
From: Planning@horsham.gov.uk
Sent: 18 May 2026 18:04
To: Planning
Subject: Comments for Planning Application DC/26/0530

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/05/2026 6:04 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:	Sandeman Way Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
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Comments:	██████████ Ellisfield Sandeman Way Horsham RH13 6EL ██████████
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17/05/2026

Horsham District Council Planning

DC/26/0530
Proposed development of
Land at Hornbrook Farm Brighton Road West Sussex

Re: Objection to the above planning application of 180 dwellings.

We wish to formally object to the above planning application on the following grounds.

1. Flood risk and drainage concerns.

The proposed development site and surrounding area already experience significant surface water flooding during periods of heavy rainfall. We have witnessed and have photographic evidence of flooding following storms and prolonged rain. Our concerns are that the development will only worsen these conditions and as our house is approximately six metres from the Hornbrook it could have a serious impact on our home and garden.

With reference to 1 in 100 years flood events, recent weather patterns and climate change demonstrates that such events are becoming increasingly frequent and severe.

The introduction of 180 dwellings, together with associated roads, driveways, parking areas and other hard standing infrastructure will greatly reduce the site's natural permeability and ability to absorb rainwater. The loss of green space and permeable ground will inevitably increase surface water runoff into surrounding drainage systems and nearby properties. There is insufficient evidence within the application to demonstrate that the proposed drainage infrastructure can adequately mitigate this increased flood risk over the long term, particularly during extreme rainfall events.

The development therefore appears contrary to the principles of sustainable development and flood risk management set out within the National Planning Policy Framework (NPPF), which seeks to avoid inappropriate development in areas at risk of flooding.

2. Highway Safety and Traffic Concerns.

The proposed development of 180 houses would generate a substantial increase in vehicle movements. With only a single junction for both entry and exit to the development there must be serious concerns regarding:

Traffic congestion during peak hours;
Delays for emergency service access
Highway safety for pedestrians and cyclists
Increased pressure on existing local roads and junctions
And major problems should the single access route become blocked or unsafe.

Having the existing road network already under pressure at peak times, the application does not provide sufficient reassurance that the local infrastructure can safely accommodate the additional traffic generated by a development of this scale.

The scale and density of the proposal appear disproportionate to the character and capacity of the surrounding area.

For the reasons outlined particularly the increased flood risk, loss of permeable green land, inadequate access arrangements and traffic concerns, I respectfully request that the planning application be refused.

Yours faithfully,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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