

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 May 2026 20:33:39 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 26/05/2026 8:33 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:	3 Ghyll Crescent Horsham
----------	--------------------------

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
Comments:	I wish to formally object to the proposed Hornbrook Farm development on a number of grounds. It has been well understood for 30 years that the level of the water table and the associated drainage requirements made this sloping

land unsuitable for development. In fact, several previous planning applications proposals for this site have failed because this land was not deemed appropriate or suitable for development. Nothing has materially changed and in the intervening years other factors have now colluded to make it even less desirable that this should be granted.

The proposed development of 180 dwellings would introduce a very substantial increase in hard standings including roads, driveways and pavements plus other non-permeable roof surfaces. This would significantly increase the dispersal of water volumes into the Hornbrook which are unlikely to be satisfactorily addressed even with any form of remediation measures like attenuation tanks which can fail or be overrun. During winter periods (or even summer flash floods), water levels in the Hornbrook rise dramatically with significant water flows. This has resulted in flooding, especially at the junction of Hammerpond Road/Doomsday. Climate changes are likely to exacerbate this situation, even without the proposed development. If this development was to be granted, properties that run adjacent to the Hornbrook in Ghyll Crescent are likely to find their low-level bottom gardens under water with all the associated damage.

It is clear from an objection by a member of the emergency services that they do not have the capacity to provide support for these additional dwellings. That assertion is undoubtedly applicable to other emergency services. Other essential services like schools, doctors' surgeries, dentists and hospitals are also heavily oversubscribed. To introduce a potential 180 families on a system that can't currently cope would lead to a significant extra pressure that is likely to lead to more serious problems. There doesn't appear to be anything in this plan to even remotely address this.

Perhaps one of the more serious considerations is the safety of young children as there doesn't appear real consideration for pavements, footway or cycle access outside of the development. Specifically, there is no pavement on the Brighton Road side and at a recent meeting with planners, it was suggested school children and pedestrians should cross the main A281 and walk down the road adjacent to the public house, before crossing back. This is inherently dangerous and shows a disregard for safety.

Adequate access roads to the dwellings do not appear to have been well thought out, and a development of this size would significantly increase car numbers and traffic levels in an area which can become choked at peak times. These include the A281 (a main artery out of Horsham), Doomsday and Hammerpond Road.

The proposal would introduce a detrimental change to the rural character of the site and the corresponding approaches to

Horsham.

On these points above, the application should be declined (again)

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 E aton