

From: Planning@horsham.gov.uk
Sent: 27 May 2026 21:33
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 27/05/2026 9:33 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 Sandeman Way Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	To Whom It May Concern,

I would like to Object to this proposed development with my detailed reasoning as such:

Design 180 Dwellings along with all the required infrastructure support is excessive and out of keeping with the immediate vicinity. This density is more aligned to town centre density than fringe of town and would be an over development on what is currently green fields. I understand this site lies outside the defined Horsham Urban Boundary and previous development applications for far fewer dwellings have been rejected on this density basis.

Highway Access, Pedestrian Safety and Parking The proposed access and egress opportunities for vehicular traffic into the site seems woefully inadequate and have completely failed to grasp the conflict points for traffic around Doomsday Lane, Sedgwick Lane, Brighton Rd and the significantly busy entrance to the Hillier's site. Even more concerning is the provision for pedestrians which are ill thought through and unsafe - As someone in my 40's who walks around this area regularly on all of the above roads as well as Hammerpond Rd, pedestrian considerations for young children and older adults is a real concern - especially with no proposed school or shop on the estate.

Privacy, Light and Noise As a homeowner who is bordered with Hornbrook Farm by the Horn Brook watercourse, a natural sound bowl is in place to the extent that we already have some noise disturbance even from as far away as the Hornbrook Pub with people talking at relatively normal volume. That would grow significantly with the addition of 180 dwellings.

On top of this, despite the trees on the boundary, during autumn, winter and early spring we will be subject to having our properties directly overlooked by a portion of the new dwellings which is not acceptable.

The construction phase of the project would be particularly significant in regards loss of privacy and construction noise. With shift work this is particularly unfair.

Overdevelopment As per the above, previous applications for fewer dwellings on this site have been rejected so it seems perverse to think that this should now be acceptable when nothing else has changed. Indeed, what has changed is that there is already significant home construction activity approved and underway in the Horsham District Council so the need to take away further green space for an overdeveloped mess seems questionable and short sighted and is not in line with the values of the residents of HDC. One can only surmise as profit driven.

Wildlife There seems to have been no consideration in the application of the bat population that lives in the surrounding area and on the site, my understanding is that provision needs to be made for these. In addition there are a number of owls (possibly protected) that live in the trees on the Horn Brook, along with dozens of other types of birds. It is known that the birds use green fields and farmland and navigational aids and indeed hedgerow and small trees as safe corridors. None of this has been considered in the application.

Trees and Landscaping There are many mature trees along the Horn Brook, including several oak trees. There is concern around how these will be maintained with such a disruptive development and undoubted change to the Horn Brook.

Weald to Waves This site is part of the "Weald to Waves" Corridor, www.wealdtowaves.co.uk. This is a 100 mile nature corridor across Sussex that is supported by Natural England and dozens of Government Agencies, Businesses and Trusts including the Knepp Estate. It would seem perverse to start building over the corridor as it is being established and would be a decision that our children and grandchildren will suffer from as our flora and fauna diminish. Building over green corridors is not what the people of HDC stand for.

Drainage As above the site is on heavy weald clay which presents major issues for drainage both on site in the proposed swales, and management thereof, at the discharge into Horn Brook itself, noting that the bottom of our garden would be prone to flooding if Horn Brook was to accept higher volumes of water. Then Kerves Lane, which is severely damaged and often closed due to flooding. This application fails to demonstrate how any of these risks will be mitigated.

I trust that these points of objection are clear, and I would be happy to attend any future meetings to discuss the matter further.

Yours Sincerely



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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