

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 May 2026 09:08:23 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 20/05/2026 9:08 AM.

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

Comments Details

Commenter Type:	Member of the Public
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 formally object to the proposed Hornbrook Farm development on the grounds of serious and inadequately addressed flooding and surface water drainage

risks.

I am a riparian owner of part of the Horn Brook and have direct, year-round experience of observing the watercourse in all weather conditions. My observations are based not on theoretical modelling, but on repeated real-world flood events over many years.

During winter periods, when prolonged rainfall combines with saturated ground conditions, the brook responds extremely rapidly. Water levels rise dramatically and the channel can become almost completely full, with very substantial volumes of fast-moving water travelling downstream. The flow velocity during these events is significant and demonstrates the flash-flood characteristics of this catchment.

This is therefore not a minor or stable drainage ditch, but a highly responsive natural watercourse already operating close to capacity during storm conditions.

The proposed development of 180 dwellings would introduce a very substantial increase in impermeable surfaces including roofs, roads, driveways, and associated infrastructure. This will inevitably alter runoff characteristics and increase the speed and concentration of surface water entering the catchment, regardless of proposed attenuation measures.

In my opinion, the drainage mitigation proposed within the application is inadequate and fails to properly reflect the real hydrological behaviour of the brook during severe winter rainfall events. Theoretical drainage calculations and design assumptions appear disconnected from actual observed conditions on the ground.

I am particularly concerned that:

- Existing flood behaviour within the brook has been underestimated.
- The cumulative impact of rapid runoff from the development has not been properly assessed.
- Climate change and increasingly intense rainfall events have not been adequately accounted for.
- Downstream flood risk to existing landowners and properties may increase significantly.
- The proposed mitigation measures may fail during prolonged or extreme storm events.

The lower parts of my land are low-lying and already vulnerable during periods of high flow. Any increase in peak discharge or acceleration of runoff caused by the development could have severe downstream consequences for adjoining landowners and properties.

I have already supplied video evidence directly to the planning officer showing the brook in flood conditions. This evidence demonstrates the speed, volume, and force of water moving through the channel during winter storm events and should be fully considered as part of the application assessment.

As a riparian owner with direct observational knowledge of the brook over an extended period, I consider it essential that these warnings are formally recorded and given substantial weight before any planning decision is made.

I therefore respectfully request that the application be refused unless and until a genuinely robust, independently reviewed flood risk and drainage assessment is undertaken which fully reflects the actual behaviour of the Horn Brook during severe rainfall events and demonstrates beyond doubt that no increased downstream flood risk will occur.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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