
From: Planning@horsham.gov.uk
Sent: 03 June 2026 17:55
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 03/06/2026 5:54 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:	7 Ghyll Crescent Horsham West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment
Comments:	Dear Sir/Madam, I am writing to formally object to the proposed development of up to 180 residential dwellings at Hornbrook Farm. The proposed development represents a material encroachment beyond the established built-up area of Horsham into open countryside. This is contrary to the spatial strategy of the Horsham Local Plan, which seeks to manage growth in a sustainable manner and protect the intrinsic character of the countryside through policies relating to settlement hierarchy and countryside protection. The site currently forms part of a transitional landscape between the urban edge and rural environment. Its development would erode this important distinction, resulting in urban sprawl that undermines the character and identity of Horsham, and more particularly the Horsham boundary. The proposal would introduce a substantial urbanising influence adjacent to the historically

sensitive setting of Doomsday Lane. This area contributes significantly to the local character of Horsham through its rural setting, historic routes, and landscape openness. National planning policy requires development to recognise and protect "the intrinsic character and beauty of the countryside."

The scale and density of the proposed scheme would fail to respect this character, resulting in irreversible harm to the historic and visual qualities that define this part of Horsham. Succinctly, this proposal is sited in the wrong place.

The Hornbrook Farm currently supports a resident deer herd (approximately 20-25 animals) which regularly utilises the open fields at Hornbrook Farm. These fields form part of a wider ecological network extending along the Horn Brook corridor. On its own, I realise that the deer population may not be of concern to the planners. However there are many other species supported by Hornbrook Farm and its corridors.

The Horn Brook acts as a natural wildlife corridor, providing connectivity for species movement both north-south and east-west, and linking into the wider landscape, including the setting of the High Weald Area of Outstanding Natural Beauty (AONB). Disruption to this corridor (for all sorts of species) would result in habitat fragmentation and displacement of wildlife.

The National Planning Policy Framework (NPPF) requires planning decisions to:

- Protect and enhance biodiversity; and
- Support "coherent ecological networks" and habitat connectivity

Furthermore, developments are now required to deliver measurable biodiversity net gain; however, this proposal risks the loss of established habitats which cannot be easily replicated through mitigation alone.

The loss of this habitat and fragmentation of wildlife corridors, particularly along the Horn Brook and into the forest would be contrary to both national policy and local environmental objectives.

Whilst the site itself may lie outside a designated landscape, it contributes to the setting of the High Weald National Landscape (AONB).

National policy is clear that "great weight should be given to conserving and enhancing landscape and scenic beauty" in AONBs and that development in their setting must be sensitively located to avoid adverse impacts.

The proposed development would introduce buildings into an open landscape currently forming part of the visual and ecological transition into the AONB, thereby diminishing its setting and wider landscape value.

The proposal represents an over-intensive form of development for an edge-of-settlement site.

The scale (up to 180 dwellings across approximately 9 hectares) introduces a density and footprint that would fundamentally alter the character of the Horsham area.

The existing fields provide informal amenity value and contribute to the open landscape enjoyed by residents of Horsham. The loss of this space would erode the quality of life for local communities and reduce access to valued green surroundings.

The development is proposed to be accessed via Brighton Road (A281), an already busy arterial route, and is quite separated from the local Horsham community, particularly local schools. Concerns have already been raised that increased traffic from the development would:

- Create cut-throughs for vehicles along the historical Doomsday Lane.
- Increase vehicle movements at access points such as St Leonards Road and Hornbrook Drive.
- Create additional road safety risks for children choosing to cross Hammerpond Road to cut down the walking time to schools by 15 minutes.

In the absence of clear and deliverable mitigation measures, the proposal fails to demonstrate that it would provide safe and suitable access for all users, contrary to national planning policy.

In summary, the proposed development at Hornbrook Farm fails to address the above points and should be refused for the following reasons:

- It represents unjustified encroachment into the countryside beyond the settlement boundary.
- It causes significant harm to the character of Horsham, including the setting of Doomsday Lane.
- It would disrupt established wildlife habitats, including many species, including a resident deer population, and key ecological corridors along the Horn Brook.
- It adversely affects the setting of the High Weald AONB.
- It constitutes overdevelopment inappropriate to the site's location.
- It introduces unresolved highway safety concerns.

For these reasons, the proposal conflicts with both national and local planning policies, particularly those relating to landscape protection, biodiversity, sustainable development, and settlement pattern.

I respectfully request that the application be refused.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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