
From: Planning@horsham.gov.uk
Sent: 19 May 2026 17:26
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 19/05/2026 5:26 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:	9 Ghyll Crescent 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
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Comments:	██████████ 9 Ghyll Crescent Horsham RH13 6BG
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19th May 2026

Planning Department
Horsham District Council

Parkside
Chart Way
Horsham
RH12 1RL

Dear Sir/Madam,

Re: Totally opposed to Proposed Development at Hornbrook Farm, Brighton Road, Horsham, West Sussex (HR01)

I am writing as a resident of Ghyll Crescent to register my firm and unequivocal objection to the proposed development of up to 180 homes at Hornbrook Farm, Brighton Road. Having lived here for many years, I have first-hand knowledge of the environmental, infrastructural, and safety constraints of this location - constraints that appear to be either underestimated or misunderstood by those currently promoting the scheme.

During the presentation held by Jaynic Property Group at Horsham Rugby Club, it became clear from the comments of the Jaynic representatives, the architect, and the council representative present that there is a significant lack of local knowledge regarding Hornbrook Farm and its surrounding area. Observations made about traffic, pedestrian access, proximity to local amenities, and school capacity did not meaningfully reflect the realities experienced by residents daily. I listened carefully throughout the session, and it was evident that the practical challenges raised by local people were not being fully grasped.

Traffic Volume, Road Safety, and Congestion

The A281 is already heavily burdened, suffering from chronic congestion, particularly during peak hours. On many weekday mornings, it can take over five minutes simply to exit safely onto the A281. The road infrastructure is already operating at, and often beyond, its functional capacity.

Introducing a development of 'up to 180 homes' would significantly increase traffic volume, worsening congestion, noise, and air pollution. It would also further erode pedestrian and cyclist safety. The access into town and local amenities is already dangerous, often in near-total darkness due to limited street lighting. This route is already hazardous, and it is difficult to see how any increase in local traffic could be safely accommodated without substantial infrastructure upgrades - none of which appear to be credibly planned or costed.

The suggestion made at the presentation that children could exit near the corner of Doomsday Lane and Hammerpond Road and walk to Heron Way School is deeply concerning. This route involves narrow roads, incomplete pavement coverage, and multiple required crossings.

Doomsday Lane itself is a well-known bottleneck where vehicles can only pass each other at very low speed due to its narrow width. Presenting this as a viable safe route to school demonstrates a worrying underappreciation of local conditions. The other alternative was that the children should walk through the Sandeman Way twitten (which is a totally unmade narrow, rough footpath between woodland and houses) to access the schools, this would entail them crossing the A281 twice in all weather conditions. We believe this is totally unacceptable from a safety aspect.

We are also very concerned that the proposed development will result in our woodland being flooded, and made easily accessible to the residents of the proposal therefore destroying our privacy where we watch the local wildlife including, deer, bats, [REDACTED], otters and a whole range of birds including owls. In addition our grandchildren play in the wood totally safe, we are extremely concerned about the security from the proposed new residents and also anyone using the new riverside walk, access into our property would now be open to anyone and their dogs. Our woodland extends to approximately 1 acre with a long frontage onto the stream, so you can understand our concern.

Infrastructure and Local Services

When a resident raised concerns about already stretched local schools, the reply from the council representative "Where do YOU suggest we build then?" did not inspire confidence. This question shifts responsibility onto residents rather than addressing the legitimate infrastructure concerns that any development and council must reasonably answer.

Local schools are at or near capacity. GP surgeries, roads, and essential services are similarly stretched. A development of this scale requires proactive and credible plans for expanding local services, yet none have been presented.

Environmental and Landscape Impact

Hornbrook Farm sits within a beautiful, rural, and ecologically valuable corner of Horsham. It serves as an important green buffer between the town and the surrounding countryside.

Developing this land would significantly erode local character, destroy wildlife habitats, and eliminate a cherished landscape enjoyed not only by residents but by walkers, cyclists, and

visitors.

A Sense of Urgency at the Expense of Due Diligence

It feels increasingly clear that the council is under substantial pressure to meet housing quotas, but this pressure cannot justify pursuing development in locations that are plainly unsuitable. Planning decisions must be realistic, evidence-based, and grounded in the principles of public safety, environmental protection, and long-term sustainability. Unfortunately, this proposal appears to fall short in all of these respects.

In conclusion, I urge Horsham District Council to reject this proposal. Hornbrook Farm is not an appropriate, safe, or sustainable location for a development of this scale. The risks to traffic safety, the inadequacy of local infrastructure, and the detrimental environmental impact should weigh heavily against any perceived benefits.

Bearing in mind that local plan inspectors have concluded that this site is unsuitable for development and that the Doomsday Lane boundary of the High Weald Area of Outstanding Natural Beauty is directly adjacent to the proposed development site, we remain hopeful that the council will value the rural market town history of Horsham.

So in conclusion i am in total opposition to this proposal.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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