

From: Planning@horsham.gov.uk
Sent: 12 June 2026 08:46
To: Planning
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 12/06/2026 8:46 AM.

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:	Oaklands Sedgwick Lane Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	1. Harm to the Local Landscape and Rural Character The Hornbrook Farm site sits on the rural edge of Horsham, forming part of the green buffer that separates the town from surrounding countryside. Constructing 180 dwellings would permanently erode this landscape, replacing open farmland with dense suburban development. This would undermine the character of the rural gateway into Horsham and set a precedent for further encroachment into the countryside. 2. Loss of Biodiversity and Habitat Connectivity Hornbrook Farm supports a mosaic of habitats-hedgerows, mature trees, grassland, and watercourses-that provide essential corridors for wildlife. Species recorded in the area include bats, owls, [REDACTED] and a range of invertebrates and nesting birds. There is at least one ancient oak on the site. Large scale housing would fragment these habitats, increase light and noise pollution, and reduce the ecological resilience of the wider landscape. Mitigation measures cannot replicate the ecological value of established farmland and hedgerow

networks.

3. Increased Flood Risk and Surface Water Pressure

The site sits within a catchment already sensitive to surface water flooding. Replacing permeable farmland with hardstanding, roads, and roofs will significantly increase runoff into local drainage systems and watercourses. The cumulative impact of multiple developments in the Horsham area is already placing pressure on flood infrastructure. Residents downstream would face heightened flood risk, and proposed attenuation measures are unlikely to match the natural absorption capacity of the existing land.

4. Unsustainable Traffic and Air Quality Impacts

Hornbrook is served by narrow rural roads that already experience congestion at peak times, including Sedgwick Lane which has no speed restriction and is used by horses, cyclists and pedestrians. We even have a huge school bus coming down this lane which is ridiculous. Adding traffic from 180 dwellings-potentially 300-400 additional vehicles-would worsen congestion on the A281 already receiving high volume of traffic during day time for Hilliers, and the no 17 bus route and surrounding routes. Increased emissions would further degrade local air quality, particularly around schools and residential areas. Public transport links are limited, meaning the development would be car dependent and contrary to sustainable transport objectives.

5. Pressure on Local Services and Infrastructure

Local GP surgeries, schools, and community services are already operating at or near capacity. Introducing a development of this scale without guaranteed, funded infrastructure improvements would place unsustainable pressure on essential services. Residents of both the new development and the existing community would experience reduced access to healthcare, education, and community facilities.

6. Loss of Agricultural Land and Local Food Security

Hornbrook Farm includes agricultural land that could contribute to local food supply and supports the rural economy. Its loss would reduce the area's agricultural capacity at a time when national policy increasingly emphasises food security, sustainable land use, and protection of farmland.

7. Social Impact on the Existing Community

The proposal represents a disproportionate increase in the size of the Hornbrook community. A development of 180 dwellings would alter the social fabric of the area, overwhelm existing community identity, and create a settlement that is disconnected from established neighbourhoods and services. The lack of safe pedestrian and cycling routes further isolates the site and undermines community cohesion.

8. Conflict with Local and National Planning Policy

The development conflicts with key principles of the National Planning Policy Framework, including:

- safeguarding the intrinsic character and beauty of the countryside
- prioritising brownfield land
- ensuring developments are sustainable, well connected, and supported by adequate infrastructure
- protecting biodiversity and minimising environmental harm

I believe this proposal also conflicts with Horsham District's own strategic objectives for sustainable growth, landscape protection, and environmental stewardship.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



