

From: Planning@horsham.gov.uk
Sent: 13 May 2026 18:19
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 13/05/2026 6:19 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:	160 New Street Horsham Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Dear Planning Officer, I am writing to formally log my strong objection to the proposed development of 180 houses at the above location. As a local resident, I am intimately familiar with this site and the surrounding area. I request that the planning committee refuses this application based on the following material planning considerations: Encroachment on Countryside and Landscape Impact: The proposed site sits outside the established settlement boundary on greenfield, countryside land. Developing 180 homes here represents a severe encroachment into the rural landscape. This project fails to protect the intrinsic character and beauty of the countryside, conflicting directly with local development plan policies regarding rural preservation. Unsustainable Pressure on Local Infrastructure: Local services are already at maximum capacity. The addition of 180 households will also place an unsustainable burden on our local primary schools, GP surgeries, and dental practices, which are already facing severe delays and over-subscription. The application fails to demonstrate how local infrastructure will cope with this sudden population influx. Highway Safety and Traffic Congestion: The local road network is unsuited for the high volume of traffic this development

will generate. The proposed access points present a significant risk to highway safety. Increased vehicle movements will exacerbate existing bottlenecks, increasing both congestion and air pollution. Inadequate Public Transport Linkages: The site is highly car-dependent. It lacks safe pedestrian walkways and cycle infrastructure connecting to the main settlement. Public transport options nearby are infrequent, meaning the development fails to meet national and local planning criteria for sustainable transport. Loss of Biodiversity and Ecology: This greenfield site supports a rich variety of wildlife and natural habitats. The scale of this development will result in an irreversible loss of local biodiversity, destroying established hedgerows, trees, and feeding grounds. Flood Risk and Drainage Concerns: Replacing open countryside with non-porous surfaces will severely reduce natural drainage. The introduction of 180 homes significantly increases the risk of flooding to both the site and down-surrounding properties. The proposal represents an unsustainable over-development of valuable countryside land that will cause irreversible harm to the community. I strongly urge the Council to protect our rural edge and refuse planning permission. Please keep me informed of the progress of this application, including the date of any committee meetings and the final decision notice. Yours faithfully, [REDACTED]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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