

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 June 2026 10:28:43 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 04/06/2026 10:28 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:	7 Ghyll Crescent Horsham
----------	--------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Planning Objection - Flood Risk, Drainage, Land Stability and Sustainability Formal Objection to Proposed Residential Development (Approx. 180 Units) Dear Sir/Madam, I am writing to formally object to the above application for residential development at Hornbrook Farm. The proposal fails to comply with the National Planning Policy Framework (NPPF) and

key policies of the Horsham District Local Plan (Regulation 19), particularly:

- Strategic Policy 10 - Flooding
- Strategic Policy 13 - Natural Environment and Landscape Character
- Strategic Policy 14 - Countryside Protection
- Strategic Policy 16 - Protected Landscapes
- Strategic Policy 1 - Sustainable Development

The objections are set out below.

The application fails to demonstrate that the development would be safe for its lifetime without increasing flood risk elsewhere, contrary to both national and local policy. The NPPF requires development to be safe for its lifetime and not increase flood risk elsewhere, supported by robust evidence and site-specific assessment. Strategic Policy 10 (Flooding) requires development to avoid increasing flood risk and to incorporate effective surface water management and mitigation.

In addition, Horsham District Council requires all major applications to include a site-specific drainage strategy demonstrating compliance with SuDS standards and ensuring that flood risk is not worsened elsewhere. Although SuDs are addressed the application does not provide a sufficiently detailed drainage strategy or hydraulic modelling that would allow consent to planning without undue risk. The proposal fails to clearly demonstrate management of surface water runoff, exceedance flows, and storage capacity and does not evidence that downstream receptors, including existing residential areas, Horn Brook and local infrastructure, will be protected.

Given the sensitivity of the Upper Arun catchment, this omission is significant.

2. The absence of robust technical evidence means the proposal fails to demonstrate that it can be delivered safely or sustainably in accordance with SP10 and SP13.

The site's immediate relationship with Horn Brook introduces material risks with regards to land erosion and resulting instability that have not been properly assessed within the application. West Sussex County Council, as LLFA, requires developments to ensure that runoff and watercourse interaction do not increase flood or erosion risk as is already evident at the northern boundary of the land. Strategic Policy 13 (Natural Environment and Landscape Character) requires protection of natural features, including watercourses and Strategic Policy 10 (Flooding) also requires long-term resilience of drainage systems and land stability.

The application fails to provide a detailed geomorphological or erosion assessment of Horn Brook, does not include a geotechnical/slope stability assessment, despite known undercutting risk at the base of the landform and omits evidence of long-term maintenance or mitigation measures for land stability. This is particularly concerning given the known vulnerability of the Hornbrook Farm boundary and brook corridor, which functions both as a drainage route and ecological asset.

The development does not meet the requirements of sustainable development due to poor integration and unsafe pedestrian accessibility. Strategic Policy 1 (Sustainable Development) requires development to be well located with safe and accessible transport options. The NPPF requires development to promote safe, inclusive and accessible movement patterns.

However there are no safe and direct walking routes to local schools demonstrated. The proposed reliance on crossings along Brighton Road is unlikely to represent a safe or realistic option for school-age children and if you are familiar with the local surrounds it is likely that pedestrian desire lines via Doomsday Lane and Hammerpond Road will be used but have not been assessed. Furthermore a development of approximately 180 dwellings will generate a significant number of vehicle trips which will increase pressure on local roads and create additional pedestrian safety risks.

The site forms part of the sensitive settlement edge of Horsham, contributing to the transition between the built environment and the surrounding countryside.

- Strategic Policy 13 requires development to respect landscape character

- Strategic Policy 14 (Countryside Protection) seeks to prevent inappropriate encroachment into rural areas

- Strategic Policy 16 (Protected Landscapes) requires development to conserve the setting of sensitive landscapes

However, the proposal represents a clear extension beyond the existing urban boundary, creating a detached and visually exposed development. This will erode the distinct separation between a built-up area and countryside and is inconsistent with the established character of development adjoining this edge of Horsham. In addition the proposal does not adequately assess the site's relationship with the wider landscape and AONB setting.

The emergency exit proposed into Doomsday Lane by the oak tree is a very weak proposition attempting to clothe the development with countryside appeal, prior to vehicle pressure leaving and arriving at the site during school and business hours leading to utilisation of this entrance to the site more regularly as one road in and out of the site is not adequate for over 300 vehicles at these busy times of day.

The Hornbrook Farm site has historically been identified as sensitive in both landscape and infrastructure terms, and previous discussions around development in this location have recognised constraints relating to integration, drainage and environmental impact.

Please consider this application carefully for the points that this objection and all the local objections that are raised regarding the development of Hornbrook Farm as it is out of character and there is no demonstration that it is sustainable and linked to the Horsham community. I would request respectfully that planning permission be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton