

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 19:55:43 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 7:55 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:	23 Dickins Way Horsham West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to this outline planning application for Hornbrook Farm. My concerns are based on the planning merits of the proposal and the impact that it would have on the landscape, infrastructure, wildlife and wider community. I object on the

following material planning grounds:

1) Impact on landscape and wildlife corridor loss

Development would result in a significant and irreversible loss of countryside. The site is also an important wildlife corridor, linking the AONB to the wider countryside. This application proposes development on greenfield land outside the settlement boundary and next to a National Landscape - how can this be justified? As an underdeveloped countryside site, it also carries biodiversity and sustainability sensitivities. Development at the site would cause permanent and irreversible ecological harm, undermining the ecological corridor which runs from the AONB through the Hornbrook stream valley to the wider countryside. Development would result in destruction of hedgerows, trees and grassland, which support habitats and many animals, including bats, birds and hedgehogs and it would disrupt their movement routes. The introduction of lighting would also disrupt owl and bat foraging routes. I believe that the proposal conflicts with the Council's requirement for biodiversity net gains.

Furthermore, the Hornbrook stream is recognised as a logical boundary into the town. Crossing it with new housing would extend Horsham into open countryside and undermine the Council's settlement strategy, which aims to contain growth in sustainable, well-defined locations.

2) Flood risk

I believe that the flood risk at Hornbrook Farm would increase if the application is approved. The site already experiences surface-water flooding. Any development would obviously replace permeable fields, reducing natural infiltration and increasing runoff into the Hornbrook stream. I don't believe that the application has demonstrated that drainage measures will prevent increased flood risk, both on-site and to neighbouring areas.

3) Pressure on local infrastructure

Local services (e.g. schools, GP surgeries) are already under strain. We know that local GP practices are operating at capacity and local schools are close to full and there is no guaranteed mitigation to accommodate the increased population. Furthermore, I understand that drainage and wastewater systems are already constrained.

This is a car-dependent development and the road network and particularly the A281 is often already congested, while there are also known safety issues, so how could it absorb additional traffic? If there is a new access onto the A281 Brighton Road as a result of the development, then adding hundreds of daily vehicle movements would increase collision risk, bearing in mind that there is already limited forward visibility in stretches and the road is fast-moving. The development fails to provide safe and suitable access. Any development would certainly put significant pressure

on already-stretched local infrastructure and services.

4) Impact on residential amenity

The development would have a clearly negative impact on residential amenity and the quality of life experienced by residents living near the development. Obviously, 180 new homes would fundamentally change the character of the area, which is currently quiet and semi-rural. New two-storey homes would reduce privacy for nearby residents, while the development would increase light pollution (from housing, street lights and vehicles) and have a negative impact on air quality.

The development would introduce substantial noise, traffic and disturbance and any construction programme would inevitably bring noise, dust, vibration and heavy goods vehicles. The proposal fails to protect residential amenity, as required by the NPPF.

Conclusion

I request that Horsham District Council refuse this planning application, as the proposal conflicts with national planning policy and the principles of sustainable development in a number of areas. The site sits in a distinctive rural landscape on the edge of Horsham, with open fields, hedgerows and long views that define the landscape. The site also forms a natural transition between the town and the AONB. Introducing a dense housing estate here would fundamentally remove the rural gateway, create sprawl and extend the town in an unplanned direction. It would also harm the AONB setting and create an urbanised edge to the town and the rural gateway. The development and particularly its scale and density are totally out of keeping with the character of the area, which is characterised by low-density edge-of-town housing and farm buildings.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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