

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 April 2026 12:01:09 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 30/04/2026 12:01 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:	15 Dickins Way Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I am writing to formally register our objection to the proposed housing development at Hornbrook Farm, Brighton Road, Horsham, submitted by Jaynic Property Group. The proposal seeks to construct up to 180 homes on approximately 25 acres of greenfield land. Given the number of existing and unsold developments in Horsham, we question the necessity of further large-scale housing projects, particularly in an area where local facilities are already

oversubscribed and unable to accommodate additional demand.

Many residents have serious concerns regarding the impact of this development, which I outline below:

Traffic and Infrastructure Pressure:

Brighton Road, Doomsday Lane, and Hammerpond Road already experience significant congestion and flooding. Adding further housing will exacerbate these issues, placing unsustainable pressure on local infrastructure.

Education and Healthcare Capacity:

Local schools, including Heron Way, Kingslea, Forest School, and Millais, are already oversubscribed. Healthcare provision is similarly overstretched, with long waiting lists for doctors and dentists, and no local hospital. The developers have not demonstrated how these critical services would be expanded to meet increased demand.

Flooding Risk:

Local knowledge confirms that Brighton Road and the Horn Brook flood during periods of heavy rainfall, posing risks to pedestrians and drivers. Development of Hornbrook Farm would increase impermeable surfaces, heightening flood risk for residents along Brighton Road, Sandeman Way, Dickins Way, and Hammerpond Road. During consultation, developers indicated drainage tanks would be installed beneath the site, with excess water discharged into the Horn Brook, an already problematic watercourse. This solution appears inadequate and potentially hazardous.

Environmental and Landscape Impact:

Hornbrook Farm is a greenfield site integral to Horsham's rural character. Ecological surveys presented during consultation lacked meaningful local insight. Wildlife, including deer, regularly inhabit the area, yet their presence was dismissed. The loss of biodiversity and green space would be detrimental to the community.

Infrastructure Funding and Transparency:

Developers referenced financial contributions to the Council intended to support infrastructure. However, residents have seen little evidence of investment in new schools, healthcare facilities, or transport improvements. This raises serious questions about accountability and transparency.

Housing Affordability:

The proposed 35% "affordable housing" allocation lacks clarity. Developers were unable to explain whether this refers to council-owned, shared ownership, or other models. Current housing prices in Horsham remain unaffordable for many working families, and this proposal does not address genuine local need.

Safety Risks for Children and Pedestrians:

The development would require children walking to school to cross Brighton Road twice, including via an unsafe alleyway to Sandeman Way. This presents unacceptable risks to safety, with no adequate mitigation proposed.

Community Consultation and Transparency:

While Jaynic Properties Ltd has held public consultations, many residents feel concerns have been disregarded. In August 2024, a letter from Jaynic was delivered to local households. The individual distributing this letter trespassed across our private land to inspect adjacent woodland without permission, which doesn't reflect positively on Jaynic. The letter itself claimed that representatives had personally spoken with residents, introduced themselves, and explained their intentions for the site. This was inaccurate and misleading. The scale of the proposed development appears predetermined rather than genuinely shaped by community input, raising serious questions about transparency.

Cumulative Development Pressure:

This proposal adds to the relentless pace of housebuilding in Horsham and Southwater. The cumulative impact risks overwhelming local services.

The Hornbrook Farm development is unsustainable, unsafe, and unwanted. We urge you to reject this proposal and ensure that Horsham's planning decisions reflect the clear opposition of its residents. Our community cannot absorb further large-scale housing without irreparable harm to infrastructure, environment, and quality of life.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

