

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 May 2026 14:56:26 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 18/05/2026 2:56 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:	8 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	SA075 Land at Hornbrook Farm, Brighton Road, Horsham. Revised comments on the proposed development of Hornbrook Farm. 1. The objections raised to the previous proposal still apply, and I

do not consider this land suitable for development.

2. This land forms a natural boundary between Horsham and the High Weald Area. The proposal would remove the well-established edge of the built-up area, defined by the wooded gully of Hornbrook, and disrupt the wildlife corridor linking St Leonards Forest to the west side of Brighton Road. This would seriously affect wildlife using the corridor, including deer, herons, little egrets, pheasants, squirrels, foxes and a wide range of birds such as woodpeckers, owls and sparrowhawks. It is important to confirm whether a wildlife study has been carried out and to ensure that the High Weald Area is properly protected.

3. Surface water from the site would flow directly into Hornbrook, increasing the risk of pollution and downstream flooding. Recent changes in weather patterns may further increase flood risk in the area. A storage system or pond should be provided to manage surface water outflow and prevent localised flooding downstream. Any additional loading on the steep bank alongside Hornbrook must be avoided to maintain its stability, and the privacy of the rear gardens of adjoining homes must be protected. It is also essential to identify the owner of the land on the southern border and ensure that practical arrangements are in place to manage altered drainage patterns. In addition, the developer should set out how existing trees and vegetation will be accessed and maintained so they remain stable and Hornbrook can continue to cope with increased peak flows.

4. The site is highly visible when approached from the south and development would significantly harm the pleasant rural character of the A281 approach into Horsham. This attractive rural area makes an important contribution to the town's setting.

5. Brighton Road is a busy single-carriageway route and the main access road for traffic from the rural villages south of Horsham. Hammerpond Road, Doomsday Lane and Sedgwick Lane are narrow country roads that feed into the A281 and are unsuitable for heavy traffic. Development of this site would increase traffic, create access difficulties and raise road safety concerns. Safe pedestrian access at all site entry points would need particularly careful consideration.

6. No additional school or medical provision is proposed, despite existing services already being heavily oversubscribed.

7. A better approach would be to relocate the proposed 180 homes to sites already under construction around Horsham and Crawley, where supporting infrastructure is already planned.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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