

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 June 2026 20:59:46 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 05/06/2026 8:59 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:	OBJECTION: MATERIAL INFRASTRUCTURE CAPACITY DEFICIT AND THE FALLACY OF REGULATORY COMPLIANCE

I strongly object to the development proposal at Hornbrook Farm. I am aware of the recent strategic statements suggesting that water supply is "no longer an issue" following the waiving of the strict water neutrality hold.

However, I urge the planning committee to look past this administrative paper exercise and confront the unalterable physical reality of our local infrastructure.

Regulatory box-ticking does not create physical water.

The Sussex North Water Supply Zone relies on a finite, closed underground resource: the Lower Greensand aquifer via the Pulborough water treatment works. The ultimate, undeniable proof that an infrastructure network has reached its absolute physical limit is its inability to reliably meet existing demand. The fact that the Horsham area is subjected to hosepipe bans and temporary usage restrictions nearly every single summer is not a minor inconvenience; it is a clear symptom of a system in regular operational failure.

It defies all basic principles of engineering and logical planning to expand a consumer base when the network is already forced to ration its product to the existing population.

The argument that this development can safely proceed because new homes will feature high-efficiency fittings or because Southern Water has logged "paper credits" through regional leak reductions is a dangerous fallacy:

Net Demand Increase:

Regardless of how low-flow a new home's appliances are, thousands of new taps still represent a net increase in total physical demand on an already over-abstracted aquifer.

Zero Climate Resilience:

Relying on paper-thin margins and hoping for a permanent drop in per-capita consumption leaves the entire district completely exposed. It builds absolutely zero margin for climate resilience or prolonged drought.

Prioritising Growth Over Stability:

If Southern Water truly possesses the baseline capacity to support thousands of additional households, that capacity must

first be used to stabilize the network for existing residents and eliminate annual summer restrictions.

By accepting a "paper water" accounting trick to unblock this site, the council is actively planning for a lower standard of living and increased infrastructure vulnerability for everyone already living in the area.

You cannot mitigate a finite physical boundary with an administrative offsetting mechanism.

I request that the planning committee exercises its duty of care to the existing community, rejects the false narrative that the water crisis has been solved, and refuses this application until a new, physically proven, and independent water supply is fully operational.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton