

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 May 2026 13:58:36 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 06/05/2026 1:58 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:	2 Ghyll Crescent Horsham
----------	--------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Privacy Light and Noise - Trees and Landscaping
Comments:	PROPOSED DEVELOPMENT AT HORN BROOK FARM: DC/26/0530 Dear Sir/Madam, Re: Proposed Development at Hornbrook Farm (HR01) Following the recent public consultation regarding the above

proposal, I am writing to formally object to the development. In my view, this site is wholly unsuitable for housing, and the plans raise serious concerns across multiple areas.

Impact on Traffic and Road Safety

The surrounding road network, including the A281-one of the main access routes into and out of southern Horsham-is already heavily congested. Existing data highlights multiple serious injury collisions at key junctions, particularly around Doomsday Lane, Brighton Road, and St Leonard's Road. These are established problem areas, and any increase in traffic would inevitably heighten the risk.

The junction at Doomsday Lane suffers from poor visibility due to its position on the brow of Hornbrook Hill and sits opposite another restricted-visibility junction at Sedgwick Lane. Introducing further access points in such close proximity would significantly increase the likelihood of accidents. This issue has previously contributed to the rejection of development proposals at this site and remains unresolved.

Alternative routes, including Kerves Lane and Hammerpond Road, are already under strain and have been subject to recent traffic regulation changes due to concerns over speed, volume, and safety. Increased traffic from this development would only exacerbate these problems, particularly during peak times and school hours.

Access and Connectivity

The proposals rely heavily on pedestrian access from the A281, a fast-moving, unlit road with no continuous footpath on the development side. This presents a clear safety hazard and discourages walking or cycling, ultimately promoting increased car dependency.

Proposed pedestrian routes via unsignalised crossings and the 'Twitten' pathway are impractical and unsafe, requiring pedestrians to cross a busy 40mph road and navigate poorly lit, rural paths. Suggested alternative access via Doomsday Lane is equally unsuitable given existing traffic and safety concerns. Overall, the development would be poorly integrated and isolated from the town.

Impact on Local Character and Environment

Situated on elevated land, the development would be visually intrusive, detracting from the rural setting and the southern "gateway" into Horsham. The proximity to the High Weald AONB further underscores the sensitivity of this location.

The proposal would also impact the privacy and security of existing properties, particularly those backing onto the Horn Brook. The introduction of a new riverside walk appears unnecessary given existing amenities and raises additional

concerns for residents.

Claims that the site is "visually well-contained" do not reflect the reality of the landscape and suggest a lack of thorough assessment.

Ecological Impact

Hornbrook Farm currently serves as an important wildlife corridor, supporting bats and other species. Development would result in habitat loss, fragmentation, and long-term ecological damage. Mitigation measures such as "tree-lined streets" cannot compensate for the loss of natural farmland and interconnected habitats.

The suggestion that parts of the site are of "low ecological value" fails to consider the broader ecosystem and the consequences of isolating higher-value areas. The indirect impact on nearby sensitive sites would also be significant.

Flood Risk

While the site itself is not prone to flooding due to its elevation, development would increase surface water runoff into the Horn Brook, raising the risk of downstream flooding-particularly in areas already affected, such as Kerves Lane.

Proposed drainage solutions appear unclear and inconsistent, and there is insufficient confidence in their long-term effectiveness or management. Given increasing instances of heavy rainfall, this is a serious concern. . Numerous recent events of outfall from upstream at Mannings Heath (into the Arun) suggest the existing infrastructure is already overstretched.

Conclusion

The information presented by the land promoter demonstrates a lack of understanding of the site and its context. The proposal appears driven by short-term financial gain rather than long-term community benefit.

Previous Local Plan Inspectors have consistently found this site unsuitable for development, and the issues identified remain valid today. This proposal represents speculative, poorly considered development that would cause lasting harm to the area.

I strongly urge the Council to reject this application and to prioritise the protection of our countryside and the safety and wellbeing of the local community.

Thank you for your consideration.

Yours faithfully,

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