
From: Planning@horsham.gov.uk
Sent: 04 June 2026 10:47
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 04/06/2026 10:46 AM.

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:	Newbridge Farm, Newbridge Road Billingshurst, Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Dear Sir/Madam, I am writing to formally object to the proposed development of approximately 180 dwellings at Hornbrook Farm on the grounds of water neutrality, water resource sustainability, and the lack of sufficient evidence demonstrating that the development will not place additional pressure on already constrained water supplies and protected habitats. The proposal raises serious concerns under the National Planning Policy Framework (NPPF), which requires planning decisions to contribute to the achievement of sustainable development, protect and enhance the natural environment, and ensure that development does not have an unacceptable impact on protected sites or environmental resources. The application fails to provide sufficient certainty that the development can achieve genuine

water neutrality throughout its lifetime. Given the increasing pressures on water resources across Sussex and the South East, together with ongoing concerns regarding the condition of internationally protected habitats that are dependent on groundwater and river flows, any increase in water consumption must be robustly assessed and fully mitigated before permission is granted.

While the application may rely on theoretical water-saving measures and assumptions regarding future occupant behaviour, it does not adequately demonstrate how these measures will deliver permanent and measurable reductions sufficient to offset the additional demand generated by approximately 180 new homes. Water neutrality cannot be based upon optimistic assumptions alone and must be supported by evidence that is enforceable, deliverable and capable of being monitored over time.

As a local resident, I do not have the resources to commission specialist hydrological studies. However, I urge the Council to require an independent and comprehensive assessment demonstrating that the development will not increase overall water demand within the affected water resource zone. Such an assessment should consider not only direct household consumption but also cumulative impacts arising from population growth, climate change and increasing pressure on local infrastructure.

The proposal also fails to provide adequate detail regarding the source of any proposed water offsetting measures. It remains unclear where water savings will be secured, whether such savings are additional and permanent, and whether they can be guaranteed for the lifetime of the development. Without this information there is no certainty that the scheme can lawfully satisfy water neutrality requirements.

Furthermore, the cumulative impact of multiple housing developments across the district must be considered. While a single development may appear modest in isolation, the combined effect of ongoing residential growth risks placing further strain on local water supplies and the sensitive ecosystems that depend upon them. Incremental increases in abstraction can have significant consequences for river flows, groundwater levels and wetland habitats.

The Council should also consider whether sufficient water infrastructure capacity exists to support the development without adversely affecting existing residents. Across the region there are growing concerns regarding water scarcity, drought resilience and the ability of water companies to meet future demand. Approving substantial new housing without clear evidence of sustainable water provision would be contrary to the precautionary approach expected by environmental legislation and planning policy.

In addition, the proposal provides insufficient information regarding the long-term management of water efficiency measures. Technologies installed at construction may deteriorate, be replaced or become ineffective over time. Unless robust monitoring and enforcement mechanisms are secured, there can be no confidence that the projected water savings will continue throughout the lifetime of the development.

The burden of proof should rest with the applicant to demonstrate beyond reasonable doubt that the development will not adversely affect protected habitats through increased water demand. In the absence of such evidence, the Council cannot be certain that the proposal complies with environmental regulations or national planning policy.

I therefore request that the Council either refuse the application or require a detailed and independently verified water neutrality assessment before determining the proposal. At a minimum, the applicant should be required to demonstrate how water neutrality will be achieved, monitored and maintained for the lifetime of the development, and how cumulative impacts on local water resources and protected habitats will be avoided.

On the basis of the information currently available, I strongly object to the proposed development at Hornbrook Farm.

Yours faithfully,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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