

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 July 2026 16:25:39 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 03/07/2026 4:25 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:	Formal Technical Objection to the Geo-Environmental and Acoustic Submissions

This representation is submitted in response to the consultation response issued by Horsham District Council Environmental Health and Licensing dated 23 June 2026.

The consultation response identifies a number of significant deficiencies within the submitted geo-environmental and acoustic information. Environmental Health expressly concludes that matters arising from the Geo-environmental Desk Study should be addressed prior to determination of the application.

In light of those conclusions, I respectfully submit that the application should not be determined until the identified deficiencies have been satisfactorily resolved and, where necessary, subjected to further consultation.

1. Historic Infilling Adjacent to Horn Brook

Environmental Health has identified a potentially significant omission within the Geo-environmental Desk Study.

Historic Ordnance Survey mapping indicates that a natural slope formerly existed in the north-western part of the site, descending towards Horn Brook. That feature is present on mapping from the 1960s and 1970s but is no longer apparent on later editions. Environmental Health considers that this may indicate historical infilling which has not been identified or discussed within the applicant's desk study.

The consultation response further notes that Window Sample WS23, located within this area, records the deepest topsoil horizon on the site and recommends further investigation. Given the proximity of this area to Horn Brook, the nature, extent and composition of any historical made ground should be established before the application is determined. Until this work has been undertaken, the environmental implications of any historical infilling cannot be properly assessed.

2. Inadequate Site Characterisation

Environmental Health has identified several shortcomings in the submitted site investigation.

These include:

laboratory analysis being undertaken on only a proportion of the collected samples;

testing of only a single depth at many sampling locations despite multiple samples having been collected;

insufficient investigation of the suspected infilled area adjacent to Horn Brook;

and

insufficient delineation of the elevated PAH concentrations recorded at WS04.

Environmental Health specifically requests additional investigation

in these areas.

In the absence of this further work, the contamination profile of the site remains incompletely characterised.

3. Risk Assessment Methodology

Environmental Health also comments that the methodology used to derive the contaminant risk ratings within Table 4.1 is not clearly explained.

Without a transparent assessment framework demonstrating how likelihood and consequence have been evaluated, it is difficult to understand the basis upon which the reported risk categories have been assigned.

The Environmental Health recommendation that this methodology should be clarified before determination is therefore supported.

4. Acoustic Assessment

Environmental Health has also identified shortcomings within the submitted Noise Assessment.

In particular:

the assessment does not adequately address the eastern part of the site adjacent to Doomsday Lane;
additional information is requested regarding predicted noise levels across the proposed development; and
Environmental Health specifically requests a three-dimensional noise model overlaid onto the proposed layout before reaching further conclusions.

These additional assessments are necessary to enable a full understanding of the likely acoustic environment experienced by future residents.

Conclusion

The Environmental Health consultation demonstrates that important elements of the geo-environmental and acoustic evidence base remain incomplete.

Environmental Health has expressly advised that the matters identified within the Geo-environmental Desk Study should be addressed prior to determination of the application.

In these circumstances, I respectfully submit that the Local Planning Authority should not determine the application until the requested investigations, clarifications and supporting information have been completed and made available for proper technical review.

Kind regards

Telephone:

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