

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 16:12:42 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 19/05/2026 4:12 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 Cresnet 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:	Planning Objection Review - Geo-Environmental Investigation Report For: Hornbrook Farm, Brighton Road, Horsham

Document reviewed: Geo-Environmental Investigation Report dated 17 February 2026.

1. Significant Engineering Intervention Required

The report confirms that substantial earthworks and terracing will likely be required, particularly in the north and north-west of the site where the land falls toward Horn Brook. This indicates that the site is not naturally suitable for major residential development without extensive engineered alteration.

The proposal would therefore urbanise a sensitive rural hillside landscape through cut-and-fill operations, terracing, drainage infrastructure and engineered foundations. This would materially alter the character of the Horn Brook valley edge and adjoining landscape setting of St Leonard's Forest.

2. Poor Drainage and Unsuitable Infiltration Conditions

The soakaway testing results are highly concerning. Several tests failed entirely and others exceeded 24 hours without achieving adequate infiltration rates. The report concludes that soakaways in the eastern and central areas of the site are unlikely to provide adequate infiltration. This raises serious concerns regarding: surface water runoff, increased flood risk, pressure on Horn Brook hydrology, long-term drainage performance, and the need for additional engineered drainage infrastructure.

3. Shallow Groundwater Conditions

Monitoring identified groundwater at shallow depths, including as little as 0.53m below ground level. The report further acknowledges that dewatering is likely to be required during construction works.

This creates concerns regarding groundwater disturbance, seasonal water movement, excavation instability, and potential impacts upon the Horn Brook water environment.

4. Sensitive Landscape and Ecological Setting

The report repeatedly references mature hedgerows, significant oak trees, the slope toward Horn Brook, and the environmentally sensitive northern boundary of the site. The need for terracing, drainage works, dewatering and foundation engineering demonstrates that the site is environmentally constrained and unsuitable for intensive urbanisation.

5. Residual Contamination Concerns

PAH exceedances were identified in multiple locations. Importantly, the report explicitly states that additional elevated levels across the site cannot be ruled out. This indicates that contamination uncertainty remains despite the limited sampling undertaken across the 9.23

hectare site. Significant soil handling, excavation and off-site disposal may therefore be required.

6. Prematurity of the Application

A recurring feature throughout the report is that key matters are deferred for future consideration, including: final layouts, cut-and-fill levels, tree surveys, foundation reassessment, and detailed engineering solutions. This indicates that the current submission does not fully demonstrate that the site is suitable for development. Instead, significant technical and environmental matters are postponed until after outline consent.

Suggested Planning Objection Summary

The Geo-Environmental Investigation does not demonstrate that Hornbrook Farm is a naturally suitable or unconstrained location for major residential development. The report identifies significant engineering, drainage, groundwater and landform constraints requiring extensive intervention to facilitate development.

Multiple soakaway tests failed entirely, shallow groundwater has been identified, and substantial earthworks and terracing are anticipated. The report also confirms residual contamination uncertainty and acknowledges that further technical reassessment will be required once detailed layouts and engineering proposals are known.

Taken together, the findings reinforce concerns that the proposal would urbanise a sensitive sloping landscape adjoining Horn Brook and the wider St Leonard's Forest setting through extensive engineered alteration rather than sympathetic development of naturally suitable land.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

