From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 October 2026 20:50:13 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1527
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 29/10/2026 8:50 PM.

Application Summary

Address:	Land West of Ravenscroft Storrington West Sussex RH20 4EH
Proposal:	Reserved Matters Submission comprising: Layout; Landscaping; Scale; and, Appearance pursuant to Hybrid Consent (References: DC/21/2086 and SDNP/21/04702/OUT).
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	10 St Joseph’s Abbey Greyfriars Lane Storrington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Revised to include Inspectors judgement re: cattle lagoon & Flood Risk. I am writing to formally register my objections to the proposed development I am a resident of St Joseph's Abbey a Grade II

listed property that directly adjoins the proposed development site.

I would like to draw your particular attention to the potential consequences of filling in the existing cattle lagoon situated immediately to the south of our boundary. This lagoon is naturally fed, and its overflow flows into our large garden pond, providing the water necessary to maintain its level and prevent it from drying out, as it otherwise might during periods of prolonged dry weather, such as the summer just past.

When the Inspector visited the site prior to determining the appeal, I met with him and was specifically assured that the cattle lagoon would not be filled in. It is therefore a matter of considerable concern that this now appears to be under consideration. We have not been given a clear explanation as to why the lagoon needs to be filled in, although we are concerned that this may be a more economical option for the developer, while also releasing additional land.

The relevant section from the Inspectors judgement is as follows...

140. The Appellant's Flood Risk and Drainage Statement81 confirms that no existing
watercourses, streams, brooks, ditches, drains or ponds would be removed as
part of the proposed development. This should allay concerns that the
development could cause the pond within the grounds of St. Joseph's Abbey
to dry up. In addition, the existing Storrington flood relief scheme, and the
retained wetland grassland and proposed drainage basin at the foot of the
Scarp Footslopes, should alleviate surface water flooding and waterlogging in
the southern fields.

The implications of removing the lagoon extend well beyond the loss of a water source for our pond. The lagoon plays an essential role in the existing drainage system, acting as a natural buffer that moderates the rapid flow of water descending from the Downs, particularly during periods of heavy rainfall.

Our pond is fed by the overflow from the cattle lagoon. We also have a separate overflow ditch, which carries excess water during storms towards the sluice pipes situated in the corner of our garden. This existing arrangement provides a vital balance between retaining sufficient water to maintain the pond and safely managing excess water during periods of heavy rainfall.

If the cattle lagoon were filled in, and water from the Downs were allowed to flow directly into our pond, the resulting volume and

speed of the water could cause serious flooding and damage to our garden. Conversely, if the water were diverted directly towards the sluice pipes, bypassing the pond, our pond could be deprived of its natural water supply and risk drying up. Either outcome would have significant and potentially damaging consequences.

It is therefore essential that the existing water management system is properly understood and that the delicate balance between water retention and drainage is maintained. Any proposal to remove or alter the cattle lagoon must be supported by a thorough assessment of the hydrological and drainage implications, including the potential impact on neighbouring land and our historic property.

I would also like to raise concerns regarding the lack of engagement by A2Dominion. I have made efforts to discuss these matters with them and was informed that they would meet with us before submitting their application for approval of the reserved matters. Despite this assurance, no meeting has taken place, and A2Dominion have indicated that they will not meet with us. This is particularly disappointing given the direct impact the proposed changes could have on our property and the importance of addressing these concerns before the application is determined.

In light of the above, I respectfully request that the proposed removal or infilling of the cattle lagoon be given serious and urgent consideration. No approval should be granted to any reserved matters application that would result in the loss or alteration of this essential drainage feature until a satisfactory, independently assessed solution has been provided to demonstrate that there will be no unacceptable increase in flood risk, no adverse impact on our property's drainage, and no loss of the water supply to our pond.

I would be grateful if these objections could be formally recorded and taken fully into account when considering the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton