

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 16:41:13 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 19/05/2026 4:41 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:	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:	he Arboricultural Impact Assessment demonstrates that Hornbrook Farm contains a mature and environmentally significant tree landscape comprising numerous Category A and B

trees, established hedgerows and woodland associated with the Horn Brook corridor.

The report confirms that the proposed development would result in incursions into Root Protection Areas (RPAs), risks from construction traffic and soil compaction, and a total of 18 identified arboricultural impacts affecting retained trees.

The assessment further acknowledges that important details regarding these impacts remain unresolved and deferred to future reserved matters applications and arboricultural method statements. This indicates that the outline application does not yet demonstrate that retained trees can be protected without long-term harm.

The report also confirms that the development footprint enters Root Protection Areas and that specialist mitigation measures will be required, including hand excavation, arboricultural supervision, compensatory RPAs, specialist foundations, and ground protection systems.

These requirements demonstrate that the site is heavily constrained by its mature tree structure and that the development does not comfortably fit within the existing landscape framework.

In addition, the report explicitly acknowledges that removal of Category B hedgerows would represent a moderate impact on local visual amenity. These mature hedgerows and tree belts are an important component of the rural character of Hornbrook Farm and form part of the wider landscape transition toward Horn Brook and St Leonard's Forest.

The assessment also identifies habitat value associated with mature trees, retained deadwood, cavities and woodland structure, alongside references to potential protected species including breeding birds and bats. This raises further concerns regarding biodiversity loss, habitat fragmentation and increased urban edge pressure on retained woodland features.

The report additionally confirms that periodic future tree surgery operations will be required to maintain highway visibility splays and access arrangements. This indicates an ongoing conflict between the proposed highway infrastructure and the mature tree landscape and is likely to create continuing pressure for future pruning and removal works.

Taken together, the findings reinforce concerns that the proposal would urbanise and fragment a sensitive wooded landscape adjoining the Hornbrook and the wider St Leonard's Forest setting through development that relies upon extensive future mitigation, engineering intervention and ongoing tree management.

Kind regards

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