
From: Planning@horsham.gov.uk
Sent: 20 May 2026 23:18
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 11:18 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
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Stance:	Customer objects to the Planning Application
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Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
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Comments:

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

[REDACTED]
Subject: Date: Concerns Regarding EIA Screening Assessment - Hornbrook Farm
20 May 2026 at 23:10
[REDACTED]

Having reviewed the Screening Assessment for Hornbrook Farm, I remain concerned that the conclusion that no Environmental Impact Assessment (EIA) is required may underestimate of the likelihood of significant environmental effects arising from the proposal.

The Screening Assessment confirms that the proposal exceeds the Schedule 2 thresholds for urban development under the EIA Regulations. In such circumstances, the key issue becomes whether significant environmental effects are likely when assessed against the Schedule 3 criteria.

I am concerned that the assessment appears internally inconsistent in several important respects. Most notably, the conclusion acknowledges that there are likely to be significant effects on landscape character, visual amenities and the setting of the High Weald National Landscape. Despite this, the assessment still concludes that EIA is not required.

The site lies directly adjacent to the High Weald National Landscape and occupies visually sensitive land forming a gateway approach into Horsham.

Whilst the site itself may not fall within a designated area, its setting relationship to the High Weald is clearly environmentally sensitive.

I also remain particularly concerned regarding flood risk and hydrological impacts associated with the Horn Brook corridor.

The assessment acknowledges the presence of Flood Zones 2 and 3 and references climate change flood modelling, yet provides limited technical reasoning as to why these impacts are considered unlikely to be significant.

As a riparian owner with direct experience of the brook during winter storm events, I have observed rapid flash flooding and substantial downstream water movement during periods of heavy rainfall. In my view, these matters require especially careful consideration.

The assessment also appears to rely heavily upon future mitigation measures, including a future FRA, LVIA, CEMP and ecological work, rather than demonstrating at screening stage that significant environmental effects are unlikely to arise.

In addition, ecological sensitivities including nearby SSSIs and habitat connectivity associated with the wider St Leonard's Forest landscape appear to warrant more detailed consideration.

I would respectfully request that these matters are carefully reconsidered as the application progresses and that particular regard is given to the cumulative environmental effects, hydrology, landscape setting and ecological sensitivity of the site.

Kind Regards

[REDACTED]
4 Ghyll Crescent
Horsham
RH13 6BG

Kind regards