
From: Planning@horsham.gov.uk
Sent: 01 June 2026 13:32
To: Planning
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 01/06/2026 1:32 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:	DC260530 Hornbrook Farm Development From: Subject: DC/26/0530 Hornbrook Farm Development Date: 1 June 2026 at 13:18 Cc: Nicola.Pettifer Dear Councillors,

Please find below a short summary of my principal concerns regarding application DC/26/0530 (Hornbrook Farm).

The note is intended to provide a concise overview of the issues which, in my view, remain unresolved and which may justify refusal of the application.

For transparency, I have copied the case officer and will also submit the note to the planning file.

Thank you for your consideration.

Kind regards,

4 Ghyll Crescent, Horsham RH13 6BG

HORNBROOK FARM (DC/26/0530)

Summary of Key Concerns

I respectfully ask councillors to consider whether sufficient evidence has been provided to justify approval in principle for up to 180 dwellings on this environmentally and physically constrained site.

The principal concerns are:

1. Fundamental Site Constraints Not Yet Demonstrated

Significant uncertainty remains regarding hydrology, groundwater conditions, drainage performance, ecological impacts and highway safety. These are fundamental matters which should be demonstrated before the principle of development is approved.

2. Reliance on Deferred Solutions

The application relies heavily upon future engineering design, drainage strategies, ecological mitigation, management plans and reserved matters submissions to resolve key constraints. Councillors should consider whether these issues are too important to be deferred to later stages.

3. Environmental Assessment Concerns

A request for ministerial review of the EIA screening decision remains under consideration by the Secretary of State. Whilst no determination has yet been made, this demonstrates that serious questions have been raised regarding the adequacy of the environmental assessment process and the cumulative effects of the development.

4. Ecological Importance of the Horn Brook Corridor

The Horn Brook is an important ecological corridor supporting a range of wildlife habitats and species. Concerns remain that the full environmental significance of the brook and its associated habitats has not been adequately reflected within the development proposals.

5. Deliverability of the Proposed Development

The illustrative masterplan achieves 180 dwellings only through reliance on significant engineering intervention, drainage infrastructure and future mitigation measures. In my view, it has not yet been demonstrated that this scale of development can be accommodated safely and sustainably within the site's constraints.

6. Cumulative Impact

The site's hydrology, ecology, drainage, topography and access constraints are interconnected. Considered collectively, they create a level of uncertainty which has not been satisfactorily resolved at outline stage.

Conclusion

The key question is not whether future mitigation measures might eventually address these issues. The question is whether sufficient evidence has been provided now to demonstrate that a development of up to 180 dwellings can be safely and sustainably accommodated on this site.

In the absence of such evidence, councillors may reasonably conclude that approval of the principle of development would be premature and that the application should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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