

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 17:17:09 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 5:17 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:	Ecological Objection Summary - Hornbrook Farm Development The Preliminary Ecological Appraisal demonstrates that

Hornbrook Farm is an environmentally sensitive and ecologically constrained site adjoining the Horn Brook corridor and the wider St Leonard's Forest landscape.

The report confirms that the proposal lies within the impact risk zones of both St Leonard's Park Ponds SSSI and St Leonard's Forest SSSI, and immediately adjacent to the High Weald National Landscape. It also identifies nearby Local Wildlife Sites and multiple priority habitats including Lowland Mixed Deciduous Woodland, Ancient Woodland and species-rich hedgerows.

Importantly, the report acknowledges that the development would result in permanent habitat loss, severance of hedgerows and disturbance to sensitive ecological corridors associated with Horn Brook and adjoining woodland habitats.

The assessment identifies the likely presence or potential presence of numerous protected and priority species including bats, great crested newts, hazel dormouse, reptiles, breeding birds, water vole, otter, hedgehog and white-clawed crayfish.

Crucially, the report itself states that substantial further ecological surveys and a full Ecological Impact Assessment are still required before the impacts of the proposal can properly be understood. Recommended further work includes surveys for bats, reptiles, dormice, breeding birds and great crested newts.

This demonstrates that the ecological baseline remains incomplete and that the environmental consequences of the development have not yet been fully assessed.

The report also confirms that the proposal would introduce increased lighting, habitat fragmentation, recreational pressure and urban edge effects adjacent to sensitive woodland and watercourse habitats, with mitigation relying heavily upon future habitat creation, bat boxes, bird boxes and compensatory planting rather than genuine avoidance of ecological harm.

Taken together, the findings reinforce concerns that the proposal would urbanise and damage a sensitive ecological landscape associated with Hornbrook and St Leonard's Forest through development that remains environmentally uncertain and dependent upon extensive future mitigation measures.

Kind regards

Telephone:

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