From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 November 2026 19:51:56 UTC+00:00
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 20/11/2026 7:51 PM.

Application Summary

Address:	Land at Hornbrook Farm Brighton Road West Sussex
Proposal:	Outline planning application for up to 160 dwellings, open space and associated works and infrastructure with all matters reserved apart from access (revised 10.11.2026)
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:	
Comments:	Hornbrook Farm - DC/26/0530 Missing ecological consultation response listed in the applicant's revised submission of 6 November 2026 I have examined the revised submission accompanying the applicant's covering letter dated 6 November 2026, submitted by Future Planning and Development on behalf of Jaynic Properties Ltd and Hornbrook Developments LLP.

The covering letter, under its list of submitted documents, specifically identifies:
"The Ecological Impact Assessment (EcIA) Oct 2026 and consultation response letter Nov 2026."
However, I cannot find a separate November 2026 ecological consultation response letter on the
public planning register.
This is not simply a question of missing paperwork. The October Ecological Impact Assessment
does not specifically address brook lamprey. It classifies fish as being of negligible ecological
importance, whereas the Environment Agency's letter of 1 September 2026 (reference
PA-0005365/02) expressly identifies the likelihood of brook lamprey being present in the locality,
recognises its protected status, and warns that surface-water discharge from the development
could affect water quality and cause pollution.
The EA also makes clear that the proposed outfall will require a Flood Risk Activity Permit. A
general commitment to retain a buffer alongside Horn Brook does not, in itself, address the
potential effects of polluted surface-water discharge.
The applicant's covering letter therefore appears to refer to an additional ecological consultation
response which is not available for public inspection. It is important to establish what that document
contains, particularly whether it addresses the specific concerns raised by the Environment
Agency.
I ask the Council to clarify:
1. Has the November 2026 ecological consultation response referred to in the applicant's covering
letter actually been received?
2. If so, why has it not been published on the planning register?
3. Does it specifically address the Environment Agency's comments of 1 September 2026
concerning brook lamprey, its habitat and the potential effects of surface-water discharge?
4. Has the Environment Agency been given the opportunity to consider the revised ecological and
drainage information?
5. Will the document be published and made available for public comment before the application is
determined?
These are material ecological matters. They should not be treated as resolved simply by reference
to a document which the public cannot examine. Nor should essential questions about the effects
of the proposed drainage arrangements on a protected species be deferred until after outline
permission has been granted.

I consider it important that the Council clarifies this position before proceeding further with the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council
