

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 May 2026 10:46:02 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 10:46 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:	48 North Street Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to the proposed outline application for up to 180 dwellings at Hornbook Farm. This development would result in the unnecessary loss of an

important area of countryside outside Horsham's defined urban boundary and would fundamentally alter the historic eastern approach into the town. The site forms part of a sensitive greenfield landscape connecting the ancient woodland of St Leonard's Forest with the Chesworth Farm area and plays an important role in preventing urban sprawl.

The proposal appears premature given that the Horsham Local Plan is still under review and the wider housing strategy for the district has not yet been finalised. Approving a major development of this scale before the Local Plan process is complete risks undermining proper strategic planning and public consultation. There is a strong possibility that this application would not even have reached this stage had the Local Development Plan already been in place.

A major concern is the lack of supporting infrastructure. The application fails to demonstrate how local roads, schools, healthcare services and community facilities would cope with the additional pressure from up to 180 new homes. Existing infrastructure in this area is already under strain and there is no clear evidence that improvements will keep pace with the scale of development proposed.

Pedestrian safety and accessibility are also serious concerns. The development relies heavily on residents crossing a busy main road in order to access shops, schools and services. The proposed crossing arrangements appear minimal and impractical for real everyday use, particularly for children, elderly residents and people with mobility issues. The road effectively acts as a barrier and creates severance between the development and the town. In reality, many residents are likely to rely on cars rather than walking, which directly conflicts with the principles of sustainable development set out in the National Planning Policy Framework (NPPF).

The proposal therefore risks creating a highly car-dependent development, increasing traffic congestion and worsening highway safety issues locally. The application appears to adopt a "tick-box" approach to infrastructure provision - technically including limited measures on paper without addressing how people will genuinely move around safely and conveniently in practice.

There are also substantial environmental concerns. Hornbook Farm and the Hornbook Stream are known to support rare and protected species, and the ecological impact of developing this site could be significant. The application does not provide sufficient reassurance that wildlife habitats and biodiversity will be adequately protected.

Drainage and flooding concerns must also be taken seriously.

Surface water runoff from the site would feed into the Hornbook Stream and the watercourse near Aimee's Mill on Kerves Lane, which already struggles to cope during periods of heavy rainfall and has reportedly been forced to close on multiple occasions. Additional runoff from a large-scale development risks worsening an already failing system.

Furthermore, the scheme appears driven primarily by maximising land value rather than delivering the best outcome for Horsham residents. The limited infrastructure proposals and lack of meaningful connectivity suggest a cost-driven design approach rather than one based on long-term sustainability, safety or community benefit.

This application represents overdevelopment of a sensitive greenfield site and would result in:

- * Loss of countryside and erosion of Horsham's rural setting
- * Harm to the character of the area and eastern gateway into Horsham
- * Increased traffic and congestion
- * Poor pedestrian connectivity and safety concerns
- * Increased pressure on schools, roads and local services
- * Potential ecological harm to protected species and habitats
- * Additional flood and drainage risks
- * Unsustainable car dependency
- * Premature development ahead of the Local Plan process

For all of these reasons, I urge Horsham District Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

