

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 19:14:35 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 7:14 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:	10 Clarence Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment
Comments:	Whilst this site is included in the, as yet unapproved, Horsham Local Plan, the application seeks to deliver significantly more properties than envisaged by the plan. It should be opposed on that basis alone, as it is clearly outside of the council's planning strategy and represents overdevelopment. Whilst it is acknowledged that development of this site would represent an extension of the current Horsham town footprint and therefore might be considered to make sense in terms of minimising the

environmental impact that would be associated with development of more isolated rural locations, it should be noted that past planning applications for development proposals for this site have failed because this land was not deemed appropriate for development. It is difficult to understand why that view has changed, as nothing much else in this area has; and as there are particular environmental considerations that should be taken into account. Whilst this site, on paper, appears to be very much on the edge of the existing built environment that represents Horsham town, it is in fact a very rural site in character, and it is not well connected with neighbouring development. It is also still used as agricultural land and is also a key site for wildlife activity. For that reason, if any development is foreseen at all, it should be of a much smaller scale to ensure it is still in keeping with the rural location. I note that the nearest residential buildings, which form part of an old farm, have been required by the council to reflect the rural character of the location; should this not also be required of this site in terms of size and impact on the rural setting? In view of the special character of this location, any development should be small-scale, much below the 180 units proposed. I note that the developer proposes that a 'substantial' part of the site will be allocated to amenity open space,' with green corridors and species-rich landscapes' These already exist on the site and it is difficult to see how that can become anything other than less substantial once the impact of the roads and houses with private gardens on the site is taken into account. I have concerns about the poor infrastructure that connects the site to the town. Residents on a site with family-sized properties of this scale will no doubt want to access local services. The poor quality of pavements along the road leading to the site is made worse by overgrown vegetation, which makes the width of pavements even narrower. This makes options for access to the town limited, particularly in the dark and in poor weather. The road up to the site is very busy and makes it unpleasant, not to mention dangerous, for pedestrians, particularly children accessing the site from the town on foot. The expectation that children will use this route to access services, including schools, is not an unlikely one. The most obvious outcome of the poor quality pavements and the busy and dangerous road is that residents will inevitably travel by car and possibly bus to the nearest services. This does not seem particularly in line with the council's environmental strategy, which claims to encourage walking and cycling where possible. Whilst bus travel is a better option environmentally, the poor location of the bus stops and an infrequent bus service will disincentivise bus travel. Horsham District Council should be prioritising the development of affordable housing for local people; this site does not seem to reflect that priority, particularly as it is unclear how the affordable housing element is defined. The site seems primarily to cater for those seeking larger-scale and more expensive housing in a semi-rural setting. That kind of housing is unlikely to be appropriate to local residents who are most in need.

Kind regards

Telephone:

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