
From: Planning@horsham.gov.uk
Sent: 13 August 2026 09:08
To: Planning
Subject: Comments for Planning Application DC/26/0592

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 13/08/2026 9:08 AM [REDACTED]

Application Summary

Address:	Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham West Sussex RH12 3LR
Proposal:	Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Address:	30 Churchill Way Broadbridge Heath Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally log my strong objection to the Reserved Matters application DC/26/0592. While the principle of development was unfortunately established at appeal under DC/22/1052, the proposed detailed layout, design, and infrastructure provisions fail to address critical, localized material considerations regarding flood risk, sewage capacity, and severe cumulative infrastructure deficit. Therefore I urge the Council to refuse this application on the following grounds: 1. Severe Localized Flood Risk and Inadequate SuDS Layout The application site is situated in an area highly prone to flooding, closely linked to the local Mill Pond network. Replacing extensive greenfield agricultural land with impermeable

surfaces (roofs, roads, driveways) will dramatically increase surface water runoff. The proposed Sustainable Drainage Systems (SuDS) layout is insufficient for the known clay soil conditions of Broadbridge Heath. Any failure or under capacity in the developer's attenuation basins will cause immediate, unacceptable surface water flooding to neighbouring properties and roads.

Under the National Planning Policy Framework, developments must not increase flood risk elsewhere; this layout fails that test.

2. Hydraulic Overload of the Sewer Network and Environmental Pollution

The local foul sewage infrastructure is already operating well beyond its safe capacity. Data confirms that the Broadbridge Heath Wastewater Treatment Works and local tributaries are subjected to frequent emergency sewage discharges due to system overload.

By introducing 133 additional dwellings, this layout will cause immediate hydraulic overload to the foul sewer network. The additional surface and foul water will exacerbate the frequent discharging of raw sewage into our local river systems. The developer has failed to demonstrate that the network can absorb this volume without causing environmental harm and back-up risks to existing village residents.

3. Cumulative Infrastructure Deficit and Overdevelopment

Broadbridge Heath has already absorbed a disproportionate amount of strategic housing over the last decade (notably Wickhurst Green). West Sussex County Council and developers have consistently failed to deliver the accompanying infrastructure promised to support this growth-specifically reneging on the delivery of vital new school premises and medical/GP facilities.

The village is currently operating under a severe, cumulative infrastructure deficit. The local roads, primary school places, and closest medical services are at a breaking point. Adding 133 homes without immediate, front-loaded infrastructure mitigation represents severe overdevelopment that compromises the safety, well-being, and sustainability of the existing community.

Conclusion

The proposed layout fails to protect the village from worsening environmental pollution, network overload, and flooding. I strongly urge the planning committee to refuse application DC/26/0592 until the layout is drastically reduced, drainage plans are completely overhauled, and Southern Water and WSCC provide binding guarantees regarding network and community capacity

Where did you
hear about this
application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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