

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 June 2026 20:31:08 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 17/06/2026 8:31 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 REPRESENTATION REGARDING EIA SCREENING OPINION

I wish to make representations regarding the Environmental Impact Assessment (EIA) Screening Opinion issued on 29 January 2026 in respect of the proposed development at Hornbrook Farm.

My concern is that the screening determination may have been reached on the basis of an incomplete understanding of the environmental sensitivity of the site and its relationship with the wider Horn Brook catchment.

The Screening Opinion acknowledges that Environment Agency flood mapping for the relevant catchment is subject to revision. This is an important consideration because the assessment of potential environmental effects depends upon a reliable understanding of existing baseline conditions. Where key flood-risk information is under review, there is necessarily some uncertainty regarding the scale and significance of potential impacts arising from development.

The application site forms part of the catchment associated with the Horn Brook corridor. While the land is presently in agricultural use, it also performs a wider hydrological function through the storage, conveyance and attenuation of water within the catchment. The proposed development would introduce a substantial area of built form and associated infrastructure into this landscape.

Such development has the potential to alter runoff patterns, soil permeability, groundwater behaviour and the timing and volume of water entering adjacent watercourses. These effects may extend beyond the immediate development boundary and therefore warrant consideration within the wider catchment context.

In addition, observations made within the Horn Brook corridor indicate active groundwater seepage from sections of the clay bank adjacent to the watercourse. Although these observations are not a substitute for technical investigation, they suggest that local hydrological processes may be more complex than is apparent from a surface-water assessment alone.

The Horn Brook corridor also functions as a continuous ecological feature linking habitats both within and beyond the application site. Recent observations have indicated the possibility of protected riparian species being present within the corridor. Whether or not such species are ultimately confirmed, the existence of suitable habitat reinforces the importance of ensuring that ecological effects are fully understood before they are discounted.

Taken together, the evolving flood-risk baseline, the site's hydrological relationship with the Horn

Brook catchment, evidence of active groundwater interactions and the ecological significance of the brook corridor suggest that the environmental sensitivity of the site may be greater than reflected in the Screening Opinion.

I therefore respectfully request that the reviewing authority consider whether sufficient information was available at the time of the screening determination to confidently conclude that significant environmental effects could be excluded.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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