

From: Planning@horsham.gov.uk
Sent: 11 May 2026 13:41
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 11/05/2026 1:40 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:	2 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Privacy Light and Noise - Trees and Landscaping
Comments:	The issue of access appears to have been fundamentally misrepresented throughout the consultation process and within the submitted planning material. At the public consultation event, representatives of Jaynic stated categorically that pedestrian access would be provided from the junction of Doomsday Lane and Hammerpond Road, including alterations approved by West Sussex Highways. Despite this raising serious concerns, residents were assured that this issue had been addressed. However, the subsequent withdrawal of this proposal from the application demonstrates that these assurances were either premature, inaccurate, or unsupported by any confirmed agreement with the relevant authority. This leaves a significant and unresolved flaw within the application. The applicant has acknowledged a need for pedestrian connectivity yet failed to provide any viable solution. As

There are also serious concerns regarding the credibility and representativeness of the submitted traffic assessment. The traffic surveys appear to have been undertaken during one of the quietest periods of the year, thereby failing to reflect realistic peak conditions associated with school traffic, commuter movements, and normal business activity. The surrounding roads and junctions are already heavily constrained, hazardous, and operating beyond what many residents would consider appropriate capacity. They are demonstrably unsuitable for the substantial increase in traffic likely to result from a development of approximately 180 dwellings.

The promotional literature circulated by Jaynic in support of the proposal has also been misleading and selective in its presentation. Claims that the development would result only in "partial and glimpsed views" from neighbouring properties are plainly inaccurate. Given the elevated position of the site, the development would be highly visible across a wide area, particularly during autumn and winter months when vegetation cover is reduced. The visual impact upon the surrounding landscape and neighbouring residents has therefore been substantially understated.

The site lies within a designated Bat Sustenance Zone and contains habitats of recognised ecological importance, including woodland, mature trees, hedgerows, watercourses, and foraging corridors. These features support bat commuting, feeding, and potential roosting activity. Residents and ecological consultees have also identified the site as an important wildlife corridor.

- Overall, the application demonstrates a concerning lack of understanding of the local area, its infrastructure constraints, landscape sensitivity, and ecological significance. There appears to have been little meaningful consideration of the irreversible and cumulative harm that this development would cause to the character, environment, and safety of the surrounding community.

Kind regards

Telephone:

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**Horsham
District
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