

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 23:25:16 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 28/05/2026 11:25 PM.

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:	I am writing to object to the outline planning application for up to 180 residential units at Hornbrook Farm.

As an outline application with many matters reserved for later determination, significant reliance is placed upon future submissions to demonstrate that key physical and environmental constraints can be satisfactorily addressed

Consequently, significant reliance is placed upon future engineering design, drainage strategy refinement and reserved matters submissions to demonstrate that the site can safely accommodate the proposed development density.

I remain concerned that insufficient site-specific evidence has been provided at this stage regarding several fundamental physical constraints of the site.

1. Unproven Hydrological and Drainage Viability

The illustrative masterplan relies heavily on sustainable drainage basins (SuDS) to mitigate surface water runoff. If groundwater conditions materially constrain the effectiveness of attenuation and infiltration measures, there is concern that runoff behaviour and downstream flood risk may not be adequately controlled during extreme rainfall events.

However, concerns remain regarding whether sufficient detailed ground investigation and site -wide hydrological evidence has yet been provided to demonstrate the long-term effectiveness of these measures given the site's known groundwater sensitivity and proximity to the Hornbrook catchment.

The principle of introducing 180 homes-and the massive impermeable surface area they create-raises significant concern regarding downstream flood risk to the Hornbrook catchment and downstream properties that cannot be deferred to a later stage.

2. Unresolved Highways Safety Access

The principle of introducing a high-volume residential junction onto the A281 (Brighton Road) near a known blind dip raises serious highways safety concerns. An outline application cannot demonstrate with certainty that a safe and effective access arrangement can ultimately be delivered within the physical constraints of the site and surrounding highway environment.

Conclusion

Because the fundamental physical constraints of hydrology and highways access have only been addressed in theory, the principle of developing 180 homes on this heavily constrained terrain has not yet been sufficiently demonstrated. This application must be refused.

Kind Regards

Kind regards

Telephone:

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