

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 16:54:16 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 4:54 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:	The Statement of Community Involvement demonstrates substantial and widespread public concern regarding the Hornbrook Farm proposal across multiple material planning

issues, including highway safety, flooding, drainage, infrastructure pressure, ecology, landscape impact and development scale.

The document confirms that over 300 people attended the public consultation event and that 83 formal responses were submitted.

The consultation matrix demonstrates that the overwhelming majority of comments raised objections or significant concerns relating to traffic, pedestrian safety, flooding, infrastructure capacity, landscape harm and biodiversity impacts.

The consultation responses reveal that many residents consider the proposal incompatible with the surrounding rural landscape and environmentally sensitive Horn Brook corridor.

Significant concerns were raised regarding congestion on the A281, dangerous junction arrangements, pedestrian and school safety, flood risk, drainage performance, biodiversity loss and pressure on local infrastructure and services.

Importantly, the report repeatedly defers key matters - including drainage design, landscaping, pedestrian routes, layout and detailed mitigation measures - to future Reserved Matters submissions rather than resolving them within the outline application itself.

This reinforces concerns that the application is premature and that the environmental and technical suitability of the site has not yet been properly demonstrated.

The document also records that many residents questioned the adequacy and transparency of the consultation process itself, with concerns raised regarding insufficient detail, lack of clarity and a perception that decisions had already been predetermined.

The consultation responses additionally highlight repeated concerns regarding: traffic generation and highway safety, unsuitable local roads and junctions, flooding associated with Horn Brook, loss of countryside and landscape character, harm to the setting of the National Landscape, ecological fragmentation and biodiversity loss, pressure on schools, healthcare and infrastructure, and the excessive scale and density of the proposal.

Taken together, the Statement of Community Involvement does not demonstrate meaningful community support for the proposal. Instead, it provides clear evidence of extensive

unresolved planning concerns and widespread
local opposition to the development.

Kind regards

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