

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 September 2026 11:24:07 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 03/09/2026 11:24 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:	4 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Further Representation - Hornbrook Ecology I wish to draw attention to the Environment Agency's response dated 1 September 2026 concerning the reported lamprey sightings.

The Environment Agency states that there is "a likelihood that Lampreys are present in the locality", confirms that brook lamprey is a protected species, and considers that the development has potential to impact the species and its associated habitat for all life stages.

This is consistent with my previous observations as a riparian owner of the Hornbrook, including deer, protected bird species, foxes, squirrels and grass snake, as well as the lamprey evidence now considered by the Environment Agency. Taken together, these observations demonstrate a diverse fauna associated with this section of the watercourse.

The Environment Agency has identified the need for: a minimum 10-metre buffer from the watercourse; robust protection against pollution and poor water quality from surface-water discharge; and appropriate control of the proposed outfall through a Flood Risk Activity Permit.

I therefore ask that these measures are treated as essential protections for the Hornbrook and its associated habitat, rather than matters to be resolved retrospectively.

The lamprey evidence also demonstrates the importance of considering the actual ecological conditions of the watercourse, rather than relying solely on desk-based assessment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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