

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 June 2026 14:55:26 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 10/06/2026 2:55 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: 16 DICKINS WAY HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	1. What is the 'Potential Site Boundary Adjustment'? There doesn't seem to be an explanation in the information provided. 2. It isn't really clear that the boundary follows the Ordnance Survey map for Hornbrook. Is there an explanation for this?

3. Access to the site as proposed means that it will not be possible to provide safe walking or cycling access. I am an experienced cyclist and runner, and avoid both this part of Brighton Road and Doomsday Lane because:
- a. Brighton Road is a busy and fast road (speeds well over 40mph including large vehicles), has a narrow footpath with no gap to the road (it is difficult to avoid walking in the road if two groups of people meet), and is usually wet in the dip near Hornbrook (resulting in a soaking as vehicles pass).
 - b. Doomsday Lane is already a rat run for traffic (including schools), which will only increase with the new development. There are high banks, poor visibility and a steep section of road. It is not possible to walk or cycle safely as there is no chance to avoid using the road. Again, the lower part of this road is frequently wet and there isn't even a footpath into Hammer Pond Road. The junction into Hammer Pond is hazardous and not suitable for crossing.
4. All the surrounding roads are either narrow (single lane) or constricted due to on street parking. For example, St. Leonards Road is already nearly impossible to drive at peak times. Even Brighton Road into Horsham is only possible for smaller vehicles to pass safely due to allowed parking.
5. This also makes it difficult and dangerous to cycle into the town (only a few months ago I witnessed a shopping cyclist being knocked off her bike by a car that passed too close. Fortunately she landed on a grass edge and wasn't hurt).
6. There is a lack of shops and other facilities on this side of Horsham (e.g. Surgery) and will add significantly to the traffic on an already frequently gridlocked area and main route into the town.
7. We have a personal interest in how security at the rear of the properties backing onto the development will be maintained. Will there be a fence? (This would also provide some safety to prevent small children falling into the brook during flooding).
8. Developing this site has been refused in the past, for multiple reasons including water pumping, adverse impact on wildlife, rural entrance into the older part of a historic market town, proximity to the High Weald landscape, potential flooding to name some; it is not obvious what has changed now to make what was an unsuitable area become suitable for this type of development.
9. There are more suitable (and brownfield) sites that haven't been developed yet, for example the Novartis site, which has been vacant for nearly 10 years!
10. At the very least there needs to be significant planning and review of the roads to avoid further accidents and traffic problems in the area including:
- a. Ample parking within the development, otherwise people will start parking in Brighton Road or even Doomsday Lane. 1 space per 1 bedroom flat was mentioned during the consultation meeting; this is not enough as a couple are likely to have 2 vehicles.
 - b. Reduce the speed limit (and enforce) on Brighton Road. The
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existing 40 limit is too high and not obeyed anyway.
c. Widen the footpath from the Hornbrook Pub north into Horsham.
d. Remove the bank from Doomsday Lane to widen the road and provide a path, or provide a cycle/foot path along the boundary of the development exiting into Hammer Pond Road (safely).

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton