

From: Planning@horsham.gov.uk
Sent: 11 August 2026 18:04
To: Planning
Subject: Comments for Planning Application DC/26/1045

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 11/08/2026 6:04 PM [REDACTED].

Application Summary

Address:	Sunnyside Bentons Lane Dial Post West Sussex RH13 8NW
Proposal:	Demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	MEADOW VIEW BENTONS LANE, DIAL POST HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	OFFICIAL OBJECTION TO PLANNING APPLICATION: DC/26/1045 1. Severe Conflict with Southern Water Statutory Infrastructure Assets - Factual Misrepresentation of Public Main: The application plans contain a critical, demonstrable error regarding a statutory asset. The foul water sewer to the rear of the property is a public sewer managed by Southern Water. It does not follow the mapped path. It runs approximately 12.5 metres further south, precisely 18.2 metres due south of the southernmost external wall of 'Meadowview'. - Breach of Statutory Stand-Off Distances: The corrected route places the proposed surface water soakaways directly on top of, or within the exclusion zone of, the Southern Water public main. Under Building Regulations

(Approved Document H) and Southern Water asset protection guidelines, infiltration components must not be placed within 5 metres of a public sewer.

- Demand for Statutory Consultation:

The Local Planning Authority (LPA) is formally requested immediately to halt determination and consult Southern Water's Developer Services asset protection team to verify this conflict.

2. Engineering Non-Viability of Drainage Strategy and Flood Risk

- Impermeable Geology:

The underlying stratum consists of cohesive Wealden Clay to a depth of at least 70 metres. This geology is functionally non-porous with an exceptionally slow percolation rate.

- Ineffective Surface Water Management:

Proposing standard infiltration soakaways in Wealden Clay is a fundamental engineering failure. Without a viable, alternative Sustainable Drainage Strategy (SuDS), surface water will pool, causing localized flooding.

- Exacerbation of Off-Site Flood Risk:

Post-war developments along the south side of Bentons Lane have progressively obstructed historical drainage ditches ultimately discharging into Lancing Brook. Discharging unchecked surface water onto non-porous clay will inevitably displace water onto adjacent plots, increasing flood risk to neighbouring habitable properties.

- Pre-Determination Directive: The LPA must refuse permission until the applicant submits a full, verified utility asset survey and a rigorous BRE 365 Percolation Test to prove drainage viability prior to determination.

3. Detrimental Impact on Rural Character and Open Countryside

- Inappropriate Spatial Encroachment:

While the site sits outside a designated AONB, the remote, detached positioning of the garage represents an unjustified sprawl of domestic built form into the open countryside. It fails to respect the established building line or rural pattern of development.

- Visual Harm to Rural Amenity:

Pushing a substantial permanent structure deep into the rural plot disrupts the open, transitional character of the landscape, failing local plan policies aimed at protecting the countryside from unnecessary development.

Where did you
hear about this
application?

Not specified

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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