
From: [REDACTED]
Sent: 27 September 2026 20:08
To: Planning; Ruth.Fletcher; jon.olson@horshamtowncouncil.gov.uk
Subject: Considerations for Planning Application DC/26/0954
Attachments: WhatsApp Image 2026-09-20 at 12.56.44.jpeg; WhatsApp Image 2026-09-20 at 12.54.22.jpeg; WhatsApp Image 2026-09-20 at 12.52.11.jpeg

Follow Up Flag: Follow up
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Categories: Comments Received

Hello,

I'd like the following to be taken in to consideration during the consultation for planning application DC/26/0954 please.

DRAINAGE

Southern Water's report states "no soakaways should be connected to the public surface water sewer" as onsite soakage testing to BRE365 was deemed as a fail. CGS Civils Report 5.3.2 suggest all water run off should be discharged into the existing ditch.

This current ditch was excavated by the owner and his team in 2025, some time after they had cleared the trees and hedgerows. The ditch was dug too close to the property boundaries of Weald Close, undermining the existing fence posts along the boundary. Neighbours have complained of their existing fence posts dropping and becoming unstable due to the loss of supporting ground around them. Additionally the land that the ditch is dug on is also not owned by the current owner, it is owned by the original developer Persimmon Homes. The boundary starts 3 metres from the existing properties' boundaries.

Our first-hand experience of water run-off from the field is that it has never flowed away freely. Instead, the water collects and forms pools at the bottom of the field (which backs on to our boundary), remaining there until it eventually soaks into the ground or evaporates. We have documented this over a number of years, as shown in the accompanying photograph.

The soil is predominantly clay-based and becomes particularly heavy and waterlogged during the wetter months. There is also a culvert at the corner of the field which, in theory, provides a route through the allotments towards the River Arun. However, based on our observations, this does not appear to function as an effective watercourse for managing even the current volume of surface water from the field. To compound the existing situation, global warming is predicted to bring wetter winters and drier summers, which would exacerbate that further

<https://www.ncl.ac.uk/press/articles/latest/2026/02/ukwinterrainandwarming/>

Consideration:

Building on the land would mean more water run off. We'd like the ditch filled up again to provide stable footing for the fences of numbers 21-29 Weald Close. If a ditch is re-dug, it needs to be a

further distance away from existing properties' boundaries and into a system which would allow it to flow via a proper drainage network.

SOCIAL HOUSING BUILDING CONSIDERATION

Because of the land gradient, this 2-story building would sit higher than the current 2-story properties 21-29 Weald Close. There used to be natural trees and hedgerows along the fence boundary there allowing all sun in, in particular low winter sun. A 2-story building will block that light to some degree and have windows staring straight into our home.

Consideration:

If the planning development is approved we'd like to have stipulated that only a 1-story building should be allowed along the boundary fences at a distance of at least 21 metres from the boundary (as stipulated in HDC's recommendations). There should also be no artificial light system installed or pathway. Any windows facing the existing properties should use an obscure glass system.

WILDLIFE CORRIDOR / HEDGEROWS CONSIDERATION

The local wildlife use the land as part of a wildlife corridor. My accompanying photo from this morning demonstrates that (deer). We would like the land to put the back the amount of hedgerows that were originally there when the land was purchased on top of the 10% biodiversity net gain please.

Thank you for reading these considerations.

Regards,

A solid black rectangular box used to redact a signature.





