

**From:** Planning@horsham.gov.uk  
**Sent:** 11 May 2026 18:28  
**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 6:28 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

|          |                         |
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| Address: | 42 Sandeman Way Horsham |
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### Comments Details

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|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>                                                                                                                                                                                                                                                                                                                                                        |
| Comments:            | <p>Dear Nicola Pettifer</p> <p>Objection to planning application DC/26/0530</p> <p>I am writing to strongly object to the planning application for development of up to 180 dwellings at Land at Hornbrook Farm, Brighton Road, Horsham.</p> <p>This proposal represents unsustainable overdevelopment of a rural site that lies outside the defined Horsham Urban boundary. My objections are based on the following:</p> <ol style="list-style-type: none"><li>1. I have lived in Sandeman Way for nearly 30 years and my garden backs onto the A281</li></ol> |

Brighton Road near the Brighton Rd/Hernbrook Drive/Kerves Lane junction. Brighton Road is extremely fast paced with cars, lorries and motorbikes travelling at high speed, mainly due to it being a straight, easy to speed road, and this has caused multiple accidents over the years at the junction by cars trying to get out onto the main road and cars on Brighton Road travelling too fast to stop. The honking of horns at least several times a day confirms that this junction is already unsafe for road users to navigate. This noise and lack of safety will only be repeated at any new development opposite Hillier's garden centre by the creation of a further junction and the addition of at least 180 vehicles. It will also inevitably increase the traffic at the Kerves Lane/Hernbrook Drive junction, making an already busy road to get out of even more dangerous. The addition of the extra vehicles will also add to the disturbance and noise in any gardens facing Brighton Road. My concerns also spread to any pedestrians walking along the narrow one sided pavement on Brighton Road between Hilliers garden centre and Kerves Lane. It was not originally designed to be used by many people, which is why it is very narrow, especially not school children or the disabled. The addition of the proposed crossing to enable residents of any new development at Hornbrook Farm to cross the A281 to access a pavement to walk towards the town, will put the safety of anyone using this pavement at severe risk. This crossing addition hasn't been thought through, just added on a 'tick box' basis as a way to walk into the town, even though in reality it is a noisy, highly polluted and unsafe route and will result in those residents using their cars instead.

2. The proposed site is in the countryside and lies outside the defined Horsham Urban Boundary. This boundary serves a vital planning function; protecting the transition between the town and the rural countryside. The wildlife is abundant in this area and acts as a continuation between the High Weald AONB and the riverside walk to Chesworth Farm, which is in the very near vicinity. Deer, foxes, [REDACTED] water voles, multiple butterfly species and birds such as heron, kingfishers, woodpeckers and cuckoo all thrive in this area. Chesworth Farm confirmed the presence of fully protected hazel dormice in it's hedgerows in March 2026 and as this is in the very near vicinity of this potential development, it would severely inhibit the potential for them to naturally spread within the suitable habitat at the site and factors should be taken into consideration of the hazel dormouse population in this area. The site was last checked for protected species back in 2023 and therefore it would be necessary to undertake a re-assessment as this is now out of date. This site is also home to ancient woodland and the site currently acts as a green buffer of the High Weald AONB and the suburban edge of Horsham.

3. The site sits on heavy clay, which presents significant drainage and flooding risks adding to the already well known flooding that occurs at Aimee's Mill and Kerves Lane. In the past, there have been numerous occasions where access to Kerves Lane from Brighton Road has been closed for days due to this flooding. The addition of this development will significantly increase surface water runoff into an already stressed river system. Climate change has also predicted much wetter winters in future years so measures should be taken to ensure no man made additions, such as this development, result in making this flooding worse. The dip in Brighton Road where the river runs under is also often flooded during heavy rain.

4. The design of the proposal is not in keeping with the landscape or current residential properties. It appears that the developer has added flats with multiple parking bays in the application but there are no such dwellings currently in this area.

5. There is no demonstrated need for this development. Horsham is undergoing enormous development at sites such as Mowbray, Broadbridge Heath, Highwood estates to name but a few. These are all awaiting some buyers even in their early phases and all built in much more suitable areas. It does not demonstrate the need to build on this greenfield site, just shows the greed of a developer wanting to make a profit but totally disregarding the destruction of this much loved and valued piece of countryside.

For all the reasons outlined above, I urge the Council to refuse this application.

Kind regards  
[REDACTED]

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**



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