

From: Planning@horsham.gov.uk
Sent: 14 September 2026 11:52
To: Planning
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 14/09/2026 11:51 AM.

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:	Meadow View Church Farm Walk Upper Beeding Steyning West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Dear Case Officer

I write in relation to a statement made in the Aqua Terra Flood Risk Assessment and Outline Drainage Strategy Rev 3, June 2026. Although this document was prepared in the first week of June 2026, it was, for reasons that are unclear, not uploaded onto the planning portal until 13 August 2026, leaving the public inadequate time consider its contents and respond to the implications of the revised drainage proposals.

The Drainage Strategy Rev 3 states: 'Access for maintenance of the swale will be possible from the north due to the extensive land ownership to the north.'

I live immediately adjacent to the field and have extensive knowledge of the field, the surrounding footpaths and the HDC Heritage Trail, which encompasses the entirety of the

'extensive land ownership to the north'. I'm confident there is no access from the north to the location of the proposed swale that would enable the maintenance works identified in the Drainage Strategy to be undertaken. North and North East has drainage ditches with just footpath access over a two plank platform. Access North West resides the river Arun with no vehicular access.

Indeed last year when HDC requested the landowner clear the Northern footpath the miniature tractor could only access the area via the South (through the proposed development area).

This raises an important practical issue, particularly given the stated maintenance requirements of the swale and the potential need for vehicles and machinery to access it.

The northern part of the site and surrounding area is environmentally sensitive, and the field is prone to flooding during the winter months and periods of heavy rainfall. Repeated vehicle movements across such ground could result in rutting, churning, compaction and disturbance to vegetation and wildlife, particularly if larger vehicles require sufficient space to manoeuvre, with potential consequences for the Local Wildlife Site adjoining the proposed development site.

The issue is not simply that the Drainage Strategy refers to access from the north, but that no specific access route, construction, turning arrangement or vehicle requirements appear to have been identified or assessed. If maintenance of the swale depends upon access across land outside the proposed development area, then the practical and environmental implications of that access form an important part of the drainage proposal itself. The public should therefore have the opportunity to comment on the actual access arrangements and their potential impact on the surrounding habitat, public rights of way and the Local Wildlife Site, rather than these matters being left to be determined through a future planning condition.

There has now been a significant period since the Drainage Strategy was prepared on 3 June 2026 for this important and fundamental practical issue to be addressed. Yet, as far as I am aware, as at 8 September 2026, no specific and workable access route to the proposed swale has been identified to enable the maintenance works detailed in the Drainage Strategy to be carried out. If a safe, practical and environmentally acceptable means of accessing the swale cannot be demonstrated, then the proposed drainage scheme is not deliverable.

This contributes to the developers continued pattern of 'let's sort this problem out after planning approval'.

Yours sincerely

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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