residues, copper and zinc from roofs, sediment, garden chemicals, microplastics and pet waste. All of this will enter the unmaintainable swale at the bottom of my property. Residual pollutants will then either discharge into the environmentally sensitive watercourse or overflow onto my land.

#### Direct threat of flooding and contamination of my land

I am particularly alarmed by the risk of flooding. Any excess water from the swale has nowhere to go except towards my garden.

Contaminated water flooding my land would:

Damage my garden and soil

Contaminate scrub and grass that animals graze on, creating a risk to their health.

Create an ongoing nuisance and potential long-term harm to the amenity and value of my property.

Because of the complete lack of access for maintenance, this makes the risk even more severe and permanent.

#### Environmentally sensitive receiving watercourse

The outfall discharges into a watercourse recognised as environmentally sensitive. Allowing polluted water to enter, is in itself, unacceptable in its own right, but the proximity of the unmaintainable swale to my boundary makes the personal impact far more severe.

#### Conclusion

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This drainage proposal places a polluted, inaccessible and unmaintainable swale and outfall system immediately at the bottom of my garden. It creates a clear and unacceptable risk of flooding, contamination of my property, and long-term environmental harm that cannot be properly managed or corrected.

I urge Horsham District Council to refuse this application.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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