

From: Planning@horsham.gov.uk
Sent: 12 June 2026 11:41
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 11:40 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:	3 Sorrell Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment
Comments:	Dear Planning Officer, I am writing to formally object to the proposed development at Hornbrook Farm. My objection is based primarily on the serious concerns relating to biodiversity and ecology, the excessive size and scale of the development, and the lack of suitable infrastructure to safely accommodate the increased traffic and pedestrian movements that would result. Firstly, the proposal fails to demonstrate that the ecological and biodiversity impacts can be adequately mitigated. Hornbrook Farm and the surrounding land provide important habitat connectivity for wildlife and contribute to the rural character of the area. The scale of development proposed risks significant habitat fragmentation, disturbance to protected and priority species, loss of green space, and long-term degradation of local biodiversity. The application appears heavily reliant on mitigation and future management measures without sufficient evidence that these measures would genuinely compensate for the ecological harm

caused. In the context of the biodiversity crisis and the requirements for measurable biodiversity net gain, the proposal does not provide confidence that the environmental impacts have been properly assessed or addressed.

Secondly, the scale and density of the development are wholly inappropriate for this location. The proposal represents a substantial urban expansion that is out of keeping with the existing character of the area and would place unacceptable pressure on local infrastructure and services. The cumulative impacts on roads, schools, healthcare services, and community facilities appear to have been underestimated. In particular, there are major concerns regarding highway safety and pedestrian access. The development would generate a significant increase in vehicle traffic, yet there is insufficient infrastructure to safely support this increase. Existing roads are already under pressure, and the proposal lacks credible solutions to address congestion and road safety issues. There is also a serious lack of safe and appropriate walking routes for children travelling to school. Additional families would inevitably increase the number of children needing to walk or cycle, yet the surrounding routes are inadequate, unsafe, and in some cases unsuitable for increased pedestrian use. The absence of properly designed, continuous, and protected walking infrastructure places children and families at unnecessary risk and undermines any claims that the development promotes sustainable transport.

There is also concern regarding water supply and also the risk of flooding. Our recent house survey has highlighted the risk from the Hornbook is significant in the 5 year and 30 year plans. Building in this area will exasperate it even with the very best SUDS scheme. Only last week we saw the pollution into local rivers after the wet weather, which is wholly unacceptable and will only get worse. Conversely, the area faces severe water shortages, leading to hosepipe bans and supply issues during the summer, so adding more housing is not going to help this. The proposal therefore conflicts with key planning principles relating to sustainable development, protection of the natural environment, highway safety, and the provision of adequate infrastructure before development takes place. There are significant other housing developments already approved that are nowhere near completion - these must be prioritised for completion before another development even begins

For these reasons, I urge Horsham District Council to refuse planning permission for this application.

Yours faithfully,



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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