

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 June 2026 17:47:54 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 23/06/2026 5:47 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

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:	SUPPLEMENTARY TECHNICAL OBJECTION: FLOOD RISK, GROUNDWATER AND SITE CONSTRAINTS

Application Reference: DC/26/0530

Proposal: Outline application for up to 180 dwellings, open space and associated infrastructure, with all matters reserved except access.

Site: Land at Hornbrook Farm, Brighton Road, Horsham.

I wish to submit the following supplementary technical objection based upon a review of the applicant's Flood Risk Assessment (FRA) prepared by Richard Jackson Ltd (dated March 2026). Whilst the Planning Statement presents the site as suitable for a residential development of up to 180 dwellings, the applicant's own FRA identifies a series of significant geological, hydrological and topographical constraints which raise serious concerns regarding the suitability of the site for development at the proposed scale.

1. Shallow Groundwater and Groundwater Emergence

The FRA records groundwater levels as shallow as 0.53 metres below ground level and states that the site's geology lends itself to groundwater emergence due to high but variable permeability. The introduction of foundations, roads and service infrastructure within such conditions has the potential to alter groundwater pathways and surface water flow regimes.

2. Failure of Infiltration and Reliance upon Engineered Drainage

The FRA acknowledges that significant parts of the site are unsuitable for infiltration drainage. Consequently, the drainage strategy relies predominantly on engineered drainage features and controlled discharge to the Horn Brook. This is particularly significant given the Environment Agency's formal objection concerning the absence of climate change modelling within the FRA.

3. Significant Earthworks and Land Re-Profiling

The site exhibits a level difference exceeding 17 metres. Section 7.15 of the FRA states that plateauing may be required to provide level development platforms, indicating that substantial cut and fill operations may be necessary. This raises concerns regarding runoff pathways, groundwater behaviour, landscape impacts and compatibility with the site's natural landform.

4. Uncertainty Regarding Foul Sewer Capacity

No formal confirmation appears to have been provided demonstrating that the existing public sewer network has sufficient capacity to accommodate foul flows from up to 180 dwellings.

Conclusion

The applicant's own technical evidence demonstrates that the site is affected by shallow groundwater conditions, limited infiltration potential, reliance on extensive engineered drainage infrastructure, significant topographical constraints and potential requirements for substantial earthworks. These factors indicate that the site is highly constrained and raise serious concerns regarding the ability of the site to accommodate up to 180 dwellings in a sustainable manner. I therefore request that these matters be fully resolved before any planning permission is considered.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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