
From: Planning@horsham.gov.uk
Sent: 20 May 2026 20:32
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 20/05/2026 8:32 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
----------	--------------------------

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:

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Subject: Date: Subject: Concerns Regarding EIA Screening Decision - Hornbrook Farm Development
DC/26/0530
20 May 2026 at 20:24

Subject: Concerns Regarding EIA Screening Decision - Hornbrook Farm Development

Dear Ms Pettifer

I am writing to express serious concern regarding the apparent decision that an Environmental Impact Assessment (EIA) was not required for the proposed Hornbrook Farm development.

In my view, the environmental sensitivity of the site and the realistic potential for significant environmental effects mean that the absence of a full EIA requires reconsideration. The proposed development lies immediately adjacent to St Leonard's Forest and involves a substantial urbanising development of approximately 180 dwellings within a sensitive landscape and hydrological setting.

As a riparian owner with direct long-term observation of the Horn Brook watercourse, I believe I may possess information not fully reflected in the submitted flood and drainage assessments. During winter storm events, the brook responds extremely rapidly to rainfall and runoff, carrying very substantial volumes of fast-moving water downstream. In severe conditions, the brook rises close to overtopping its banks and behaves as a powerful flash-flow system rather than a minor stable stream. I possess video evidence demonstrating these storm conditions and the speed and volume of water movement during heavy rainfall events.

This raises serious concerns regarding:

- downstream flood risk,
- cumulative hydrological impacts,
- climate resilience,
- ecological effects,
- and whether the environmental consequences of the development have been adequately assessed.

Given the site's sensitivity, the proximity to protected and valued landscapes, and the increasing frequency of extreme rainfall events associated with climate change, I find it difficult to understand how significant environmental effects could confidently have been ruled out without a comprehensive EIA process. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require an EIA where significant environmental effects are likely. The threshold is not certainty of harm, but the realistic potential for significant effects arising from the nature, scale, and location of the development.

I therefore respectfully request that the Local Planning Authority reconsider the EIA screening position and ensure that all environmental impacts have been robustly and lawfully assessed before any determination is made.

I would also ask that this representation be brought to the attention of planning committee members and

relevant
consultees.

Kind Regards

[REDACTED]

4 Ghyll Crescent
Horsham
West Sussex
RH13 6BG

Kind regards