

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 May 2026 10:02:58 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 09/05/2026 10:02 AM.

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:	20 Brambling Road Horsham
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Comments Details

Commenter Type:	Member of the Public
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:	Key concerns:

1. Pedestrian safety & access

- Development relies on crossing a busy main road to reach shops, schools, etc.
- Only limited crossing provision proposed
- Likely requires multiple crossings or indirect routes
- Not a safe, direct or convenient walking route
- Real risk people won't walk → more cars

2. Ecology

There is known rare and protected species within Hornbook Farm and the Hornbook stream.

3. Location

Horsham has a defined Urban boundary, these boundaries are crucial to control urban sprawl and protect the surrounding West Sussex countryside, as outlined in the Horsham District Planning Framework (HDPF).

The western boundary is mainly defined by the River Arun, as is the western side with the Hornbook stream being the boundary.

All water run off will be into the already failing stream at Aimee's Mill on Kerves Lane.

Often closed for days at a time on multiple occasions, this stream simply can't cope.

4. Severance & safety concerns

- The main road acts as a barrier (severance)
- Crossing may not be used in practice → risk of unsafe crossings
- Concerns for:
 - Children
 - Elderly
 - Everyday use

5. Car-dependent development

- Poor walkability means heavy reliance on cars
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- Goes against national planning policy (National Planning Policy Framework)

- Will increase traffic and congestion locally

6. Tick-box" approach to infrastructure

- Proposal includes minimum infrastructure (e.g. just a crossing)

- Doesn't show how people will actually move around in real life

- Looks compliant on paper but not practical

7. Cost-driven design (not best solution)

- Developer (Jaynic Property) openly states goal to maximise land value

- Scheme appears to use cheapest possible solution rather than best one

- Proper infrastructure (e.g. safer connections) not provided

7. Premature (Local Plan still unresolved)

- Horsham Local Plan is still being reviewed

- Housing locations and strategy not finalised

- Approving now risks jumping ahead of proper planning process

8. Infrastructure pressure

- Increased strain on:

- Roads

- Schools

- Local services

- No clear evidence infrastructure will keep pace

9. Loss of countryside / edge impact

- Development is on greenfield land

- Expands the town into countryside

- Impacts the character of the area

Kind regards

Telephone:

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