

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 07 September 2026 20:50  
**To:** Planning  
**Subject:** URGENT RESPONSE TO HDC DRAINAGE STRATEGY  
**Attachments:** THE HERITAGE TRAIL.pdf; NORTH EAST HERITAGE TRAIL.pdf; WESTERN HERITAGE TRAIL.pdf  
  
**Categories:** Comments Received

**Re: Planning Application DC/25/2114**  
**Urgent Response to HDC Drainage Response dated 7 September 2026**  
**3 Attachments Below**

Dear Mr Holmes

I am writing in response to the HDC Drainage Response dated 7 September 2026 and request that a full Swale Access and Maintenance Assessment is provided and made available for public scrutiny before any decision is made on Planning Application DC/25/2114, rather than being left to a planning condition.

This is necessary because the proposed access is not an isolated or purely technical matter. It has potential implications for existing public rights of way, public safety, the Local Wildlife Site and the practical operation and maintenance for the proposed drainage system.

The submitted Drainage Strategy states expressly:

***'Access for maintenance of the swale will be possible from the north due to the extensive land ownership to the north of the Site.'***

The photographic evidence I am submitting indicates that access to the swale from the north would appear to require maintenance vehicles to cross or come into close

proximity to an existing public footpath/Horsham Heritage Footpath and to travel across the northern field that encompasses a Local Wildlife Site .

The latter raises further concerns regarding the potential impact on the River Adur Water Meadows & Wyckham Wood Local Wildlife Site, particularly in wet conditions.

### **Frequency and nature of maintenance**

This is not a proposal requiring occasional access only. The Drainage Strategy states that the swale will be maintained by a management company and identifies a substantial programme of recurring maintenance, including:

- removal of litter and debris from the site— monthly, or as required;
- grass cutting — monthly during the growing season, or as required;
- management of vegetation and nuisance plants — monthly initially, then as required;
- inspection and clearance of inlets, outlets and overflows — monthly;
- inspection for ponding, compaction and silt accumulation — monthly, or as required;
- inspection of vegetation coverage — monthly initially, then quarterly and subsequently half-yearly; and
- inspection of silt accumulation — half-yearly.

The Strategy also identifies further works as required, including reseeding, erosion repairs, re-levelling, scarifying and spiking to address compaction and silt deposits, and removal of accumulated sediment. Elsewhere, it specifies high-pressure water jetting every six months, or as required, for the drainage pipework.

The report further states that these schedules are not exhaustive and should be reassessed regularly.

### **Flooding of the northern field**

There is a further concern arising directly from the applicant's own drainage modelling.

The Drainage Strategy considers a scenario in which the outfall becomes surcharged as a result of fluvial flooding to the north of the Site. It models a flood level of 4.76m aOD, corresponding to the 1% AEP event with a 35% climate change allowance.

### **Aquaterra states:**

***'this run demonstrates that the surcharged outfall scenario results in flooding from the swale of 33.3m<sup>3</sup>.'***

### **It then states:**

***'Flooding from the swale would spill into the field to the north, which would already be inundated due to the fluvial event.'***

This represents 33.3 cubic metres, or approximately **33,300 litres, of water.**

The applicant's own assessment expressly acknowledges that, under the modelled event, the northern field would already be **inundated**.

This raises an important unresolved practical question: how would the proposed northern maintenance access operate when the land is waterlogged or inundated, particularly given that the swale itself may require inspection or remedial works following periods of heavy rainfall?

### **Local Wildlife Site and public rights of way**

The potential need for repeated vehicle movements across the northern field also requires proper consideration because of the proximity to, and potential involvement of, the River Adur Water Meadows & Wyckham Wood Local Wildlife Site.

Repeated vehicle access over grassland, particularly when wet, could result in rutting, soil compaction, vegetation damage and disturbance. These impacts cannot properly be assessed without first establishing the precise access route, the type and frequency of vehicle movements and the conditions under which that access would be used.

Equally, if the access route involves crossing or operating alongside an existing public right of way/Horsham Heritage Footpath, the Council and the general public needs to understand how walkers, dog walkers and children will be protected from potential conflicts with maintenance vehicles and machinery.

### **Information required before determination**

I therefore respectfully request that, before the application is determined, the applicant provides a detailed Swale Access for Maintenance Assessment addressing:

1. The precise route by which maintenance personnel, vehicles and machinery will access the swale from the north, shown clearly on a scaled plan;
2. The width, gradients, surface construction, and turning arrangements of the proposed access;
3. Any requirement to cross, use or operate alongside existing public rights of way/Horsham Heritage Footpaths, together with appropriate measures to protect public safety;
4. The potential effects of repeated vehicle movements upon the Local Wildlife Site and areas of BNG, including rutting, soil compaction, vegetation damage and disturbance; and
5. How access and maintenance will be undertaken when the northern field is waterlogged or inundated, including during the flood conditions identified within the applicant's own drainage modelling.

**The Habitat Management and Monitoring Plan** also requires ongoing management and monitoring of the habitat areas, creating an additional requirement for access which has not been adequately demonstrated or assessed alongside the proposed swale maintenance access.

Until these matters have been properly demonstrated, I do not consider the statement that maintenance access “**will be possible from the north**” to constitute sufficient evidence that the proposed swale can be safely, practicably and sustainably maintained for the lifetime of the development.

This is not simply a matter that can reasonably be left to detailed design after permission has been granted. The feasibility and consequences of the proposed maintenance access are fundamental to the operation of the drainage system and have potential implications for public rights of way, public safety, flood conditions and the Local Wildlife Site.

I therefore request that no decision is made until the proposed swale access arrangements have been fully submitted and made available for public consultation. These are material planning matters affecting the public rights of way, public safety and the Local Wildlife Site. The public should not be expected to comment on the consequences of an access arrangement that has not yet been properly disclosed and assessed.

Yours faithfully



3 Attachments below

Oxcroft

Church Farm Walk

Sent from my iPad

## HDC HERITAGE TRAIL

[https://horshammuseum.org/\\_data/assets/pdf\\_file/0020/91028/upper-beeding-trail.pdf](https://horshammuseum.org/_data/assets/pdf_file/0020/91028/upper-beeding-trail.pdf)

- the brooks, where stray animals were held.
- 8 Look for Pound House Cottage on the right - built around 1500 and divided between two households until fairly recently.

### The Brooks and River Adur

*Continue as Pound Lane becomes a track and turn left at a kissing gate.*

- 9 To your right now is an area of wild brooks. What wildlife can you spot here? Take your time - it's a haven for all kinds of creatures, including several species of owl.

- 10 Continue until you reach the river crossing at a footbridge, known as the White Bridge. Don't cross, but follow the river to your left and take the path toward the steps to the parish church.

### 11 Sele Priory Church of St Peter

The church dates from Saxon times and takes its name from a priory of Benedictine monks who lived here from 1080. Look closely at the churchyard wall - can you see stones from the priory which itself is long gone? Take time to explore inside the church if it is open.

### 12 Millennium Plaque and Church Lane

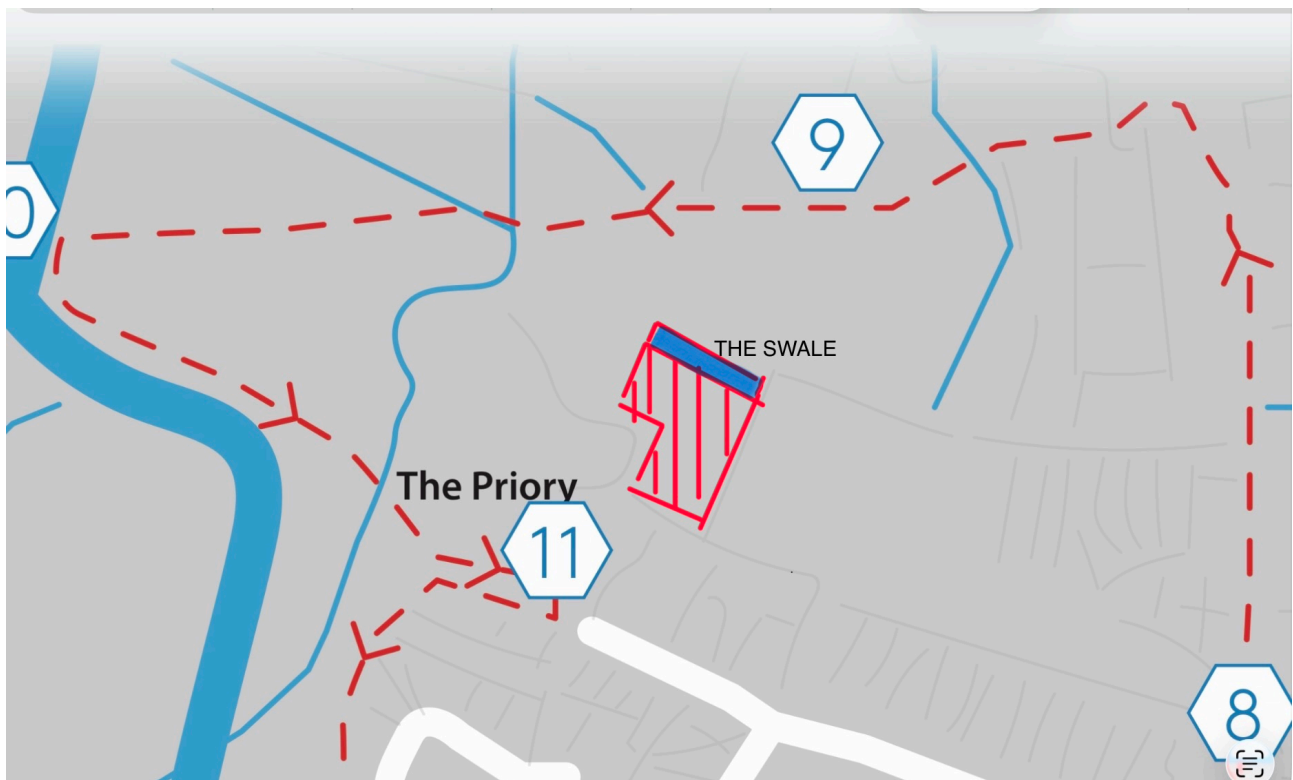
*Walk back towards the river taking the path on the left before the steps which follows the edge of the flood plain. Go through the gate into Saltinas Way*

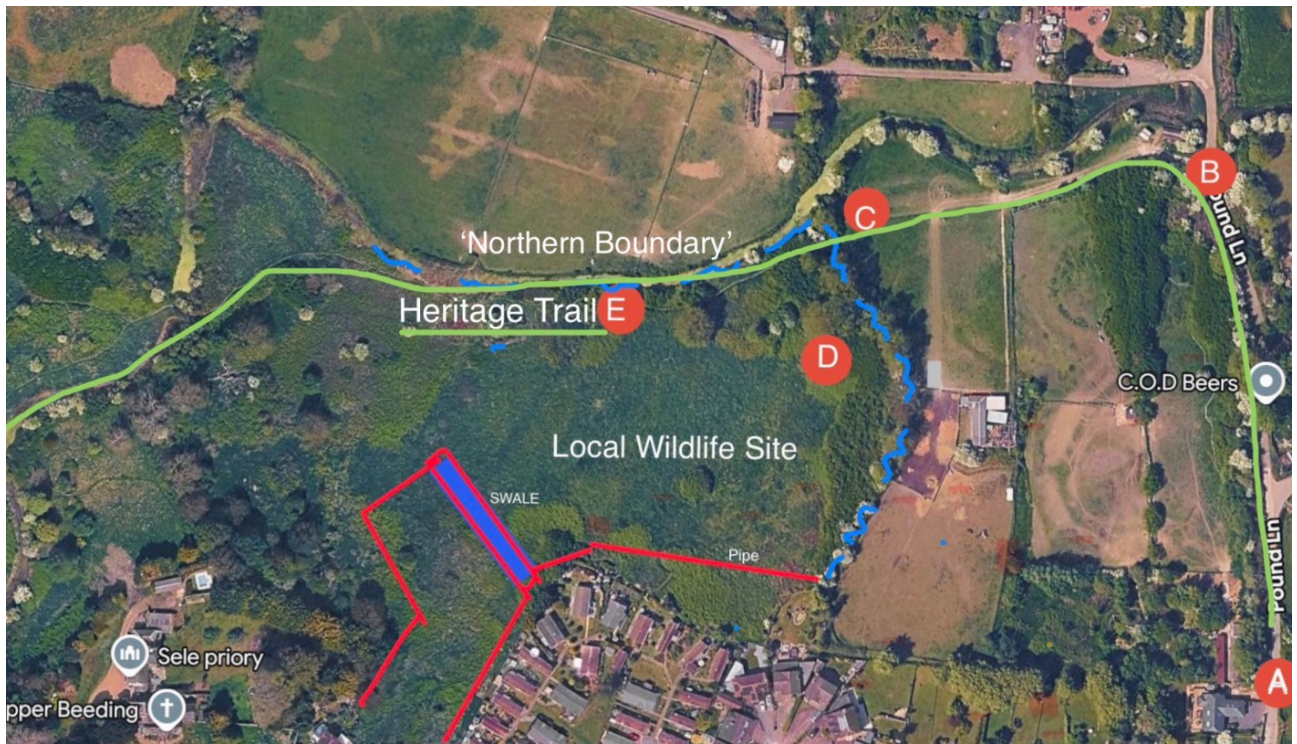


The Towers Convent



Oak Cottage, Hyde





**North East Heritage Trail and the  
'Northern Boundary'**

**A.**

**People and animals share lane**



**B.**

**Shared footpath/ people dogs children**



**C.**

**Narrows down to footbridge over stream**



**D.**

**To the left is a paddock with dense tree line and mixed shrubs... all part of The Local Wildlife Site**



**D.**

**The entire boundary leading to the field is dense woodland**



**E.**

**Full length of northern boundary is a public footpath with a wide stream running alongside....the bank slopes up to the Local Wildlife Site field that is liable to flooding**



**NEWLY LAID FOOTPATHS  
AND  
THE HERITAGE TRAIL  
WEST TO THE 'NORTHERN BOUNDARY'**



**Photos below**

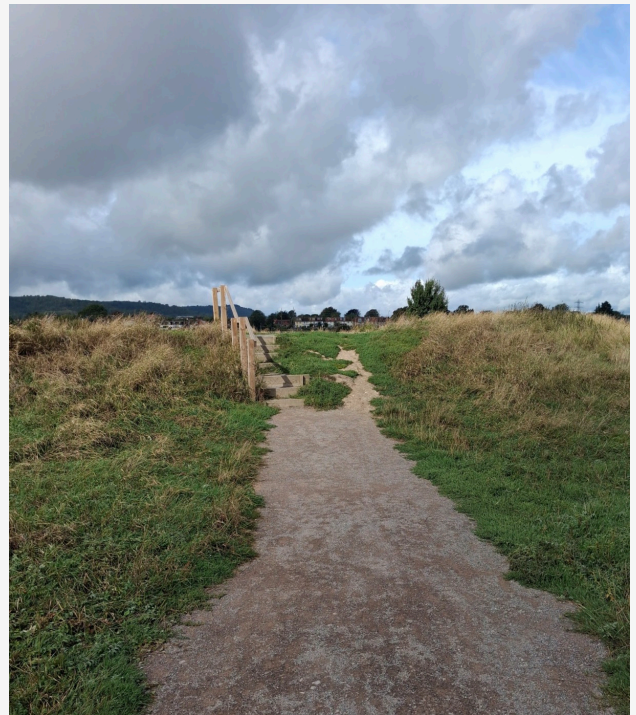
**A.**

**Heritage Trail skirting St Peter's Church  
and The Sele Priory on the right**



**B.**

**Part of The Heritage Trail and newly laid  
footpaths with steps leading to the  
White Bridge .....a recently reopened  
access route to Steyning by foot used  
regularly by walkers and groups of  
schoolchildren to get to The Steyning  
Grammar School**



**C.**

**Heading towards the 'Northern Boundary'  
along the Heritage Trail**



**D.**

**Banks either side of dense vegetation /  
all part of The River Adur Water  
meadows and Wyckham Wood Local  
Wildlife Site**



**E.**

**A Pond close to The ‘Northern Boundary’**



**F.**

**Along the Heritage Trail is the ‘Northern Boundary’ looking up towards the proposed site**

