

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 May 2026 20:44:40 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 16/05/2026 8:44 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:	4Ghyll Crescenti 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:	While administrative mandates regarding regional water neutrality supply calculations may have

shifted at a central policy level, the physical, geological, and infrastructural realities of this specific parcel of land remain entirely unchanged and wholly unsuited to a high-density urban development.

Following a rigorous evaluation of the applicant's Site-Specific Flood Risk Assessment (FRA) and Drainage Strategy (March 2026), alongside corresponding highway and density proposals, we submit that the developer has failed to establish basic technical or environmental viability. The fundamental grounds for this objection are set out below:

1. Material Policy Conflict: Unjustified 80% Density Expansion

Under the evidence baseline established during the Horsham District Local Plan preparation and Policy HOR1, the Land at Hornbrook Farm was heavily scrutinized and assessed as having an

appropriate allocation capacity of 100 homes. This baseline density was restricted intentionally to

Planning Objection: Land at Hornbrook Farm, Horsham Page 1 of 3 respect the site's challenging, sloping topography and its highly sensitive edge-of-settlement position

adjacent to the High Weald National Landscape (formerly AONB). The applicant's current proposal for up to 180 homes represents an arbitrary and aggressive 80%

density inflation over the evaluated capacity. Absorbing an additional 80 units forces the over-development of sensitive perimeters, strips out required structural landscape buffers, and

fundamentally undermines the rural transition zone that safeguards the setting of the protected

National Landscape. This density expansion constitutes an over-development of the site in direct conflict with local plan allocation parameters.

2. Unviable Surface Water Drainage Strategy & Failed Testing Logs

As an outline application, the developer must prove the basic engineering feasibility of a surface

water drainage solution prior to determination. The submitted strategy fails this test. The developer's

own site logs explicitly admit that physical soakaway and infiltration testing across the central and

eastern fields failed completely, concluding that the ground is "unlikely to provide infiltration at the

adequate rate and may therefore be unsuitable."

To bypass this asset-wide failure, the layout attempts to heavily rely on speculative, localized

infiltration assumptions (Parcel 5 / Test Pit TP25) while

acknowledging that "further testing may be

required at detailed design stage to confirm soakaways are

feasible." Outline planning permission

cannot legally be granted on unproven engineering assumptions where the applicant's current field

data establishes widespread soil failure.

3. Intrusive Groundwater Verification Hazard

The site topography sits upon high-vulnerability Secondary 'A' Aquifers. Intrusive winter site testing confirmed that a perched groundwater table exists as shallow as 0.53 meters below ground level (mbgl). Introducing 180 dense foundations, deep utility trenches, and access road sub-bases into a water table of this exceptional shallowness will inevitably cause severe groundwater displacement.

The applicant's submission attempts to minimize this by highlighting national, high-level mapping to claim emergence is "unlikely," yet they fail to address or mitigate the physical 0.53m borehole logs captured on-site. This displacement poses an immediate, non-mitigated risk of surface ponding and structural inundation to both future properties and established downstream homes along Brighton Road and Doomsday Lane.

4. Severe Highway Safety Risks & Topographical Blind Spots on the A281

The addition of hundreds of daily vehicular movements from an upscaled 180-home layout onto the A281 (Brighton Road) creates an unacceptable highway safety hazard. The proposed main access junction is situated within a highly hazardous segment of the corridor, closely bound by the high point and constrained forward-visibility zone of the Doomsday Lane / Sedgwick Lane junction, which immediately drops into a prominent topographical dip near the farm boundary.

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Introducing an active major estate junction, altered bus stop locations, and a signalized pedestrian crossing within this specific layout creates severe conflict points for high-speed corridor traffic. The cumulative impact on the local network-particularly when traffic funnels toward the town center-is severe and directly contravenes Paragraph 115 of the National Planning Policy Framework (NPPF).

5. Deficiencies in Off-Site Outfall Verification & Hydraulic Calculations

Because the ground cannot handle infiltration, the drainage plan routes attenuated runoff into an eastern boundary ditch parallel to Doomsday Lane. Crucially, the FRA text explicitly admits that the exact route, legal status, and downstream capacity of this outfall south of the red-line boundary is "yet unknown." This omission represents a fatal hydrological blind spot.

Furthermore, as documented by the Lead Local Flood Authority (LLFA), the impermeable surface

areas utilized in the developer's MicroDrainage modeling do not match the developable areas declared in the text. This mismatch means the proposed attenuation features are systematically under-sized and incapable of safely handling critical climate change or urban creep flow thresholds.

SUMMARY OF POLICY & TECHNICAL DEFICIENCIES

The application relies on an 80% inflation of density that violates local plan allocations, presents a drainage concept where soakaways have physically failed, ignores an unmitigated 0.53m groundwater hazard, funnels significant traffic into a hazardous topographical segment of the A281, and relies on an entirely unmapped, unvetted downstream outfall system.

We respectfully urge the Planning Department and Committee to uphold established planning standards and refuse this outline application. The developer has failed to demonstrate safe, sustainable, or feasible integration with Horsham's physical infrastructure and landscape environment.

Thank you for your time and careful consideration of these material technical objections. Please ensure I am notified of any subsequent amendments or committee.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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