

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 19:25:52 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 7:25 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

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 Planning Statement confirms that Hornbrook Farm is a sensitive countryside site outside the existing settlement boundary and immediately adjoining the High Weald

National Landscape and Horn Brook corridor.

The proposal would urbanise a prominent sloping rural landscape through the construction of up to 180 dwellings, estate roads, engineered drainage systems, embankments, lighting and recreational infrastructure.

The statement itself repeatedly acknowledges landscape sensitivity, visual transition concerns, ecological constraints and the need for extensive mitigation and landscape buffering. Importantly, nearly half of the site must remain undeveloped as open space and green infrastructure in order to attempt to mitigate the impacts of the scheme.

This strongly indicates that the land is environmentally constrained and not naturally suitable for intensive residential development.

The application also relies heavily upon future Reserved Matters submissions to resolve key issues relating to drainage, landscaping, ecology, layout and mitigation, demonstrating that many important environmental and technical matters remain unresolved at outline stage.

The statement further confirms that the proposal would result in moderate adverse landscape impacts in the short term and that significant engineered intervention would be required across the site, including swales, embankments and earthworks associated with the steep topography adjacent to Horn Brook.

The Planning Statement also confirms: the site lies outside the existing settlement boundary, the proposal adjoins the High Weald National Landscape, substantial mitigation and buffering are required, the site rises prominently toward Doomsday Lane, major areas must remain undeveloped due to constraints, future drainage and ecological mitigation remain unresolved, and the proposal relies heavily upon the Council's housing land supply shortfall rather than the intrinsic environmental suitability of the site.

The proposal would fundamentally alter the current rural character of the site through suburban expansion into open countryside forming part of the transition between Horsham and the St Leonard's Forest landscape.

Taken together, the Planning Statement reinforces concerns that the proposal would suburbanise and permanently alter a sensitive rural landscape adjoining the High Weald National Landscape and St Leonard's Forest through development that remains heavily dependent upon future mitigation and unresolved technical detail.

Kind regards

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