

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 23:21:11 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 11:19 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 wish to object to the proposed Hornbrook Farm development on the grounds of serious flood risk and inadequate understanding of the behaviour of the Horn Brook watercourse during winter storm

events.

As a riparian owner with direct long-term observation of the brook, I believe I may possess information that is not adequately represented within the submitted flood and drainage assessments.

During periods of sustained winter rainfall and storm conditions, the brook responds extremely rapidly to runoff and becomes a fast-moving, high-volume watercourse carrying substantial quantities of water downstream.

The brook rises quickly and, in severe storm conditions, reaches levels close to overtopping its banks.

The velocity of the flow is significant - at least comparable to a brisk walking pace - and the volume conveyed is considerable. This demonstrates that the brook already operates near capacity during peak storm events.

This behaviour is important because the proposed development would introduce substantial additional hard surfacing, roof drainage, road runoff, and altered ground conditions within the catchment immediately upstream of sensitive downstream areas.

Even where attenuation systems are proposed, such systems are designed to standard assumptions and cannot eliminate the cumulative impacts of increasingly severe rainfall events associated with climate change.

The concern is not merely ordinary drainage, but flash response behaviour during intense winter storms. In my direct experience, the brook is capable of transforming very rapidly into a powerful flood conveyance channel.

Any increase in peak runoff entering the system risks materially worsening downstream flood conditions and increasing pressure on the banks and adjacent land.

Importantly, I possess evidence of these storm conditions, demonstrating the speed, volume, and near-bankfull state of the brook during heavy rainfall events.

I request that the Local Planning Authority and statutory consultees give full consideration to this evidence before determining the application.

Given the evident sensitivity of the watercourse, the proximity to St Leonard's Forest and associated habitats, and the increasingly unpredictable nature of extreme rainfall events, I do not believe sufficient confidence has been demonstrated that the development can proceed without materially increasing flood risk

downstream.

I therefore respectfully request that the application be refused, or at minimum that an independent and fully site-specific hydrological reassessment be undertaken using observed real-world storm behaviour rather than solely modelled assumptions.

Kind regards

Telephone:

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