
From: Planning@horsham.gov.uk
Sent: 18 May 2026 08:54
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 18/05/2026 8:54 AM.

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:	Hornbrook Barn Hornbrook Farm Horsham
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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:	Re: Strong Objection to Proposed Development at Hornbrook Farm, Brighton Road (RH13 6QA) Dear Sir/Madam, I am writing as a long-standing resident of Hornbrook Farm to express my firm objection to the proposed development of up to 180 homes at Hornbrook Farm, Brighton Road. The scheme is wholly inappropriate for a location with such significant environmental sensitivity, infrastructure limitations, and road-safety risks. Comments made at the recent Jaynic Property Group presentation further confirmed a concerning lack of understanding of local conditions and constraints.

As a resident who lives with the reality of these limitations daily, I ask that the Council consider the serious and demonstrable reasons why Hornbrook Farm is not suitable for major development.

1. Traffic, Congestion, and Road Safety

The A281 already experiences chronic congestion, especially during peak hours. Delays of over five minutes just to exit Hornbrook Farm are common on weekday mornings and evenings. Increasing traffic from 180 additional homes, plus service vehicles, deliveries, and construction traffic, would severely worsen this.

Walking to local amenities, including Tesco Express, already requires navigating poorly lit stretches, crossing the A281 twice, and walking alongside fast-moving traffic. This route is not safe today, let alone with significantly increased volumes.

Suggestions made during the Jaynic presentation that children could walk from Doomsday Lane or Hammerpond Road to Heron Way School ignored the lack of continuous pavements, multiple required road crossings, and the narrow single-track stretch of Doomsday Lane, where vehicles can only just about pass at low speeds. This raises serious safety concerns for everyone involved pedestrians and car drivers alike.

2. Emergency Access Constraints

Emergency access to Hornbrook Farm and the wider area is already constrained by:

- The narrow pinch point along Doomsday Lane
- The highly congested A281 junction into Hornbrook Farm
- Limited alternative routes should the A281 become blocked (a frequent occurrence during accidents, breakdowns, or heavy congestion)

Introducing a large residential development at a site with a single primary access point via a major road already functioning at capacity presents significant risks for emergency response times. Ambulance, fire, and police services cannot be expected to safely or reliably access a site where the road network is already strained.

3. Flood Risk and Surface Water Management

Hornbrook Farm sits within an area that has historically experienced surface water accumulation during periods of sustained or intense rainfall. The sloping topography and natural drainage patterns direct water toward lower parts of the site and surrounding fields. Urbanising this land with hard surfaces, roads, and housing dramatically increases runoff and reduces the land's natural absorption capacity. Without extensive (and currently undocumented) investment into flood mitigation, this development carries the real risk of displacing water onto neighbouring properties, roadways, and natural waterways already under pressure.

The flood implications extend beyond the site boundary.

4. Ecology and Environmental Impact

Hornbrook Farm and its surrounding landscape form a rich natural habitat supporting:

- Water voles - which are protect in the UK under the Wildlife and Countryside Act 1981.
- Deer
- Birds of prey
- Bats
- [REDACTED]
- Amphibians
- Owls
- Foxes
- Field mice
- Shrews
- Hedgehogs
- A wide range of native plant species

The area provides an important wildlife corridor linking rural land east of Horsham with green spaces and watercourses further west. Development here would fragment habitats, reduce biodiversity, and contribute to the ongoing erosion of Horsham's rural character.

Additionally:

- Increased lighting would disrupt nocturnal species.

- Increased traffic would increase wildlife road casualties.
- Construction would disrupt sensitive habitats and nesting sites.

Protecting these natural assets aligns with both national and local environmental priorities, including the Council's own commitment to biodiversity net gain and safeguarding key green spaces.

5. Planning Policy Conflicts

Large-scale development at Hornbrook Farm would appear to conflict with several core planning principles, including:

- Sustainability: The site is not sustainably connected to schools, healthcare, or transport infrastructure without car dependency.
- Safety: Lack of safe pedestrian and cycle routes contradicts active-travel policies.
- Character and Local Distinctiveness: Hornbrook Farm forms part of a valued rural edge that helps maintain the character of this side of Horsham.
- Infrastructure Capacity: Local schools, roads, and GP services are already operating at or near capacity.

The National Planning Policy Framework (NPPF) and Horsham's own Local Plan require development to be safe, sustainable, and supported by adequate infrastructure - criteria this proposal does not meet.

6. Historical Planning Rejections at This Site

Hornbrook Farm and adjacent land have been subject to planning proposals in the past. Historically, concerns raised have consistently related to the same issues residents are raising today:

- Traffic safety
- Landscape harm
- Unsustainable location
- Environmental impact
- Infrastructure constraints

These longstanding concerns have not been resolved merely because new developers or new quotas have emerged. The fundamental unsuitability of the site has not changed.

It is increasingly apparent that the Council is under pressure to meet housing targets. However, meeting quotas cannot come at the expense of objective, evidence-based planning. The primary duty of the Council is to ensure public safety, safeguard the environment, and plan responsibly for the long term.

Hornbrook Farm is not an appropriate location for a development of this scale. The risks to residents, to road users, to emergency services, to wildlife, and to the character of Horsham are too great to overlook.

For all the reasons outlined above -traffic, safety, emergency access, flood risk, environmental impact, infrastructure limitations, and planning policy conflicts - I strongly urge Horsham District Council to reject this proposal.

Yours faithfully,


Hornbrook Barn
Hornbrook Farm
Horsham
RH13 6QA

Kind regards

Telephone:

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**Horsham
District
Council**



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