From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 October 2024 21:46:10 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1311
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 09/10/2024 9:46 PM.

Application Summary

Address:	20 Foxfield Cottages Southwater West Sussex RH13 9EP
Proposal:	Creation of a dropped kerb and tarmac driveway to the front. (Retrospective).
Case Officer:	Joshua Lee

Click for further information

Customer Details

Address:	18 Foxfield Cottages Southwater HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other
Comments:	I object to this development in it's current form due to the negative impact it is having on our property due to persistent flooding. I have provided Horsham DC Planning department with a report on the drainage and flooding issues we have experienced due to this development. The main problems are the choice of materials and the design. Tarmac is non-permeable and whilst one of the cheapest options for a driveway all rainfall now passes easily across it, it is also the least favourable option when trying to comply with SUDS. The design chosen is not suitable, has not

considered the existing layout of the road and neighbouring properties, and it is actively encouraging water to now flow towards our property. Design issues include, 1) the dropped kerb height is too low and allows a lot of water to pass over it from the road completely missing much of the highway drainage, 2) the drive has been built to slope from east to west towards our property when the previous lawn it replaced followed local topography and drainage which flows west to east, 3) an upstand and gulley has been installed to the south of the tarmac area to protect No.20's house but nothing has been done to catch water flowing towards the west (and our property), 4) the gulley installed is the minimum size and not sufficient for the area of tarmac, 5) we suspect the gulley has been connected to the downpipe also serving the gutters and this is severely impacting it's capacity during heavy rain. Overall provision of drainage is inadequate, this was the finding of West Sussex highways department when they inspected the site some time ago.
We have personally undertaken works on our own property to mitigate the impact of flood water this development is causing, including installing a 300 litre soakaway. We have also installed air brick covers to prevent water ingress into our house, however, we suspect that wall cavities are shared between the row of terraced houses therefore water ingress through No. 20's air bricks could also affect neighbouring houses. My report provides further detail on our observations and concerns. The issues of flooding were highlighted to the owners of No.20 in December 2022 but no action has been taken to effectively investigate or alleviate the matter.
Aside from the efforts we have had to personally make to try and mitigate the flooding we have experienced during heavy rainfall we are also now constantly on alert monitoring this whenever heavy rain is expected.

Kind regards