

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 14:26:16 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 2:26 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: Southbank Barn New Hall Lane Small Dole Henfield West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Potential pollution risk to grazing horses I am concerned about the potential for pollutants from the proposed development to reach land used by a disabled riding charity and grazing horses. I am aware that the proposed development includes a swale intended to receive and treat surface-water runoff before it is

discharged through a pipe to the surrounding watercourse. However, a swale does not remove 100% of pollutants from surface-water runoff. Its inclusion therefore does not, in itself, eliminate the potential for pollutants to remain in the discharge and reach the receiving watercourse and surrounding land.

The Environment Agency identifies runoff, field drains and infiltration as potential pollution pathways, including for sediment, nutrients, bacteria and chemicals.

This is particularly important because the receiving watercourse is associated with land used by a disabled riding charity and grazing horses. There is therefore a potential pathway from the development, through the proposed drainage system and receiving watercourse, to land and vegetation accessible to horses. Any pollutants reaching grazing land could potentially expose horses through grazing.

I ask the Council to establish, before determining the application, what pollutants could remain in the surface-water discharge after treatment by the proposed swale, where the discharged water will travel, and whether there is any potential risk to the grazing land and horses.

The relevant legislation and Government guidance include the Environmental Permitting (England and Wales) Regulations 2016, the Water Environment (Water Framework Directive) Regulations 2017, and the National Planning Policy Framework.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton