

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 20 May 2026 17:03:02 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 20/05/2026 5:03 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: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | I wish to raise a further formal objection regarding the apparent conclusion that an Environmental Impact Assessment (EIA) was not required for the proposed Hornbrook Farm development.                                                    |

Given the scale of the proposal for up to 180 dwellings, together with its sensitive environmental setting, I consider the conclusion that the development is unlikely to give rise to significant environmental effects to be highly questionable.

The site lies adjacent to important countryside and in close proximity to the setting of the High Weald landscape and St Leonard's Forest. The proposal also directly affects a highly responsive brook system with known flash-flood characteristics and significant downstream sensitivity.

As a riparian owner of part of the brook, with direct long-term observational knowledge of the watercourse in all seasons and weather conditions, I have personally witnessed the brook during severe winter rainfall events when water levels rise rapidly and flows become extremely powerful, with the channel approaching full capacity.

In my view, the environmental sensitivity of this site and surrounding catchment has been materially underestimated.

The proposal raises substantial concerns regarding:

- Surface water drainage and downstream flood risk;
- Increased runoff from extensive impermeable surfaces;
- Climate change resilience during extreme rainfall events;
- Effects upon the brook corridor and associated ecology;
- Landscape and visual impacts upon the wider countryside setting;
- Cumulative environmental impacts;
- Potential effects upon protected species and habitats;
- The urbanisation of an environmentally sensitive rural edge location.

I am particularly concerned that the "no EIA required" conclusion may rely too heavily upon applicant-generated technical assessments and theoretical modelling which do not adequately reflect actual observed conditions on the ground. The brook is already highly reactive during periods of sustained rainfall. Any increase in runoff rates or concentration of flows arising from the development could significantly worsen downstream flood conditions affecting landowners and properties. I have already supplied video evidence directly to the planning officer demonstrating the brook in severe flood conditions. This evidence should be given serious consideration when assessing whether the environmental effects of the proposal have truly been evaluated adequately.

Given the combination of flood risk concerns, ecological sensitivity, landscape impacts, and the scale of the proposed development, I respectfully request that the Local Planning

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Authority reconsider whether sufficient environmental assessment has in fact been undertaken and whether a full Environmental Impact Assessment should properly have been required before determination of the application.

At minimum, I request that the planning committee gives detailed scrutiny to the adequacy of the environmental information currently before it before any decision is reached.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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