

From: Planning@horsham.gov.uk
Sent: 05 May 2026 14:47
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 05/05/2026 2:47 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:	18 Sandeman Way Horsham west sussex
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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:

As a long standing resident of the area, (Sandeman Way) of some 45 years and Horsham, 65 years, I would like to make some comments on the planning approval being sought by Jaynic.

Firstly, I do get the feeling that this company is purely in to make money quickly, they have identified this site as previously being the subject of a planning application and are trying to repeat this. If successful, they will sell to a developer and have no more to do with it. This is why the public consultation was flawed and showed no understanding or care whatever of the actual impact this will have on the area. I also am not convinced they have been totally

impartial in regard to ecological and traffic surveys. If you have lived here for 45 years, you know, they don't.

My reasons for objecting to such a development in that location are;

- potential for flooding
- Lie of the land and visual impact
- potential for pollution of the Hornbrook
- destruction of habitat for wildlife
- vehicular access
- traffic flow/safety

I would like to address these concerns in more detail below.

Flooding, the Hornbrook is at the bottom of my garden, my neighbours gardens have flooded in the past and they have photos of this. The flow is sometimes considerable and erosion over time will occur. This will be exacerbated by increased runoff from the proposed Hornbrook Farm development as the grass areas will be replaced by housing/roads etc. When I asked Jaynic about this I was told tanks would be used to store the excess. Who would monitor this ? However, I then was advised by another local resident that tanks are no longer allowed, it would be swales instead. This does not give confidence in Jaynic.

The Hornbrook Farm fields, opposite Hillier Garden centre, are in an elevated position. Development of this hill, with possibly 2.5 storey buildings, will totally and irrevocably ruin the Southeastern approach to Horsham. It can never be undone, it will be an eyesore and new build at such a density is totally inappropriate. Not only that, houses that now back onto the brook and the hill, will completely lose their privacy. I know that is not a reason for objection, but it will blight a large number of properties for a development that is not in keeping with the surrounding area. Jaynic were unable to give any idea whatsoever regarding the actual layout of this development, and I got the feeling that they were not particularly bothered, not their problem once planning is agreed.

This field also forms the outer boundary of Horsham to the southeast, with the Hornbrook. Horsham is a lovely town, well cared for and attractive, this blot on the landscape - and it will be, as the height of that land is an issue - will for ever ruin this area.

Potential pollution of the river - nothing anyone can say can reassure me this will not happen, particularly if Southern Water have anything to do with it. There are fish in the river, frogs, voles, a huge variety of birds including the Heron who is regularly in the area.

Wildlife: There are a lot of foxes and deer which use the area and it is a corridor for local wildlife to cover the area. Unseen animals live in it, I see mice, and various rodents, rabbits etc. in the undergrowth. This will be lost, whatever developers say.

Vehicle access- I do not use the Hornbrook Drive exit onto Brighton road if I am turning right, the traffic is frequently heavy, and often is speeding. Traffic from Kerves lane has to pull out with poor right hand visibility. There are bus stops outside Hilliers, and traffic turning into Hilliers can cause tailbacks. You take your life into your hands sometimes trying to turn into it as oncoming traffic is fast. Add 180 more cars (at least) to that daily traffic, it will become gridlocked. The school run would become impossible as St Leonards Road is often impassable due to it being single lane only due to parking, cars back up at the junction, driving to the many schools in the immediate area will cause jams as the roads around here are too narrow for buses etc.

Traffic access etc. I use the twitten to Brighton Road from Sandeman Way and so do many others. Crossing Brighton road at that point is dangerous, there is frequently floodwater running down the road so you not only get splashed, you have to contend with accelerating traffic down in the dip. It is a busy road, and in August, the traffic was monitored.?? That is the quietest month for traffic flow, holiday period, no school traffic. It is a busy road, I know that from the constant traffic noise. Not a fair representation of the normal traffic flow. Possibly cynical manipulation of data.

I understand that HDC has to allow new building, but this is a greenfield site, it is a beautiful location which will be visually ruined FOR EVER by high density housing totally out of character to the area which is predominantly detached houses in good sized gardens. This may sound NIMBY, and if it was a proposed low density development in keeping with the surrounding area, that may be different But it is not. 180 new build houses, no matter how they dress it up, it is what it is. It will forever stick out like a sore thumb and a testament to poor vision by planners.

Please can you take a long hard look at the impact of this development. Short term profit should not be the goal. The long term destruction of that area of land from rural to suburban will be catastrophic and an eyesore, a legacy I would be heartbroken to see left for future generations of our lovely town.


Sandeman Way

Kind regards

Telephone:

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**Horsham
District
Council**



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