

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 April 2026 16:08:45 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 4:08 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:	4 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	The site has previously been assessed through the Local Plan process prepared by Horsham District Council and was not identified as a suitable or preferred location for development. The applicant has not demonstrated any material change in circumstances that would justify a different conclusion now. The

key constraints previously identified-landscape impact, infrastructure limitations, drainage concerns, and relative unsustainability-remain unresolved.

The proposal represents an over-intensive use of the site. Its scale and density are inappropriate for this edge-of-settlement location and would result in harmful encroachment into the countryside, eroding the character and setting of Horsham.

There are also serious concerns regarding flood risk and drainage. The site is known to experience surface water issues, and the application does not provide sufficient evidence that these can be effectively mitigated without increasing flood risk elsewhere, in line with expectations set by the Environment Agency.

The development would also place further pressure on an already constrained local road network, particularly the A281 corridor and routes into the town centre, where congestion is already well documented.

Infrastructure capacity remains a concern, including schools, healthcare provision, and utilities, none of which appear to be adequately resolved.

Finally, while water neutrality requirements may have changed affecting areas such as the Arun Valley, the underlying issues of water stress and environmental impact remain. The application does not provide robust evidence that these constraints have been properly addressed.

For all of these reasons, the proposal conflicts with the principles of a plan-led system and the National Planning Policy Framework, and should be refused.

Kind regards

Telephone:

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