

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 16:28:01 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 4:28 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 Crecent 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:	The Geo-Environmental Desk Study identifies a range of unresolved environmental and technical constraints affecting Hornbrook Farm, including flood sensitivity adjacent to Horn

Brook, groundwater concerns, potential contamination risks, variable drainage characteristics, and the presence of vulnerable aquifers.

The report acknowledges that parts of the site fall within Flood Zones 2 and 3 and that further intrusive investigations, groundwater monitoring, gas monitoring, soakaway testing and remediation assessment are required before the site's suitability for residential development can be properly understood.

Potential contamination risks identified include PAHs, hydrocarbons, pesticides, herbicides, asbestos and ground gases.

The report expressly states that these risks cannot be resolved through desk study assessment alone.

Taken together, the findings demonstrate that the proposal is not a simple or unconstrained development site but a sensitive sloping landscape adjoining Horn Brook requiring substantial future technical intervention and investigation before its environmental suitability can be established.

Kind regards

Telephone:

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