

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 May 2026 12:38:52 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 08/05/2026 12:38 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 - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	As a resident of 30 years at the valley floor, and a riparian owner of part of the Hornbrook, I have direct evidence that the current proposal fails to account for critical topographical, geological, and ecological constraints at the southern boundary.

1. Critical Slope Instability & Public Safety

The proposal includes a public footpath along the crest of a bank that is approximately 10 metres high max with an extremely steep dangerous gradient. This bank is currently stabilised solely by a screen of mature trees.

However:

Active Erosion: The trees are in significant decline, with root systems being undercut by active bank erosion. As these roots rot, the structural integrity of the slope will fail.

Survey Deficit: The site has not been surveyed from the valley floor. A top-down assessment fails to reflect the severity of the drop or the active rate of bank retreat.

Public Risk: Placing a public right-of-way atop an unstable, 10-metre vertical drop represents a major safety hazard. I request a full Geotechnical Slope Stability Report be conducted from the bottom of the valley.

2. Hydrological Impact: "Paleo-Channel" (Old River Bed)

My property part sits on the old river bed. The land at the valley floor is already subject to heavy saturation and "soggy" conditions despite private land drainage systems. The Hornbrook stream exhibits high-energy flash-torrent behaviour. During storm events the watercourse transforms from a shallow stream into a high-velocity torrent.

Runoff Velocity: The increase in impermeable surfaces (roofs/roads) uphill will dramatically increase the volume and velocity of surface water directed toward this unstable bank. Generic flood mapping fails to account for the speed and force of this water.

Planning Conflict: Integrating a high-velocity torrent into a residential "Public Open Space" (POS) creates a significant public safety liability for the Council and the developer, particularly regarding child safety.

Requirement: A site-specific Hydraulic Model is required to establish a mandatory 15-metre safety "no-access" buffer zone, effectively removing the stream from the developable area.

Infrastructure Risk: Any construction at the crest must demonstrate that it will not overwhelm the existing bank or cause "back-up" flooding into downstream gardens.

3. Impact on Protected Fauna & Wildlife Corridor

The Hornbrook stream and its associated steep-banked valley form a critical very private wildlife corridor.

The proposal introduces light pollution and human disturbance into a currently dark sanctuary

Protected Species: I have personally observed protected fauna Heron, Voles and King Fishers. The current plan risks habitat fragmentation. I have photographic evidence of burrows indicating a thriving vole population that I have submitted separately.

Legal Duty: Under the 2026 Biodiversity Duty, the developer must prove a 10% BiodiversityNet Gain.

The current layout, which necessitates the loss of the stabilising tree screen and introduces noise/light, suggests a net ecological loss.

Planning Conflict: Increased human interference, domestic run off, and pet incursions associated with a housing estate will lead to inevitable habitat degradation.

This makes the 12% BNG uplift mathematically unachievable if the area is used for recreation.

Requirement: The brook by this proposed development is a special untouched habitat with flora, fauna and possible archeology.

The stream corridor must be designated as a Protected Nature Recovery Zone with restricted public access to maintain its baseline ecological value. In fact it should not be a part of a public space.

4. Loss of Amenity & Noise Amplification

The valley acts as an "acoustic bowl." Without a substantial, managed wooded buffer, noise from the new estate will be amplified and directed downward. Furthermore, the 10-metre + elevation difference gives the new dwellings an intrusive, "commanding" view into private living spaces below.

Requirement: Before this application is determined, I formally request that the Planning Committee:

1. Mandate a 20-metre 'No-Build/No-Path' Buffer Zone from the top of the bank to allow for natural retreat and stabilisation.

2. Require a comprehensive bank stabilisation and replanting scheme using water-tolerant species (e.g., Alder/Willow) to replace the dying screen.

3. Ensure a structural engineer assesses the impact of construction vibrations on the stability of these 10-metre slopes.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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