

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 23:22:40 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 02/06/2026 11:22 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: 1 AMIES MILL FARM COTTAGES KERVES LANE HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design
Comments:	Re: Objection to Planning Application DC/26/0530 - Hornbrook Farm, Horsham I write to formally object to the outline planning application DC/26/0530 for the proposed development of up to 180 dwellings, open space, and associated infrastructure at Hornbrook Farm, Horsham. My objection is based on the unacceptable flood risk that this

development poses to existing properties, particularly 1 Amies Mill Farm Cottages, Kerves Lane, Horsham, RH13 6RL, which already suffers from severe flooding due to the Horn Brook and River Adur.

The Site-Specific Flood Risk Assessment (FRA) prepared by Richard Jackson Engineering Consultants for the proposed development acknowledges that, due to the site's geology, Priority 3 of the National Standards for Sustainable Drainage Systems (SuDS) hierarchy is the most likely outcome. This means that runoff from the development will be discharged into the Horn Brook, which is deeply concerning as Priority 3 involves discharging runoff into an above-ground surface water body. This will exacerbate the existing flood risk to downstream properties, including 1 Amies Mill Farm Cottages, which has historically experienced severe flooding.

The FRA also notes that while Priority 2 (infiltration to ground) may be possible in part, particularly around Parcel 5, this would require further geotechnical reports and infiltration testing, which have not yet been conclusively demonstrated. The Local Lead Flood Authority (LLFA) has indicated in their pre-application response that low infiltration rates are expected across most of the site due to its geology, further supporting the likelihood that runoff will be discharged into the Horn Brook.

The proposed development's outline application includes more than four hectares of green infrastructure, which could potentially impact the existing flood risk if not properly managed. The historical flooding issues associated with the Horn Brook watercourse and the River Adur highlight the significant risks posed by the proposed development. The ongoing flooding problems, combined with the potential for increased flood risk due to the development's runoff discharge into the Horn Brook, underscore the need for a comprehensive and legally sound objection.

Given these concerns, I request that the planning application be refused unless further evidence is provided to demonstrate that the flood risk to existing properties will not be worsened. The findings from the FRA and the LLFA's pre-application feedback are crucial in supporting this objection.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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