

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 May 2026 21:11:14 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 9:11 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:	
Comments:	Technical Objection to Planning Application Subject: Technical Demonstration of Non-Viability & Site Incapacity for a 180-Unit Layout Target Site: Hornbrook Farm Development - Horsham District Council 1. Context and Executive Summary Following the dismantling of the mechanism that previously sought to override Horsham District Council's (HDC) statutory planning discretion, this application must now be

determined strictly in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determinations must be made in accordance with the Development Plan unless material considerations indicate otherwise.

This document presents a technical demonstration that the application site suffers from absolute structural and environmental incapacity, meaning a **180-unit layout cannot physically or safely be supported**. The developer's insistence on a rigid 180-house target represents an unsustainable over-development that fundamentally conflicts with the site's physical, hydrological, and infrastructural limitations.

2. Technical Demonstration of Site Incapacity for 180 Houses

GROUND I: MATHEMATICAL OVER-DEVELOPMENT RELATIVE TO LOCAL PLAN INTENT

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The Conflict: Squeezing 180 houses onto this parcel represents an aggressive, unsustainable density leap of 80% beyond the original 100-home allocation contemplated within local plan planning parameters. This excessive spatial target directly triggers the cascading technical failures detailed below, proving that a 180-unit high-density layout is fundamentally incompatible with the site's footprint.

GROUND II: SEVERE HYDROLOGICAL CONSTRAINTS AND FAILED DRAINAGE INFRASTRUCTURE

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Physical Constraint: The site features a critically shallow water table measured at just 0.53 metres.
Technical Failure: Because of this high water table, standard on-site sustainable drainage solutions have failed baseline soakaway tests. The developer cannot safely manage surface water run-off generated by the massive impervious footprint of 180 houses.
Cascading Risk: Furthermore, the downstream outfall routes intended to carry excess water away from the development remain entirely unmapped. Forcing a 180-house density onto land with a 0.53m water table, failed soakaways, and unmapped discharge routes creates an unmitigable flood risk to the Hornbrook corridor and neighboring properties.

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GROUND III: HIGHWAY ACCESS INADEQUACY AND A281 SAFETY VIOLATIONS

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Physical Constraint: The proposed primary access point onto the heavily trafficked A281 possesses fundamental geometry and visibility constraints that cannot safely accommodate the vehicle movements of a 180-home estate.

Technical Failure: The developer's transport assessments relied on unrepresentative, flawed traffic survey dates to hide the true cumulative impact on local road networks. Squeezing 180 units into this location forces an intense volume of daily peak-hour turnings onto a stretch of the A281 with deficient visibility splays, generating severe, irreversible hazards to highway safety.

GROUND IV: FUNDAMENTAL DEFICIENCIES IN WASTE AND SEWAGE NETWORKS

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Infrastructural Constraint: The local foul water network and sewage treatment infrastructure serving this part of Horsham lack the headroom and structural capacity to absorb the heavy, concentrated discharge of 180 concurrent households.

Technical Failure: The developer has failed to demonstrate a viable, funded, and approved connection method to handle foul sewage without triggering downstream backups or spills. This infrastructural deficit renders a layout of this magnitude completely unviable under statutory environmental protection standards.

GROUND V: UNMITIGABLE ECOLOGICAL DESTRUCTION OF A SENSITIVE WILDLIFE CORRIDOR

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Physical Constraint: The site functions as an active ecological gem and an essential wildlife corridor.

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Technical Failure: Squeezing 180 units onto the land completely obliterates the necessary natural buffer zones, destroying habitats for protected bird and aquatic species. Because the applicant failed to perform proper seasonal baseline surveys, the true environmental destruction has been hidden, meaning the statutory Biodiversity Net Gain (BNG) requirement cannot be calculated or achieved for a layout of this scale.

3. Conclusion: The Definitive Case for Refusal

The technical evidence demonstrates that a 180-house layout is an engineered impossibility on this site. The land cannot support it hydrologically due to the 0.53m water table and failed soakaways; the highway cannot

support it safely due to A281 access constraints; and the utility network cannot support it due to severe sewage infrastructure deficits.

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A layout that requires cutting critical infrastructure corners, hiding traffic impacts, and blinding the Council to flooding risks is fundamentally non-viable. Now that HDC planners possess full discretionary authority, they have clear, objective, and overwhelming technical grounds to ****completely refuse this application**** due to absolute site incapacity.

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Kind regards

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**Horsham
District
Council**

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