

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2026 20:40:27 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 31/05/2026 8:40 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:	I am writing to formally log my strongest possible objection to the proposed residential development of up to 180 homes at Hornbrook Farm. The Local Planning Authority is respectfully

urged to refuse or defer this application because the current masterplan represents an unviable layout that attempts to secure permission for a housing density that physically cannot be drained safely.

Core Legal Principle: Under UK planning law, fundamental site constraints cannot be bypassed or postponed to post-permission conditions. The council must establish absolute physical viability before any form of building permission is granted.

The application suffers from two fatal defects that must halt the determination process immediately:

1. The Procedural Roadblock: Active EIA Screening Dispute
A formal request for an Environmental Impact Assessment (EIA) Screening Direction has been officially escalated to the Secretary of State via the Planning Casework Unit.

The Legal Precedent: Established planning case law (*Barker v Bromley LBC*) dictates that significant environmental effects must be fully identified and assessed before primary planning permission can be granted. They cannot lawfully be deferred to post-permission "pre-commencement" conditions.

Mandatory Procedural Halt: Under the Town and Country Planning (Environmental Impact Assessment) Regulations, a Local Planning Authority cannot lawfully grant planning permission while an application is undergoing an active screening review by the Secretary of State. Determining this application prematurely would introduce a profound procedural defect, rendering any decision immediately vulnerable to a legal challenge.

2. The Physical Constraint: Incompatibility of Housing Density and Hydrogeology

The applicant is seeking permission for a specific density of up to 180 homes based on an Illustrative Masterplan. However, the physical reality of a verified winter water table of just 20 inches (50 cm) on a sloped topography creates an absolute barrier to this specific layout:

The Infiltration Failure: With a permanent water table sitting just 20 inches beneath the surface, the subsoil lacks any meaningful capacity for natural infiltration or soakaway functionality. During heavy or sustained rain events, the ground will reach instantaneous saturation, converting virtually 100% of precipitation into high-velocity surface runoff moving directly down the hillside slope.

The Attenuation Space Conflict: To hold this massive volume of

storm water without breaching the water table (which would cause the drainage features to permanently sit full of groundwater), the proposed Sustainable Drainage Systems (SuDS) marked as (5) must be exceptionally wide and shallow. They cannot be built deep without losing all functional capacity.

The Geometry Deficit: Civil engineering specifications dictate that to prevent hillside erosion, silting, and bank collapse, swales must feature a flat baseline and gentle side slopes of at least a 1:3 ratio. The narrow perimeter green strips shown on Drawing No: CSA/7416/108 simply do not possess the physical width required to accommodate these dimensions within the residual space left between the estate roads, housing footprints, and property boundaries.

Conclusion: A Fundamental Failure of Pre-Determination Certainty

If proper, mathematically compliant civil engineering drainage works were plotted accurately on this map today, they would inevitably expand and displace a massive percentage of the proposed housing footprint.

The principle of development and the proposed density of 180 homes are entirely interdependent. The developer is attempting to use soft, stylised landscaping graphics to mask the stark civil engineering realities of a highly restricted site. The council cannot lawfully grant permission for "up to 180 homes" when the physical constraints of the land prove that such a density cannot be safely engineered within the site boundaries.

The Council is respectfully urged to protect the surrounding Horsham community from severe downstream flooding risks and environmental degradation by refusing this application in its current form.

Kind regards

Telephone:

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