

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 July 2026 11:09:28 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0530
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 29/07/2026 11:09 AM.

Application Summary

Address:	Land at Hornbrook Farm Brighton Road West Sussex
Proposal:	Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	4 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Reason for Objection: Insufficient Demonstration of Emergency Vehicle Access

I wish to object to the above planning application on the grounds that the submitted information does not adequately demonstrate that the proposed development can provide safe and effective access for emergency fire appliances throughout the site. In my view, the current submission fails to provide sufficient evidence to demonstrate compliance with national guidance and relevant planning policies relating to public safety and infrastructure.

1. Limitations of the Fire and Rescue Consultation Response

The consultation response submitted by West Sussex Fire & Rescue Service appears to focus primarily on water supply infrastructure, including hydrant provision, and includes a number of standard advisory notes regarding Building Regulations.

While this is an important aspect of fire safety, the response does not explain whether the proposed internal road layout has been assessed for:

fire appliance manoeuvrability; turning facilities; road widths;
forward gear access and egress;
or compliance with the emergency access provisions contained within Approved Document B.

The consultation response therefore provides no clear evidence that these matters have been examined as part of the planning process.

Planning permission should not rely upon Building Regulations to resolve fundamental questions regarding whether emergency vehicles can safely access all parts of the development. The suitability of the site layout is a material planning consideration and should be demonstrated before planning permission is granted.

2. Emergency Vehicle Access

The illustrative layout raises a number of questions regarding emergency access that are not addressed within the submitted documentation.

In particular, it is not evident from the application that:

all internal roads are capable of accommodating a standard fire appliance;

adequate turning facilities are available where required;

fire appliances can enter and leave the development in forward gear where appropriate;

and every dwelling can be reached within the maximum hose distances specified by Approved Document B.

These are fundamental operational requirements that should be demonstrated through objective engineering evidence rather than assumed.

3. Absence of Supporting Technical Evidence

The application does not appear to include a swept path analysis demonstrating that a standard fire appliance can safely negotiate the internal road network.

Without such evidence, neither the Local Planning Authority nor consultees can be satisfied that the proposed layout provides effective emergency access throughout the development.

A swept path analysis using an appropriate fire appliance should demonstrate:

- access to all parts of the site;
- adequate turning capability;
- forward gear exit where necessary;
- unobstructed operation at junctions and parking areas; and
- compatibility with the proposed road geometry.

4. Planning Policy

The proposal should be assessed against the National Planning Policy Framework, which requires developments to provide safe and suitable access for all users, including emergency services. It should also be considered against Horsham District Planning Framework policies relating to good design, infrastructure provision and public safety, including Policies 33 and 39, which seek to ensure that development is supported by appropriate infrastructure and designed to function safely.

At present, the submitted information does not adequately demonstrate that these objectives have been met.

Requested Action

Before determining this application, I respectfully request that the Local Planning Authority:

- Require the applicant to submit a swept path analysis using a representative fire appliance demonstrating safe manoeuvrability throughout the development.

- Require evidence that all proposed dwellings satisfy the emergency access and hose distance requirements of Approved Document B.

- Confirm that the proposed internal road layout has been assessed specifically for emergency appliance access and is capable of operating safely under emergency conditions.

If the applicant cannot satisfactorily demonstrate safe and effective emergency vehicle access, I submit that planning permission should not be granted until these deficiencies have been resolved.

Kind regards

Telephone:

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