

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 May 2026 22:49:30 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 13/05/2026 10:49 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 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Trees and Landscaping
Comments:	I wish to object to the above application for the following material planning reasons. 1. Unsustainable Location and Lack of Infrastructure The proposed development represents a substantial expansion

beyond the existing built-up area boundary in a location lacking adequate supporting infrastructure. The southern side of Horsham already experiences pressure on GP services, dental provision and local transport infrastructure, yet the application does not provide corresponding community facilities to mitigate the impact of up to 180 additional dwellings.

The development would therefore place further strain on already stretched local services, contrary to the principles of sustainable development contained within the National Planning Policy Framework (NPPF).

2. Highway Safety and Traffic Impact

The local highway network, particularly along the A281 and surrounding junctions, already experiences significant congestion during peak periods and school run times. The proposal would inevitably generate substantial additional vehicle movements, exacerbating congestion and reducing highway safety.

Pedestrian connectivity is also inadequate. The site lacks safe and direct pedestrian access to schools, shops and local amenities. Residents would be required to cross the busy A281 to access key facilities including Tesco and nearby schools. Existing walking routes, including the path via Sandeman Way, are narrow, indirect and unsuitable for significant additional daily use, particularly by children and families.

As a consequence, the development would encourage increased private car use, contrary to sustainable transport objectives.

3. Conflict with Local Plan Principles and Landscape Character

The site lies beyond the established town boundary and forms part of an important transitional landscape between Horsham and the surrounding countryside. The proposal conflicts with the sensitive landscape considerations identified within the Horsham District Local Plan process.

The scale and visibility of the development would urbanise a currently rural gateway into Horsham and adversely affect the character of the area, including views from surrounding countryside and nearby designated landscapes. The application fails to demonstrate how the visual impact of extensive housing development across the site can be satisfactorily mitigated.

The proposed density and extent of development therefore constitute overdevelopment of a sensitive edge-of-settlement location.

4. Ecological Concerns and Survey Limitations

The ecological assessment submitted with the application appears incomplete and insufficiently precautionary.

The survey work was undertaken during winter months and therefore does not adequately assess the presence of ground-nesting bird species, including Skylarks, which are a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006. Local evidence indicates that Skylarks have historically nested within the site.

Furthermore, the assessment focuses heavily on nesting habitat within the site itself while giving insufficient consideration to the wider ecological network and the function of the site as foraging and hunting habitat for protected and notable species including bats, owls, kestrels and sparrowhawks associated with adjacent woodland habitats.

The limited survey scope means the true ecological value of the site may have been underestimated.

5. Previous Planning Concerns Remain Unresolved

Previous proposals affecting this site have raised significant concerns regarding landscape sensitivity, sustainability and infrastructure constraints. The current application does not adequately demonstrate that these fundamental issues have been resolved.

Conclusion

For the reasons set out above, the proposed development would result in significant and unacceptable harm in terms of sustainability, highway impact, landscape character and ecology. The application therefore conflicts with the development plan and the wider objectives of the NPPF and should be refused.

Kind regards

Telephone:

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