

From: Planning@horsham.gov.uk
Sent: 05 June 2026 20:49
To: Planning
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 8:49 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:	From: [REDACTED] Subject: Fwd: Technical Consultation Submission: Groundwater Capacity Risks at Hornbrook Farm, Horsham ,West Sussex, Planning Proposal DC/26/0530 Date: 4 June 2026 at 16:02 To: [REDACTED] Resend Begin forwarded message: From: [REDACTED] Subject: Technical Consultation Submission: Groundwater Capacity Risks at Hornbrook Farm,

I am copying your technical teams directly on a formal planning objection summary regarding the proposed development layout at Hornbrook Farm.

Specifically, I have noted active, localised groundwater seepages along the lower section of the natural brook bank adjacent to the site, alongside rapid overnight groundwater influx in nearby trial excavations.

The applicant's current drainage strategy treats the site as a dry, uniform block of clay. In reality, any standard sub-surface infrastructure or unlined attenuation basins installed by the developer will immediately intercept this active groundwater bleed.

Please find below a brief summarising these technical concerns for your immediate consideration during your statutory consultation period.

4 Ghyll Crescent
Horsham
West Sussex
RH13 6BG

Direct field observations conducted on and immediately adjacent to the riparian boundary

reveal a complex and highly active groundwater matrix, mirroring characteristics typical of natural clay
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formations with developed macro-structures:

Lower-Section Stream Bank Seepages: Visible water discharge and sustained seepage zones are actively operating along the lower elevations of the natural, sloping brook bank running adjacent to the site boundary. This establishes the definitive presence of active localised perched water tables or lateral groundwater movement through sand/silt horizons or macro-fissures within the clay profile.

Rapid Trial Excavation Influx: Exploratory test holes and excavations within close proximity to the watercourse have been verified to fill rapidly with groundwater overnight. Given that the matrix conductivity of uniform clay is minimal, a high-volume overnight recharge provides undeniable evidence that sub-surface excavations directly breach active, highly conductive shallow water conduits.

3. Engineering Risk & Volumetric Capacity Reductions

In practical clay landscape management (such as bank stabilisation and terracing), lateral seepage requires dedicated land drainage pathways to prevent localised hydraulic pressure build-up.

However, integrating a commercial Sustainable Drainage System (SuDS) network into this specific geological framework creates two critical vulnerabilities:

The Combined Load Influx: Any standard subsurface land drains or unlined attenuation basins constructed across the lower development footprint will immediately function exactly like groundwater cut-offs. They will continuously draw in the active lateral groundwater bleed during ambient dry periods.

Systemic Capacity Inflation: Because the infrastructure will run at a high base flow due to constant groundwater interception, the net volumetric storage capacity engineered for storm retention will be severely degraded before a rainfall event occurs. During high-intensity storm occurrences, the lack of residual capacity poses a distinct risk of sudden systemic overflow, resulting in unmitigated, high-velocity surface runoff directly into the adjacent brook.

Required Remedial Actions

To avoid systemic failure and localised flooding, the applicant must be compelled to submit an explicit, separate groundwater management design that protects the integrity of the surface water attenuation calculations, ensuring the two hydrogeological regimes do not conflict

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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