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25 May 2026

For the attention of Nicola Pettifer

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham, RH12 2GB

Dear Case Officer

DC/26/0530 – Land at Hornbrook Farm, Brighton Road, Horsham

I am writing on behalf of the Horsham Society to object strongly to this application on the grounds of overdevelopment, design, access and failure to provide an improved route for the Horsham Riverside Walk.

This site is included in the draft Horsham District Local Plan (HDLP) within Strategic Policy HA10 which contains two site allocations for the provision of “at least 400 homes”. Land at Mercer Road (HOR2) is identified for 300 homes on 14.3 hectares; and this site, Land at Hornbrook Farm (HOR1), for 100 homes on 10.45 hectares.

The much lower density development planned for the Hornbrook Farm site was due to its topography and unique position on one of the major entry routes to the town. Given the adjacent AONB it is highly unlikely that there will be any further development along the Brighton Road east of the site. It will therefore provide the gateway to the town for many years to come and it is essential that its development reflects this. The Horsham Town Design Statement (2008) stresses the need to protect and preserve the approach routes and the sensitivity of the boundaries between town and countryside, and states that development on approach roads should have regard to existing scale and avoid intensification of use or abrupt changes. This is relevant both to the Brighton Road and Hammerpond Road.

We therefore object strongly to this proposal for 180 homes – 80% higher than provided for in the draft HDLP. We do not believe that this number of homes can be accommodated on this site whilst still having regard to the policies outlined.

A key requirement of policy HOR1 is that development proposals will be supported “which create an extended Riverside Walk along Hornbrook Stream.” This application does not meet that fundamental test. The proposal seeks to create a walkway close to the Horn Brook but fails to create connectivity with the existing Riverside Walk at either Brighton Road or Hammerpond Road. Both are eminently deliverable: there is an existing public footpath from Sandeman Way close to the south west boundary of the site and an existing footpath in Hammerpond Road close to the

north east boundary. All that would be required is the construction of two pedestrian footbridges across the Horn Brook, and the agreement if necessary of adjacent landowners. Given the overall value of the proposed development, and the clear planning objective, this is a cost which it is not unreasonable to require any developer to meet.

The provision of this critical link in the Riverside Walk would also provide access for children from the site to local schools to the north without which the only safe walking route would entail a long detour crossing the A281 and through surrounding streets, or more probably a car journey. This would also go a long way towards meeting the other requirement in policy HOR1 which is that any development should "take advantage of opportunities to improve pedestrian connectivity and active travel in the area".

In short, we believe this application should be refused on the grounds that 180 homes is way in excess of the 100 provided for in the HDLP, and more than can be satisfactorily accommodated if the sensitive nature of the site's location and topography, and its adjacency to the AONB, is to be respected; the failure to meet the key requirement to create an extended Riverside Walk and the failure to improve pedestrian connectivity.

We are also concerned at the limited nature of this application and the inclusion of only an illustrative masterplan. We consider that a condition should be imposed which requires the developer to prepare and have approved a detailed masterplan and design code before the submission of more specific reserved matters.

Yours sincerely



Secretary, Planning Sub Committee