

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 June 2026 14:54:23 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 07/06/2026 2:54 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:	Dear Councillors. This report records the observations, questions and findings that

emerged during my review of Planning Application DC/26/0530 and its supporting evidence.

The review began with a simple objective: to understand the proposal, the characteristics of the site and the evidence submitted in support of the application.

As the review progressed, a series of questions emerged concerning ecology, hydrology, groundwater behaviour, drainage, flood risk, infrastructure capacity and development deliverability.

Individually, these appeared to be separate topics.

Collectively, however, they formed part of a wider investigation into whether the environmental and engineering constraints affecting the site had been demonstrated to be manageable with an appropriate degree of confidence.

The review did not identify a single decisive issue that, in isolation, determined the outcome of the proposal.

Instead, it repeatedly encountered a pattern in which confidence in one conclusion depended upon confidence in assumptions made elsewhere.

Ecology was linked to hydrology.

Hydrology was linked to drainage.

Drainage was linked to flood risk.

Flood risk was linked to development layout and engineering requirements.

Infrastructure capacity was linked to wider questions of long-term sustainability.

The principal finding arising from the review is therefore that the significance of the issues identified did not arise primarily from their individual magnitude, but from their cumulative and interconnected nature.

This report does not seek to establish that development cannot occur, nor that every concern identified will ultimately prove justified.

Rather, it records why questions remained regarding whether the identified environmental, engineering and infrastructure constraints had been demonstrated to be manageable with the degree of confidence being sought.

The purpose of the report is not to advocate a particular outcome.

It is simply to ensure that these observations and questions are considered as part of the decision-making process.

Kind Regards

Kind regards

Telephone:

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