
From: Planning@horsham.gov.uk
Sent: 07 May 2026 14:30
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 07/05/2026 2:29 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:	Hornbrook House Brighton Road 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
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Comments:	Objection to Planning Application: DC/26/0530 Site: Hornbrook Farm, Horsham Proposal: Outline planning for up to 180 dwellings
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To the Planning Department, Horsham District Council,
I am writing to formally lodge my strongest possible objection to the outline planning application at Hornbrook Farm (DC/26/0530). This proposal represents an opportunistic and unsustainable overdevelopment of a sensitive rural site. My objections are based on the following material planning considerations:

1. Principle of Development and Conflict with the Urban Boundary

The application site lies outside the defined Horsham Urban Boundary. This boundary serves a

vital planning function: protecting the transition between the town and the rural countryside.

Site History: Previous attempts to develop this land at significantly lower densities (80-120 units) were rightfully rejected or discouraged.

Density: Attempting to nearly double the density to 180 units is an unacceptable intensification of use that ignores the historic character and constraints of the land.

2. Impact on Landscape and the High Weald AONB

The site is adjacent to Doomsday Lane, a historic route that separates the town from the High Weald Area of Outstanding Natural Beauty (AONB).

The proposed "buffer zone" of bungalows and green space is tokenistic and insufficient to protect the setting of the AONB.

The development would result in the irreversible loss of a picturesque countryside location that serves as a vital green lung for the eastern side of Horsham.

3. Highways, Pedestrian Safety, and "Desire Lines"

The proposed traffic and pedestrian solutions are fundamentally flawed:

Safety Concerns: The proposed controlled crossing on Brighton Road is poorly located. In practice, residents (including school children) will follow the natural "desire line" toward schools via Doomsday Lane and Hammerpond Road. This will force pedestrians into narrow, unlit, and dangerous areas not designed for high footfall.

Existing Infrastructure: Unlike strategic sites such as Mowbray or Broadbridge Heath, this site lacks the necessary integrated infrastructure to support 180 additional households without placing an undue burden on the existing road network.

4. Residential Amenity: Privacy, Light, and Noise

As a resident of a historic farmstead, the impact on my residential amenity would be profound:

Loss of Privacy: The proposed density includes multi-storey dwellings that will overlook existing single-storey properties (bungalows and farm buildings) at Hornbrook Farm, Dickens Way, and Sandeman Way.

Inappropriate Layout: The inclusion of a parking block and multi-use dwellings directly on my boundary is entirely unsympathetic to the rural context.

Buffer Zones: Despite previous requests for a 20-meter green buffer of hedging and trees to protect the Hornbrook Farmstead, the current plans show roadways and gardens built directly up to our boundary.

Light Pollution: The site is currently a dark-sky corridor. The introduction of street lighting and domestic light spill will disrupt local wildlife and the character of the historic farmstead.

5. Drainage and Flooding Risks

The site sits on heavy clay, which presents significant drainage challenges:

Swale Failure: The reliance on swales and holding tanks is a high-risk strategy in clay-heavy areas. These systems frequently fail once nature takes over, leading to long-term issues for neighboring properties.

Downstream Impact: Hornbrook already experiences significant flooding at Aimee's Mill and Kerves Lane. Residents have recorded Kerves Lane being impassable for days at a time on multiple occasions recently. Adding 180 homes will significantly increase surface water runoff into an already stressed river system.

6. Lack of Demonstrated Need and Overdevelopment

Horsham is currently seeing the delivery of major strategic sites (Kilnwood Vale, Woodgate, Mowbray).

Many of these sites are still in early phases, suggesting that demand does not currently justify the destruction of further greenfield sites.

This application appears to be driven by developer profit rather than a genuine evidence-based need for housing in this specific, unprotected corner of Horsham.

7. Poor Community Engagement

The "consultation" carried out by the developers was inadequate. Many residents in the most affected roads, such as Ghyll Crescent, were bypassed entirely. The feedback provided by the community during the design meetings has been largely ignored, demonstrating a lack of genuine empathy for local concerns.

Conclusion

This application is an aggressive attempt to bypass the protections of the Local Development Plan. It offers a car-dependent, poorly located mass of housing that would irreversibly damage the countryside, threaten pedestrian safety, and harm the amenity of existing residents.

I urge the Council to refuse this application and protect the integrity of Horsham's rural boundaries.

Sincerely,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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