

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 May 2026 13:24:54 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 1:24 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:	23 Ghyll Crescent Horsham
----------	---------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to Planning Application: DC/26/0530 Site: Hornbrook Farm Proposal: outline planning for 180 dwellings I am writing to strongly object to the proposed outline planning

application at Hornbrook Farm.

This proposal represents an unsustainable overdevelopment of a sensitive rural area. My objections are based on the following material planning considerations:

1. Principle development and conflict with the urban boundary.
The proposed development lies outside the defined Horsham urban boundary.

Site history: Previous planning applications for significantly fewer units (80-120) were rightly rejected and discouraged.

Density: attempting to nearly double the number of dwellings is an unacceptable intensification of use that ignores the historic character and constraints of the land.

2. Impact on landscape and the High Weald AONB.
The site is adjacent to Doomsday Lane, an historic route that separates Horsham town from the High Weald Area of Outstanding Natural Beauty.

The proposed 'buffer zone' of bungalows and green space is a poor appeasement attempt and insufficient to protect the current AONB.

The development would result in the irreversible loss of picturesque countryside location to a vital green lung to Horsham.

3. Highways, Pedestrian Safety and Desired Lines.

The proposed traffic and pedestrian solutions are fundamentally flawed and indicative of a proposal without local knowledge or consideration of public safety.

The proposed location of the pedestrian crossing is poorly located and in practice, the public, including children, will follow the natural 'desired lines' towards school via Doomsday Lane and Hammerpond Lane, with existing access limited, unlit and dangerous with traffic for any increase in footfall.

This site lacks the necessary infrastructure to support the volume of proposed units, unlike other strategic sites such as Broadbridge Heath and Mowbray.

4. Residents and Amenities

As a local resident, the loss of privacy, light pollution, from the proposed development is unacceptable as is the impact on local wildlife.

5. Drainage and Flooding Risks

The site is a heavy clay area and as such any development would significantly impact the drainage and brook itself.

Swale failure: should these systems fail, some time after the development has been completed and damage done, surrounding properties will suffer long-term issues.

The proposal is ill-thought-out and of detriment to the existing infrastructure, residents, wildlife and AONB.

I strongly object to the proposal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton