



*Land at Hornbrook Farm, Brighton Road, Horsham*

## **STATEMENT OF COMMUNITY INVOLVEMENT**

March 2026

## **INTRODUCTION**

1. This Statement of Community Involvement outlines the public consultation process undertaken with the local community in advance of the submission of an Outline application for up to 180 dwellings at the Hornbrook farm site, Brighton Road, Horsham.
2. The importance placed upon community involvement by the Council is set out in the Horsham District Council Statement of Community Involvement (2020). It recommends that any development scheme is developed involving consultation with local residents and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of a planning application.
3. Local residents can benefit from this by providing their input to help ensure the development is acceptable in planning terms. It can also assist developers by understanding the communities' aspirations and reducing the scope for objections at a later stage.
4. It is therefore the purpose of this Statement to explain how community engagement has been approached in relation to the development proposals at Hornbrook Farm. This Statement also provides details of the comments that have been received as a result of the community engagement that has taken place, along with responses to these comments.

## **Proposed Development**

5. The proposal seeks Outline planning permission for the erection of up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart for access.

6. The proposal is brought forward in the context of the site being brought forward by Horsham District Council as a proposed housing allocation in the emerging Local Plan.



Figure 1: Parameter Plan (NTS)

7. The Parameter Plan helps demonstrate that the site can accommodate the unit numbers at a sensible density on the area assessed as being developable; and that good quality amenity space can be provided, without having a harmful impact on neighbouring properties or the adjacent National Landscape.

## PRE-APPLICATION CONSULTATION

8. The proposed development has been informed through a number of detailed pre-application discussions with Horsham District Council's (HDC's) Planning Department

to ensure that our proposals are in compliance with the Development Plan policies. We have also had discussions with Horsham Forest Neighbourhood Council.

9. Pre-Application advice (R/N: PE/17/0129) was initially sought in June 2017, with formal advice from HDC received on 16/08/2017 indicating that an application for development would be unacceptable in principle as the site did not form part of the District's development strategy. However, officers recommended that the site should be submitted for allocation in the next iteration of the Local Development Plan through the SHLAA.
10. A second pre-app was submitted (R/N: PE/23/0242) in November 2023, to which a formal response was received on 23/02/2024. The response confirmed that the site was included in the Reg 19 HDLP as a housing allocation site and noted that, while the HDLP carried limited weight in decision making at that time, it was expected that, as the process advanced, the weight that could be attributed to that allocation would increase – such that the residential development of the site would be acceptable in principle.
11. Aside from the issue of principle, the other main considerations on the site, to be addressed as part of a forthcoming planning application, included general layout, design, density, open space requirements, access, parking, sustainable transport, heritage assets and noise/air quality mitigation.
12. A third pre-app was submitted in June 2025 which sought to address the elements raised in the earlier advice with a scheme of up-to 190 homes. The public consultation strategy was discussed during this pre-app meeting informally and the Case Officer was comfortable with the level of engagement proposed by Jaynic Properties and the project team, and a formal response was received from the Council on 26/09/2025.
13. The response confirmed that HDC is supportive of residential development on this draft-allocated site and recognises the significant housing-supply shortfall and the

tilted balance being engaged. It indicated that a proposal for up to 190 dwellings could be entertained provided the scheme addresses the site's landscape sensitivities, especially in relation to the National Landscape, and secures high-quality design, strong green infrastructure and appropriate affordable housing. Early dialogue with the housing team, careful topographical design and proactive community engagement were encouraged in advance of the submission of a planning application.

14. Pre-application meetings were also held with West Sussex County Council, including a meeting with Transport officers to develop the scheme in respect of highway design and accessibility on 4<sup>th</sup> March 2025, following by ongoing correspondence; and with the Lead Local Flood Authority in relation to drainage on 31 November 2025.

#### **COMMUNITY GROUP CONSULTATION**

15. Following initial pre-application consultation with the Council, the applicants were keen to open discussions with key stakeholders during the early stages of the design of the development.
16. In August 2024, the project team wrote to all the residents and businesses who overlooking or bordering to the site to introduce Jaynic, and to inform people that there would be surveys undertaken on the site in preparation for a forthcoming residential planning application. The team spoke in person to a number of the local residents during this process and outlined the anticipated steps toward the submission of a planning application.
17. An introduction meeting (online) between representatives from Jaynic, Future Planning and Development and the Forest Neighbourhood Council (FNC) was held on 1<sup>st</sup> April 2025 at which the project team confirmed that an outline planning application for housing on the site was being prepared and undertook to keep the FNC updated as the project progressed. Jaynic wrote to the Ward Councillors in May

2025, to appraise them of the situations and this was followed by a presentation of the developing scheme to the FNC at their meeting on 20 October 2025. This was a public meeting, attended by approximately 12 members of the public with an interest in the development proposals, which proved a good opportunity for the development team to establish the thoughts and concerns of members of the local community.

18. The applicant took the following key points from the meeting:

- Whether additional housing was required in Horsham
- Traffic generation
- Highway safety
- The ability of the scheme to deliver affordable housing
- Impact of built development on the National Landscape
- Impact of the development on ecology
- Pressure on local infrastructure and services
- Impact on privacy, amenity and security for local residents, particularly those on Brighton Road, Sandeman Way, Dickins Way and Ghyll Crescent

19. A copy of the letters to residents and businesses, and to the Ward Councillors, as well as the FNC meeting notes are included at Appendix A. This consultation assisted in the further progression of the design and development of the proposal.

## **PUBLIC CONSULTATION**

20. A public consultation event was held on Wednesday 12<sup>th</sup> November, for members of the public to engage with the project representatives and provide feedback on the proposal.

21. The exhibition was held between the hours of 14:00-19:30, at Horsham Rugby club, the first hour of which was set aside for Councillors, the FNC and the Horsham

Society, following which it was open to everyone. The open exhibition was advertised in varying formats to reach a wide range of the local population.

- A leaflet was hand delivered to over 500 local businesses and residences (Appendix B)
- Local Councillors and groups/committees, including the FNC and the Horsham Society were individually invited by email
- The FNC offered to share the details of the meeting on their webpage
- The meeting invitation was widely circulated on local Facebook groups

22. In parallel with the public exhibition, a public consultation website ([www.landathornbrookfarm.co.uk](http://www.landathornbrookfarm.co.uk)) went live providing access to all of the information being shown at the live exhibition, with a link enabling interested parties to comment on the proposals.

23. The event was hosted by members of the project team, including representatives from Jaynic, Future PD (Planning Consultant), Liz Lake Associates (Landscaping), and Richard Jackson (Transport and Drainage Engineers) in attendance to answer questions from the members of the public. Large displays were arranged throughout the consultation space to show members of the public how the scheme was being developed. A photograph of the event with displays is shown below. The exhibition boards are included in full at Appendix C.



*Public Exhibition – November 2025*

## FEEDBACK

24. The event was well-attended with over 300 members of the public visiting in total, and 83 registered comments provided via the Feedback Forms, emails and the website consultation link.
25. Members of the public commented on the key features of the development and raised a number of concerns and queries:

*Consultation Topic Matrix (83 Responses)*

| Topic Ref | Consultation Topic                                  | No. of Responses Raising Issue | % of Total Responses |
|-----------|-----------------------------------------------------|--------------------------------|----------------------|
| <b>T1</b> | Highway safety, traffic and access                  | <b>58</b>                      | <b>70%</b>           |
| <b>T2</b> | Pedestrian and cyclist safety (incl. school routes) | <b>44</b>                      | <b>53%</b>           |
| <b>T3</b> | Flood risk, drainage and water management           | <b>39</b>                      | <b>47%</b>           |
| <b>T4</b> | Pressure on local                                   | <b>46</b>                      | <b>55%</b>           |

|            |                                                           |           |            |
|------------|-----------------------------------------------------------|-----------|------------|
|            | infrastructure and services                               |           |            |
| <b>T5</b>  | Landscape, AONB and countryside impact                    | <b>41</b> | <b>49%</b> |
| <b>T6</b>  | Ecology, biodiversity and green corridors                 | <b>36</b> | <b>43%</b> |
| <b>T7</b>  | Scale, density and quantum of development                 | <b>52</b> | <b>63%</b> |
| <b>T8</b>  | Housing need, mix and affordability                       | <b>24</b> | <b>29%</b> |
| <b>T9</b>  | Impact on existing residents (amenity, privacy, security) | <b>31</b> | <b>37%</b> |
| <b>T10</b> | Consultation process, transparency and trust              | <b>28</b> | <b>34%</b> |

*Table 1 – Consultation Topic Matrix*

26. A total of 83 representations were received during the public consultation exercise. Each representation has been reviewed and categorised according to the principal topic areas raised. Table 1 summarises the frequency with which each topic was raised. Individual responses may raise more than one issue.

27. The purpose of this summary is to provide an overview of the key themes emerging from the consultation. A full schedule of all representations, reproduced verbatim and anonymised in accordance with data protection requirements, is provided at Appendix D.

### Response to Feedback

28. The responses and feedback obtained from the public exhibition have been used to inform the development proposals. Set out below is a response to each of the issues listed above.

**T1. Highway safety, traffic and access** – Detailed discussions with WSCC Highways have been ongoing to design a safe vehicular access to serve the site, which includes a new priority junction onto the Brighton Road, provision of sight lines, with a separate pedestrian access and signalised crossing to be provided to the

west. The scheme also shows the potential relocation of the eastbound bus stop to improve its accessibility. The proposed arrangement has been subject to an independent Road Safety Audit (Stage One) and then further refined to address the points raised to ensure that highway safety requirements are met in full.

No new access, other than an emergency vehicle access, is proposed onto Doomsday Lane.

Although not required to provide a safe access, the development supports the introduction of a traffic regulation order to reduce the existing 40mph limit on Brighton Road to 30mph, along with traffic calming measures to the east of the site.

- T2. Pedestrian and cyclist safety** – For pedestrians, a new signalised crossing is to be introduced to cross Brighton Road. Following the comments received, revised Routes to Schools have been devised to provide suitable alternative routes as well as the twitten leading to Sandeman Way in order to achieve the safest routes possible. Safe cycle routes can be provided within the site.
- T3. Flood risk, drainage and water management** – No development is proposed within flood zones adjacent to the Horn Brook. A Sustainable Urban Drainage System is proposed which would see surface water run off from the site maintained a greenfield rates to ensure that the development would not have a harmful impact in terms of flooding. The proposed drainage strategy will be in detailed form as part of the subsequent reserved matters submission, this will be approved by the LLFA.
- T4. Local infrastructure and services** – As a proposed residential allocation in the emerging Local Plan, the provision of infrastructure to accommodate the development is part of the Local Authority's Strategic Plan. The development will provide affordable housing and make significant financial contributions for the provision of infrastructure and services through the Community Infrastructure Levey (CIL) and the New Homes Bonus.
- T5. Landscape, AONB and countryside impact** – The indicative layout for the site has been developed to sensitively transition from the National Landscape area (formally AONB) to the east of the site. This is achieved through:

- No development on the most prominent part of the site, adjacent to the National Landscape
  - A transition from bungalows to primarily 2-storey homes from east to west
- The scheme has then been subject to a Landscape Visual Impact Assessment (LVIA), which concludes that there would not be an unacceptable impact on the National Landscape.

**T6. Ecology and biodiversity** – The Horn Brook corridor will be retained and enhanced as a wildlife and ecological corridor and the scheme will achieve a minimum Biodiversity Net Gain of 10%.

**T7. Scale, density and quantum of development** – The number of dwellings identified for the site’s housing allocation in the draft Local Plan is a minimum number. However, the number of dwellings has been reduced from 190 in response to comments during the pre-application process and is for “up to 180 dwellings” ensuring that the actual number of units will be determined at Reserved Matters stage.

**T8. Housing need, mix and affordability** – The scheme will provide 35% of the scheme as affordable housing in accordance with adopted Local Plan Policy. The mix of unit sizes and tenures will be agreed with Horsham’s Housing department and will ultimately be transferred to an affordable housing provider.

**T9. Impact on existing residents (amenity, privacy, security)** – The detailed design of the scheme will come forward at Reserved Matters stage. However, the feedback provided by local residents will inform the detailed design process to ensure that the amenity, privacy and security of neighbouring properties are protected.

**T10. Consultation process, transparency and trust** – The consultation process is ongoing. The project team will continue to engage with all stakeholders throughout the planning application process.

### *Next Steps*

29. Following a review of the scheme proposals, in light of the feedback received at pre-application stage, the submission of the proposals under a planning application is expected to be made around the end of February 2026.

30. The applicants are grateful for the comments and input from residents who met with us and discussed the proposals.
31. Further public consultation on the planning application will then be undertaken by Horsham District Council, to which all interested parties are invited to comment on the proposals.

## **CONCLUSION**

32. This Statement of Community Involvement sets out the steps taken to inform the local community and to address comments raised in the development of the planning application proposals.
33. The level of public consultation and engagement was considered to be significant, and the community have provided clear and considered input which has guided the development of the scheme design.
34. The steps taken are considered to be in line with Good Practice and are considered to have been a beneficial part of the pre-application process.

# APPENDIX A

## CONSULTATION LETTERS AND FOREST NEIGHBOURHOOD COUNCIL MEETING NOTES



### NOTES FROM MEETING HELD ON 20<sup>TH</sup> OCTOBER 2025

#### **HORNBROOK FARM**

Representatives from Jaynik, Building Planners, attended this meeting to discuss its proposals for the development of Hornbrook Farm. This is an area of 10.44 hectares and the proposal is to build 180 homes on 4.96 hectares of the available land.

This proposal is at the first stage and before submitting any form of application to HDC, Jaynik will be hosting a public meeting on Wednesday 12<sup>th</sup> November at Horsham Rugby Club. Timings are yet to be set but will probably be from 3.00 p.m. onwards. As soon as exact timings are known, these will be publicised. Jaynik has confirmed it will carry out a "letter drop" about this meeting to all local residents.

#### **TOWN COUNCIL**

It is understood that the draft report is to be presented to the Governance Committee of HDC on 10<sup>th</sup> November and the outcome in principle should be known shortly after that date.

#### **THE LOCAL PLAN**

Currently HDC is in talks with Matthew Pennycook, Minister of State for Housing and Planning and the feeling is that he is more pragmatic, and the Plan may now be passed.

#### **FOOD WASTE**

The appropriate vehicles have now been purchased, and food waste collections will be gradually introduced to households. Each household will shortly receive a bin. The conversion of the BIFFA site is due to be finished by April 2026. This will allow waste food to be transformed into a useable farm compost.

23 August 2024

Dear Resident,

**Land at Hornbrook Farm, Brighton Road, Horsham**

We are writing to you because you are an immediate neighbour and share a boundary with the land at Hornbrook Farm. We have spent the day in the neighbourhood speaking personally to as many local residents as we can who live directly adjacent to the site, to both introduce ourselves and explain our future intentions for the land.

By way of introduction, I work for Jaynic Properties, and we are working in partnership with the owner of Hornbrook Farm to progress the early planning work associated with the site's draft residential allocation in the emerging Horsham Local Plan. You may be aware that the Local Plan is well advanced, and it is anticipated that it will be adopted some time in 2025.

We are in the very early stages of preparing the relevant surveys, reports and supporting documentation to support a future outline planning application for the site. Therefore, it is likely that you might notice surveys being undertaken on the site from time to time.

We would like to open the lines of communication with local residents around the site, with this letter just aimed at explaining the background to any activity that you notice in the near future. In time we will be undertaking a wider public consultation where all residents and stakeholders can provide comments, suggestions and feedback as we progress towards a scheme design.

Yours faithfully

  
Rachael Morey  
Senior Planning Manager  


Dear Councillor,

**Hornbrook Farm, Brighton Road, Horsham**

Further to my letter dated 22<sup>nd</sup> August 2024, I am writing to update you on our progress with the site known as Hornbrook Farm, Horsham. Since last Summer we have proceeded with a number of surveys across the site including geo-physical, ecology, noise, transport surveys and more. All of this information will be assessed and used to support the various reports required for the outline planning application that we intend to submit towards the end of the year.

We appreciate you will be more than informed concerning the latest update on the Local Plan and the Inspector's findings in his letter dated early April 2025. Given the position and the Council's recently published 5 year housing land supply position, we are keen to progress proposals on our site, which will deliver much needed private and affordable housing (including bungalows) in this sustainable location

In early 2025 we had an introductory webinar with some of the Forest Neighbourhood Council (FNC) members who could make the date. We set out our aspirations for the site and sought to answer questions where possible. We intend to meet again with the FNC once we have undertaken the pre-application enquiry with HDC and understand the Council's position regarding our parameter plans we have set out. In addition, we will also be agreeing our intended public consultation strategy with the Officer. From the outset we have sought to be transparent and open to the relevant stakeholders, such as yourself, and ensure that we have engaged effectively throughout the preparation of the planning application since becoming involved in the Site.

We intend to either have a webinar and website explaining the Site and our intentions with an outline planning application to the public and local stakeholders or we will have an in-person evening where local residents and stakeholders can come to a venue in proximity of the Site to understand the plans.

We intend to submit the pre-application enquiry by the end of May with a view to receiving Officer advice following a meeting in June. Therefore, it is our intention to undertake the public consultation before the school Summer holidays. If delays occur, then we will undertake it in early September once the schools have returned.

As we mentioned previously if you have any comments or questions about the Site or planning application, please do not hesitate to contact me on my details below and I would be more than happy to assist.

Yours faithfully



Rachael Morey  
Senior Planning Manager



# APPENDIX B

## EXHIBITION LEAFLET

**Land at Hornbrook Farm,  
Brighton Road, Horsham**

JAYNIC

### PUBLIC CONSULTATION

#### Where



Horsham Rugby Club,  
Hammerpond Road,  
Horsham RH13 6PJ

#### When



Wednesday  
12th November  
3pm - 7:30pm



Site boundary

[landathornbrookfarm.co.uk](http://landathornbrookfarm.co.uk)

[consultation@jaynic.co.uk](mailto:consultation@jaynic.co.uk)

### BACKGROUND

JAYNIC

An outline planning application is currently being prepared by Jaynic Properties Ltd for new homes at land at Hornbrook Farm, Brighton Road, Horsham.

Before the application is submitted, we would like to hear your views on the proposals to gain valuable feedback and to answer any queries you may have.

### THE PROPOSALS

- Up to 180 new homes, comprising a mix of bungalows, and 2 and 2 ½ storey homes;
- 35% affordable housing;
- A new riverside walk running alongside the Horn Brook;
- Public Open Space and play facilities for existing and future residents; and
- Enhanced landscaping and drainage measures, which will also provide opportunities for biodiversity enhancements.

### SHARE YOUR VIEWS

We invite your feedback on our outline proposals ahead of the planning application being submitted to Horsham District Council.

The consultation will run from **Wednesday 12th November until Wednesday 26th November 2025**. There will be an in person exhibition at Horsham Rugby Club where members of the project team can answer any queries you may have.

You can also view the proposals in your own time and submit comments via the website [landathornbrookfarm.co.uk](http://landathornbrookfarm.co.uk) or via email at [consultation@jaynic.co.uk](mailto:consultation@jaynic.co.uk)

[landathornbrookfarm.co.uk](http://landathornbrookfarm.co.uk)

[consultation@jaynic.co.uk](mailto:consultation@jaynic.co.uk)

# APPENDIX C

## PUBLIC EXHIBITION BOARDS

### Welcome

JAYNIC

Our consultation is intended to inform you about a proposed residential development of up to 180 homes with associated landscaping and open space at Land at Hornbrook Farm, Brighton Road, Horsham.

The site is being promoted by Jaynic Properties Ltd, who are part of the Jaynic Property Group and promote land through the planning system for residential and employment use working in partnership with landowners, housebuilders and occupiers.

The exhibition of plans forms part of our pre-application consultation to ensure that wherever possible the views of the local community can shape the scheme before a formal outline planning application is submitted to Horsham District Council.



Any feedback provided will be reviewed alongside technical evidence and will be reported within the Statement of Community Involvement. There will be further opportunities to comment on the application once it has been submitted.

To ensure we can take your comments on board, please take the time to fill out a feedback form today. Alternatively, you can make comments via email or on our website. Comments should be sent no later than 26th November 2025.

### Proposal Site

JAYNIC

The site, which measures approximately 10.44 hectares (26 acres) is currently in agricultural use and consists of three fields that are divided by two existing hedges, which run in a north south direction. It is located to the southeast of Horsham town to the north side of Brighton Road.

Horn Brook runs along the north boundary from east to west and separates the site from the existing residential area around Ghyll Crescent, Dickins Way and Sandeman Way to the north and west respectively. These northern and western boundaries are buffered by existing trees either side of the river corridor, providing reduced views between the site and the dwellings to the north.



The southern boundary is defined by hedgerows in addition to a small number of good quality trees and areas of shrubbery. Brighton Road (A281) runs parallel to the southern boundary which provides a direct link into Horsham town centre.

The western boundary of the High Weald National Landscape (NL) is located on the opposite side of Doomsday Lane beyond the site's eastern boundary. The boundary to the NL is a dense wooded edge which blocks visibility through to the site. Generally, the site is visually well-contained with only occasional near distance partial and glimpsed views from public locations.

The Hornbrook Farm buildings are located towards the southwestern corner of the site and includes Hornbrook Farmhouse and other associated converted homes which are all independently accessed via a single entrance onto the Brighton Road (A281).

With around half the site being left as open space, we believe that the site could accommodate up to 180 dwellings with a mix of 1-4 bedroom homes, including bungalows as well as 2 and 2 ½ storey homes.

There will be a policy compliant mix of market and affordable homes, including those for local people to rent or buy at a discounted rate. 35% of the homes will be affordable housing. The affordable houses will be provided by a registered provider (housing association).





## Technical Considerations

JAYNIC

### LANDSCAPE

The Horsham Landscape Character Assessment (2003) shows that the site is part of the St Leonards Forest area. This landscape is made up of flat ridges, steep valleys, and large areas of woodland that create a sense of enclosure and limited views. Some development already exists here, such as housing and buildings along local roads.

The more recent Landscape Capacity Study (2021) places the site in the "Land South East of Horsham" area. It notes that parts of this area already have some urban features, including Hornbrook Nurseries, nearby homes, and farm buildings. These features are mostly found on the west side of Domesday Lane — where the site is located — while the land further east is more rural and open, forming part of the protected High Weald landscape.

Because of this, the study concludes that although most of the wider area is not suitable for large-scale housing due to its higher land and sensitive landscape, the land immediately west of Domesday Lane (including the site) could be appropriate for development. This is because local landscape features and existing development mean new housing here would have less visual impact.



### ECOLOGY

Ecological survey work has been undertaken and the last few surveys are being undertaken for completeness. These surveys help inform the scheme design and highlight opportunities for ecological enhancement, including the provision of new habitats given that a large proportion of the site is of low ecological value. Habitats of greater value are located along the edges of the site where there are hedgerows and Horn Brook.

Specific species surveys have been undertaken and it has been confirmed that there are no Great Crested Newts or Hazel Dormouse. The majority of breeding bird assemblage is focused on the woodland area along the Horn Brook where development is not proposed.

It is now mandatory for 10% biodiversity net gain (BNG) to be achieved as part of the development of the site. It is Jaynic's intention to provide the 10% net gain on site where possible, this will be focused on areas not suitable for development. The BNG assessment undertaken on the site identifies the majority of the site as arable habitat with two smaller parts of the site identified as poor semi-improved grassland and neutral grassland semi-improved.



## Technical Considerations

JAYNIC

### HERITAGE & ARCHAEOLOGY

#### Heritage

Listed Buildings and a Scheduled Monument are located within the 1km study area, including the Grade II Listed Magpie House c30m to the south of the site. The potential development impacts associated with these designated assets have been reviewed and it is considered that the development proposals will either have a neutral impact or no impact to the significance of these designated assets and their settings.

The development proposals will not have an impact upon any Locally Listed or non-designated built heritage assets.



#### Archaeology

The study site is not located in an area of designated archaeological priority. Within the study site there is considered to be a low potential for all periods of archaeological activity. If any archaeological remains are present within the site, then these would be considered of no more than of local significance.

A Geo-Physical Survey was conducted on the site in February this year. In general the survey supported the Heritage Consultant's Desk Based Assessment's conclusion of low potential. The County Archaeological Officer, having considered the assessment, has confirmed that any trial trench evaluation can be carried out post planning application determination, secured by an appropriately worded planning condition.

#### Impacts on Local Services and Amenity

Horsham District Council requires developers to pay a Community Infrastructure Levy (CIL) to offset any impacts on services and facilities as a result of the development. These can include education, transport infrastructure, leisure and sports facilities, libraries, healthcare and community facilities, public service infrastructure such as recycling and waste facilities and other infrastructure. At present the CIL rate is £164.56 per square metre for 2025.



## Masterplan Proposal

JAYNIC

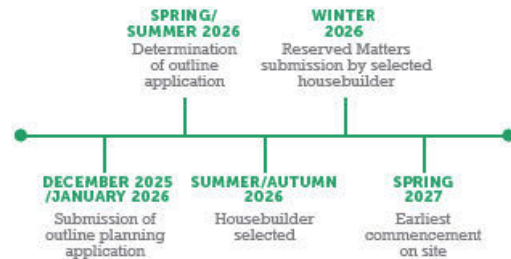
Our Parameter Plan has been informed by local and site-specific influences and opportunities and led by the desire to provide a significant amount of open space for nature and the community. The homes are intended to integrate with the existing urban form. A new circular riverside walk along Horn Brook will be provided on site for existing and future residents to use as well as play facilities for children.



This development of 180 homes is guided by a masterplan that responds sensitively to the site's context, character, and community needs. A key feature is the creation of a generous public open space in the south-eastern corner, set up to 115m from Domesday Lane. This green space establishes a respectful relationship with the High Weald National Landscape and forms a distinctive gateway to Horsham along Brighton Road. A varied mix of homes will promote inclusivity and choice, while tree-lined streets and landscaped spaces will support wellbeing and biodiversity. Following public consultation, the masterplan will continue to evolve, ensuring a welcoming, attractive environment for future residents.

## Timeline

JAYNIC



Thank you for  
your attendance,  
your views matter

Feedback forms are available from a member of the project team, or you can make comments online via our website:

Website

[landathornbrookfarm.co.uk](https://landathornbrookfarm.co.uk)

Post

Land at Hornbrook Farm, Horsham  
c/o Jaynic Properties Ltd  
The Epicentre  
Withersfield  
Haverhill CB9 7LR

Representatives of Jaynic and the project team are available to answer your questions. If you would like some time to think about your comments you can submit these via the website or post using the contact details in the box.



## APPENDIX D

# Feedback Form

Jaynic and the project team thank you for attending our public exhibition on the residential development proposals for Land at Hornbrook Farm, Brighton Road, Horsham. If you would like to provide feedback you can do this via the box at the bottom of this form, on the consultation website: [www.landathornbrookfarm.co.uk](http://www.landathornbrookfarm.co.uk) or via email at [consultation@jaynic.co.uk](mailto:consultation@jaynic.co.uk)

The period to provide feedback will run from the **12<sup>th</sup> November – 26<sup>th</sup> November 2025**.

All feedback received will be reviewed and where practical amendments will be made to the proposals. The feedback will then be redacted, collated and set out in the appendix of the Statement of Community Involvement which will be submitted as part of the outline planning application.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

[illegible]

GDPR Privacy Statement: Your personal data is collected for the purpose of this planning consultation. It will be used to analyse feedback and inform planning decisions. Responses may be published in summary form, but individuals will not be identified. We process your information lawfully under the UK/EU GDPR and will keep it only as long as necessary.

## Appendix D: Public Consultation Feedback (Anonymised)

### Key Topics Raised by Consultees

#### 1. Highway Safety, Traffic and Access (dominant issue)

This is by far the most frequently cited concern.

Key points raised include:

- Increased traffic on the A281 Brighton Road, which is already described as congested, fast-moving and unsafe.
- Serious safety concerns at the Doomsday Lane / Sedgewick Lane / Brighton Road junction, widely described as hazardous with poor visibility.
- Unsuitability of Doomsday Lane, Hammerpond Road and St Leonard's Road for additional traffic due to:
  - narrow widths,
  - lack of pavements,
  - steep gradients,
  - on-street parking pinch points.
- Concern that August traffic surveys are unrepresentative due to school holidays.
- Fear that residents will “rat-run” through Doomsday Lane and Hammerpond Road to avoid Brighton Road congestion.
- Repeated calls for:
  - signalised crossings,
  - speed reductions,
  - junction redesign,
  - or refusal on highway-safety grounds.

Traffic and access impacts are cited in almost every objection.

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## 2. Pedestrian, Cyclist and School-Child Safety

Closely linked to highways but raised as a distinct issue.

Common concerns:

- Children walking to Heron Way, Forest School, Milllais and QEII would need to cross Brighton Road once or twice, often unsignalised.
- The proposed use of the Sandeman Way “twitten” is described as:
  - narrow,
  - dark,
  - unsafe,
  - poorly visible from traffic,
  - unsuitable for pushchairs, cyclists and school children.
- Doomsday Lane is repeatedly described as:
  - dangerous for pedestrians,
  - unsafe for cyclists,
  - inappropriate as an “emergency / cycle” access.
- Calls for footbridges, controlled crossings, widened pavements or alternative pedestrian routes.

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## 3. Flood Risk, Drainage and Water Management

Another very strong and recurring theme.

Issues raised:

- Regular flooding of:
  - Horn Brook,
  - River Arun downstream,
  - Kerves Lane,
  - Comptons Lane,
  - Dickens Way,

- Brighton Road dips.
  - Concerns that:
    - increased hard surfacing will worsen downstream flooding,
    - proposed attenuation tanks or swales are insufficient or short-lived,
    - discharge into Horn Brook will exacerbate existing flood events.
  - Historic refusals of development on the site due to water infrastructure limitations are frequently referenced.
  - Water neutrality concerns and scepticism about assurances given at consultation events.
- 

#### **4. Pressure on Local Infrastructure and Services**

Raised consistently across objections.

Key concerns:

- Schools already oversubscribed (Heron Way, Forest, Millais frequently cited).
  - Healthcare capacity issues:
    - GP surgeries full,
    - no local NHS dentists,
    - Horsham Hospital capacity and lack of A&E.
  - General view that infrastructure has not kept pace with existing development in Horsham and Southwater.
  - Doubts that financial contributions will actually deliver new facilities.
- 

#### **5. Landscape, AONB and Countryside Impact**

A major planning-policy concern.

Themes include:

- Loss of greenfield land forming:
  - a rural transition zone,

- the countryside edge of Horsham,
- a buffer to the High Weald Area of Outstanding Natural Beauty.
- Harm to key views when entering Horsham along the A281.
- Objections to development being:
  - visually prominent,
  - on elevated land,
  - visible from the AONB and surrounding footpaths.
- Frequent reference to the site being outside the settlement boundary and historically rejected.

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## **6. Ecology, Wildlife and Green Corridors**

Strongly and repeatedly raised.

Concerns include:

- Loss of habitat for:
    - deer,
    - bats,
    - owls,
    - birds,
    - badgers,
    - invertebrates.
  - The Horn Brook corridor described as a wildlife and ecological corridor.
  - Scepticism about:
    - ecological surveys,
    - biodiversity net gain claims,
    - fencing and footpaths fragmenting habitats.
  - Concern that mitigation cannot replace established ecosystems.
-

## 7. Scale, Density and Quantum of Development

A clear and recurring objection.

Key points:

- Strong opposition to 180 dwellings, particularly where:
  - earlier figures of ~100 homes were referenced,
  - the Draft Local Plan suggested a lower capacity.
- Concerns that the scale is:
  - excessive,
  - out of character,
  - driven by developer viability rather than local need.
- Objections to density on the edge of a rural settlement.

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## 8. Housing Need, Mix and Affordability

Raised in both objections and limited support comments.

Issues include:

- Doubts that proposed housing meets local need.
- Lack of clarity over:
  - what “affordable housing” means,
  - tenure types,
  - accessibility for local residents.
- Some representations supporting development only if genuine social or locally affordable housing is delivered.

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## 9. Impact on Existing Residents (Amenity, Privacy and Security)

Frequently raised by neighbouring households.

Concerns include:

- Loss of privacy and outlook.
- Increased risk of:
  - trespass,
  - burglary,
  - antisocial behaviour from rear access routes.
- Noise, dust, vibration and disturbance during construction.
- Requests for:
  - buffers,
  - fencing,
  - landscaping,
  - retained green strips.

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## 10. Consultation Process and Trust in the Proposals

A notable underlying theme.

Concerns include:

- Consultation described as:
  - vague,
  - lacking detail,
  - “smoke and mirrors”.
- Absence of:
  - layout plans,
  - housing types,
  - clear mitigation proposals.
- Perception that:
  - decisions are predetermined,
  - community feedback will not influence outcomes.
- Frustration that previous Local Plan inspectors had ruled against allocating the site for housing.

| Topic Ref  | Consultation Topic                                        |
|------------|-----------------------------------------------------------|
| <b>T1</b>  | Highway safety, traffic and access                        |
| <b>T2</b>  | Pedestrian and cyclist safety (incl. school routes)       |
| <b>T3</b>  | Flood risk, drainage and water management                 |
| <b>T4</b>  | Pressure on local infrastructure and services             |
| <b>T5</b>  | Landscape, AONB and countryside impact                    |
| <b>T6</b>  | Ecology, biodiversity and green corridors                 |
| <b>T7</b>  | Scale, density and quantum of development                 |
| <b>T8</b>  | Housing need, mix and affordability                       |
| <b>T9</b>  | Impact on existing residents (amenity, privacy, security) |
| <b>T10</b> | Consultation process, transparency and trust              |

| Ref                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | T1                                  | T2                                  | T3                       | T4                                  | T5                                  | T6                       | T7                                  | T8                       | T9                       | T10                      |
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| PC-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>I am writing to object in the strongest possible terms to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the site of Hornbrook Farm, Horsham.</p> <p>The scale of the development would impose an unacceptable burden on already stretched local infrastructure. In particular, proposed access and egress from the site onto the A281 would significantly increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. (As a resident close to the Brighton Road I know how difficult it can be at times simply to exit our driveway).</p> <p>I understand the developer conducted traffic volume analysis during August, possibly the least representative time of the year, when schools are closed and people are on vacation.</p> <p>Typically traffic on this stretch of the A281 between Kerves Lane and the offset crossroads at Domesday Lane and Sedgewick Lane is travelling fast : drivers accelerating out of Horsham's built-up area and coming towards Horsham on the A281 from a section of higher speed limits.</p> <p>The junction itself (Domesday Lane, Sedgewick Lanes and the A281) is hazardous with very restricted views of traffic</p> |                                     |                                     |                          |                                     |                                     |                          |                                     |                          |                          |                          |

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|        | travelling towards Horsham, for vehicles emerging from these side roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
|        | Domesday Lane, which forms the southern boundary of the site is extremely narrow with no footpaths and vehicles have difficulty passing at certain points. As a result of the proposed development there will be an inevitable increase in traffic in both directions on this unsuitable road. In addition, there will an adverse impact on traffic on St Leonard's Road between Brighton Road and Hammerpond Lane - where already there is a chokepoint with queuing traffic navigating on-street parking. This will be particularly marked during school times.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
| PC-002 | I and many other local residents will therefore be strongly opposing your proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
|        | I object fully to the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
|        | A low quality scheme offering nothing to the local area and wider town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
|        | There is a lack of consideration for road safety, transport and sustainability.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
| PC-003 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|        | Object to the plan to build on an area next to AONB. No convincing answer given to flooding of adjacent local community. It seems somewhat disingenuous to state that there is no runoff water from the existing land, so therefore there will be little impact from concreting in houses, standings and roads, and that there will be channels manned to release excess water when we have heavy rain. This explanation sounded logically flawed from a number of perspectives. Alarm was with local residents regarding security of adjacent properties to proposed walking footpath given there is nothing to stop walkers entering private properties. Fencing will stop the deer moving up and down Horn Brook as they do now, so the proposal does not appear to consider either of these topics. No road traffic assessment on 180 houses vehicles entering and exiting Brighton Road, St Leonard's Road, Domesday Lane, Hammerpond Road. Water neutrality plan not clear. (We all know and already execute on turning taps off during toothbrushing, less flushing of toilets, not watering gardens and having a bucket in the shower to capture excess water) so please do not provide evasive wording on this. Specifically what is agreed with the water board/stakeholders for this aspect. Finally 180 houses? What will happen to the hill which is already subsiding to the north of the site? We noted there was a grass strip before houses began to be built (which means the houses are built on the higher ground and more visible) but suspect that you are unaware of the rate and speed of the subsidence due to Horn Brook flooding regularly. |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
| PC-004 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|        | I don't believe there is a demand for housing at this location. Horsham and Southwater have a number of approved applications... Horsham is loosing its green spaces and becoming a built up town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                          |
| PC-005 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

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| PC-006                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>I wish to object strongly to this proposal of 180 homes being built on Hornbrook farm, due to the added volume of traffic in the immediate vicinity. The lanes around Hornbrook Farm are unsuited to such volumes of traffic. The local infrastructure will be overloaded and create a nightmare situation for people trying to get to school and work.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                                     |                          |                                     |                                     |                          |                          |                          |                                     |                                     |                                     |
| <p>Dear Jaynic Property Group,</p> <p>I am writing in response to your consultation regarding proposed development at Land at Hornbrook Farm. This submission presents a formal objection to the inclusion or advancement of Hornbrook Farm for any future development and sets out material planning grounds for rejection of this site.</p> <p>1. Non-compliance with sustainability and settlement policies<br/>         The site lies outside the defined settlement boundary and constitutes open, greenfield land forming part of the rural transition zone and environmental buffer between settlement areas. Horsham District Council's own Reg-19 Site Assessment identifies this area as landscape-sensitive and characteristic of a rural settlement-separation zone.<sup>1</sup></p> <p>Established planning principles require development to be:</p> <ul style="list-style-type: none"> <li>- plan-led,</li> <li>- directed to sustainable locations,</li> <li>- and avoiding rural encroachment unless exceptional justification exists.</li> </ul> <p>No such justification applies to Hornbrook Farm. Instead, the proposed incursion into countryside contradicts settled planning policy objectives regarding spatial containment and rural character preservation.</p> <p>2. Documented educational capacity insufficiency<br/>         There is demonstrable unmet demand for school places in the Horsham area, with schools among the most oversubscribed in the county.<sup>2</sup> Parents in Horsham have publicly expressed concern over their inability to secure places at preferred schools for their children.<sup>3</sup></p> <p>A development that increases pupil numbers without demonstrable capacity provision or infrastructure guarantees fails to meet reasonable educational-capacity standards and creates foreseeable and material harm to community services.</p> <p>3. Transport network burden exceeding tolerable thresholds</p> <p>The Horsham Infrastructure Delivery Plan (July 2024) acknowledges existing strain on local road networks and mitigation requirements simply to absorb committed growth.<sup>4</sup> The A281 and B2135 corridors already experience</p> |                                     |                                     |                          |                                     |                                     |                          |                          |                          |                                     |                                     |                                     |

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|  | <p>significant pressure at peak hours.</p> <p>The addition of this development would:</p> <ul style="list-style-type: none"> <li>- increase peak-time congestion,</li> <li>- elevate roadside emissions, and</li> <li>- heighten safety risk at junctions and feeder roads.</li> </ul> <p>This constitutes negative cumulative impact that cannot be ignored or minimised.</p> <p>4. Environmental protection and habitat continuity</p> <p>The site forms part of a greenfield ecological corridor. Natural England's official guidance emphasises the legal principle of avoidance before mitigation, meaning developments must first avoid environmental damage rather than attempt to offset or compensate for it afterwards.<sup>5</sup></p> <p>Development on Hornbook Farm would create ecological fragmentation and irreversible habitat loss. Once destroyed by construction and landscaping, this land cannot be reclaimed; any later biodiversity "offsetting" is not equivalent under the precautionary principle.</p> <p>5. Water-resource and habitat-protection obligations</p> <p>Horsham lies within the Sussex North water-resource zone, with ongoing obligations under the Habitats Regulations to ensure that development does not increase adverse impacts on protected environments.<sup>6</sup></p> <p>The site's development would increase pressure on a constrained water-supply system linked to protected habitats and ecosystems. Regardless of the lifting of prior Statements, the underlying environmental constraints persist in force, and precautionary compliance remains binding.</p> <p>6. Community detriment and irreversible character loss</p> <p>Hornbook Farm contributes to Horsham's rural setting and perceptual openness, recognised within the landscape-protection aspects of the Horsham Local Plan.<sup>7</sup> Once altered by development, the rural transition belt between settlements would be permanently lost and cannot be reinstated.</p> <p>An adverse visual, environmental, and social effect of this magnitude constitutes sufficient grounds for pre-emptive exclusion of the site from any future development consideration.</p> |
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|  | <p>7. Conclusion and request</p> <p>For these reasons - specifically:</p> <ul style="list-style-type: none"> <li>- conflict with settlement-boundary and sustainability policy,</li> <li>- confirmed educational-capacity shortage,</li> <li>- documented road and transport congestion impacts,</li> <li>- environmental and ecological harm,</li> <li>- water-resource obligations, and</li> <li>- irreversible loss of local character -</li> </ul> <p>there is no sustainable planning basis upon which this site should proceed for assessment.</p> <p>Accordingly, I respectfully request that Jaynic Property Group: formally and permanently withdraw Hornbook Farm from all current and future development proposals.</p> <p>I look forward to written confirmation that this objection will be given full and proper consideration.</p> <p>Yours sincerely,</p> <p>XX</p> <p>Footnotes - Source References</p> <ol style="list-style-type: none"> <li><sup>1</sup> Horsham District Council - Reg-19 Site Assessment Report: Preferred Smaller Sites / Hornbrook Area</li> <li><sup>2</sup> Sussex Express - Oversubscribed Schools in the Horsham Area - primary and secondary placement pressure</li> <li><sup>3</sup> Sussex Express - Horsham parents express concern over rejection of school applications</li> <li><sup>4</sup> Horsham District Council - Infrastructure Delivery Plan (July 2024)</li> <li><sup>5</sup> Natural England - Standing Advice on Habitats, Biodiversity, and Planning - Avoidance Principle</li> <li><sup>6</sup> Horsham District Council - Water Neutrality &amp; Sussex North Water Resource Zone Guidance / Habitat Regulations</li> <li><sup>7</sup> Horsham Local Plan - Settlement Identity, Rural Character and Landscape-Protection Policy Framework</li> </ol> | <div>PC-007</div> <div> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> </div> <p>My wife and I strongly object to the proposal. The Hornbrook fields are a valuable green space on the south eastern entrance to Horsham town. This area of Horsham town is the least suitable for the increase in housing due to a barely fit for purpose road network now - with no viable links to the major traffic dispersal routes.</p> |
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|        | As a Hornbrook Farm resident, our dwellings would be surrounded by new builds with no indication suggested of green buffers around us. It is surely a minimal requirement to provide a tree and shrub buffer between existing and proposed dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| PC-008 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>1. Why do you have an access road onto Doomsday Lane. If there is to be no road going to it and it is purely for "emergency vehicles" then why have it - it implies you are going to eventually build onto Doomsday Lane.</p> <p>2. What do you intend to do about existing trees and hedgerows onto Doomsday Lane.</p> <p>3. What is the plan for additional services such as doctors, a hospital and dentist. Currently there are no NHS dentists available in the area, there is no hospital and doctors are full. How do you plan to alleviate the already full system. It is already around 40 mins under blue lights to a hospital from Horsham - by adding more housing (and in particular bungalows which traditionally would be purchased by the older generation) you are adding to the problem.</p> <p>4. With no large supermarket on this side of Horsham what are your plans to alleviate more traffic through central Horsham - Brighton Road cannot sustain more traffic.</p> <p>5. Doomsday Lane is a very narrow road with width restrictions for large vehicles. Will you confirm that no construction traffic will try to use this route as it is unsafe</p> <p>6. Why do you feel the need to concrete over a field when there are already large areas of north Horsham with existing developments that have not been completed</p> <p>7. What % of the building work in both North Horsham and the Bohunt development are unsold.</p> <p>I shall be strongly standing against this development - there have been safety issues around people coming out of Hilliers Garden Centre onto the Brighton Road anyway and to add another largescale development with, at a very minimum, an additional 180 cars it is dangerous. Leave our fields and green areas alone.</p> |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| PC-009 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Dear Jaynic Property Group,</p> <p>I am writing to formally register my objection to the proposed housing development at Hornbrook Farm, Brighton Road, Horsham, submitted by Jaynic Property Group. The proposal seeks to construct up to 180 homes on approximately 25 acres of greenfield land.</p> <p>Given the number of existing and unsold developments in Horsham, I question the necessity of further large-scale</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |

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|  | <p>housing projects, particularly in an area where local facilities are already oversubscribed and unable to accommodate additional demand.</p> <p>Myself and many residents have serious concerns regarding the impact of this development, which I outline below:</p> <p><b>Traffic and Infrastructure Pressure:</b> Brighton Road, Doomsday Lane, and Hammerpond Road already experience significant congestion and flooding. Adding further housing will exacerbate these issues, placing unsustainable pressure on local infrastructure.</p> <p><b>Education and Healthcare Capacity:</b> Local schools, including Heron Way, Kingslea, Forest School, and Millais, are already oversubscribed. Healthcare provision is similarly overstretched, with long waiting lists for doctors and dentists, and no local hospital. The developers have not demonstrated how these critical services would be expanded to meet increased demand.</p> <p><b>Flooding Risk:</b> Local knowledge confirms that Brighton Road and the Horn Brook flood during periods of heavy rainfall, posing risks to pedestrians and drivers. Development of Hornbrook Farm would increase impermeable surfaces, heightening flood risk for residents along Brighton Road, Sandeman Way, Dickens Way, and Hammerpond Road. During consultation, developers indicated drainage tanks would be installed beneath the site, with excess water discharged into the Horn Brook, an already problematic watercourse. This solution appears inadequate and potentially hazardous.</p> <p><b>Environmental and Landscape Impact:</b> Hornbrook Farm is a greenfield site integral to Horsham's rural character. Ecological surveys presented during consultation lacked meaningful local insight. Wildlife, including deer, regularly inhabit the area, yet their presence was dismissed. The loss of biodiversity and green space would be detrimental to the community.</p> <p><b>Infrastructure Funding and Transparency:</b> Developers referenced financial contributions to the Council intended to support infrastructure. However, residents have seen little evidence of investment in new schools, healthcare facilities, or transport improvements. This raises serious questions about accountability and transparency.</p> <p><b>Housing Affordability:</b> The proposed 35% "affordable housing" allocation lacks clarity. Developers were unable to explain whether this refers to council-owned, shared ownership, or other models. Current housing prices in Horsham remain unaffordable for many working families, and this proposal does not address genuine local need.</p> <p><b>Safety Risks for Children and Pedestrians:</b> The development would require children walking to school to cross Brighton Road twice, including via an unsafe alleyway to Sandeman Way. This presents unacceptable risks to safety, with no adequate mitigation proposed.</p> |
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|  | <p>development. There are high banks, poor visibility and a steep section of road. It is not possible to walk or cycle safely as there is no chance to avoid using the road. Again, the lower part of this road is frequently wet and there isn't even a footpath into Hammer Pond Road. The junction into Hammer Pond is hazardous and not suitable for crossing.</p> <p>4. All the surrounding roads are either narrow (single lane) or constricted due to on street parking. For example, St. Leonards Road is already nearly impossible to drive at peak times. Even Brighton Road into Horsham is only possible for smaller vehicles to pass safely due to allowed parking.</p> <p>5. This also makes it difficult and dangerous to cycle into the town (only a few months ago I witnessed a shopping cyclist being knocked off her bike by a car that passed too close. Fortunately she landed on a grass edge and wasn't hurt).</p> <p>6. There is a lack of shops and other facilities on this side of Horsham (e.g. Surgery) and will add significantly to the traffic on an already frequently gridlocked area and main route into the town.</p> <p>7. We have a personal interest in how security at the rear of the properties backing onto the development will be maintained. Will there be a fence? (This would also provide some safety to prevent small children falling into the brook during flooding).</p> <p>8. Developing this site has been refused in the past, for multiple reasons including water pumping, adverse impact on wildlife, rural entrance into the older part of a historic market town, proximity to the High Weald landscape, potential flooding to name some; it is not obvious what has changed now to make what was an unsuitable area become suitable for this type of development.</p> <p>9. There are more suitable (and brownfield) sites that haven't been developed yet, for example the Novartis site, which has been vacant for nearly 10 years!</p> <p>10. At the very least there needs to be significant planning and review of the roads to avoid further accidents and traffic problems in the area including:</p> <ul style="list-style-type: none"> <li>a. Ample parking within the development, otherwise people will start parking in Brighton Road or even Doomsday Lane. 1 space per 1 bedroom flat was mentioned during the consultation meeting; this is not enough as a couple are likely to have 2 vehicles.</li> <li>b. Reduce the speed limit (and enforce) on Brighton Road. The existing 40 limit is too high and not obeyed anyway.</li> <li>c. Widen the footpath from the Hornbrook Pub north into Horsham.</li> </ul> |
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|        | d. Remove the bank from Doomsday Lane to widen the road and provide a path, or provide a cycle/foot path along the boundary of the development exiting into Hammer Pond Road (safely).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|        | Yours faithfully                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PC-011 | XX<br><input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                         |
|        | Dear Sirs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|        | Proposed Hornbrook Farm Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|        | May I take this opportunity to comment on the proposed development of Hornbrook Farm, Brighton Road, Horsham, West Sussex, and to request that you make sure you consider the points noted in any future submission.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|        | At a recent preliminary presentation by Jaynic Property Group at the Horsham Rugby Club showed that there has been a complete lack of understanding of the real issues and concerns relating to the site development, and that there was no relevant information available for discussion to address those issues. My view is that the meeting was a complete waste of everyone's time.                                                                                                                                                                                                                                                                                                                                                                                                         |
|        | The site plan offered was a representation of the site with only a vague outline of the development. No future buildings or access ways were shown, and no real detail was available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|        | Below is a copy of my revised comments to the previous application issued to the Planning Authority previously for applications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|        | SA074 Land at Hornbrook Farm, Brighton Road, Horsham.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|        | Revised comments on the proposed development of Hornbrook Farm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|        | <ol style="list-style-type: none"> <li>1. The objections to the previous proposal are still applicable and I do not consider the land suitable for development.</li> <li>2. The land has been identified as forming a natural boundary between Horsham and the High Weald Area. The plan would destroy the well-established boundary to the built-up area, which is defined by the thickly wooded gully of the Horn Brook. It will disrupt the wildlife corridor from St Leonards Forest that follows the Hornbrook to the West side of Brighton Road. It would have a devastating effect on the wildlife that frequent the corridor (deer, heron, Little Egret, pheasant, squirrels, fox, and a variety of birds including woodpecker, owl, sparrow hawk. Has a Wildlife Study been</li> </ol> |



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|        | <p>Extra traffic using the Brighton Road and Doomsday Lane. Doomsday Lane is already used as a cut through to Hammer Pond Road and St Leonard's Road. The junction of Hammer Pond Road and St Leonard's Road is very tight and two cars cannot pass.</p> <p>The proposed entrance to the site on Brighton Road is potentially very dangerous. Cars travel at high speed. There is pavement on one side only. Children travelling to school will have to cross over to Hilliers and then back again.</p> <p>The plans propose pedestrians use the "twtitten" to cross from Brighton Road to Sandeman Way. This is very dark and narrow at present and not wide enough for a pushchair. The crossing point itself is very dangerous. Cars are travelling downhill extremely fast.</p> <p>We have major concerns about the infrastructure itself: most importantly water, schools, doctors and hospitals.</p> <p>The area supports a variety of wildlife: bats, deer, birds and plants and borders an area of outstanding natural beauty.</p>                                                                                                                                                                                                                                                                                                                         |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |
| PC-014 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>I have a number of concerns about this proposal.</p> <p>My main concern is road safety.</p> <p>Brighton Road is a very fast road, with a pavement on one side only. Children walking to school would need to cross the road twice, first to get to the pavement side, and again to get back across to access Heron Way, Forest School and Millais. You specify pedestrian crossing(s) so you haven't confirmed the two crossings which would be needed. The proposed crossing(s) are unsignalized, which would be very dangerous for children especially on such a fast road where cars often break the speed limit. The proposed new junction with the Brighton Road is also likely to cause accidents as cars attempt to exit the site.</p> <p>The proposed access off Doomsday Lane for cyclists and emergency access is also a potential accident risk, especially for cyclists and pedestrians. It is a steep road with poor visibility and pavement on only one side.</p> <p>With regard to the flood risk, you have stated that some surface water will outfall into the Horn Brook, which flows into the River Arun. There are places along its path where flooding already occurs eg Amy's Mill Bridge, so, whilst you may avoid flooding on your proposed site, adding more water into the Horn Brook is likely to cause more flooding elsewhere.</p> |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |
| PC-015 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | Hornbrook Farm: comments on proposed development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |

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|        | <p>1. Increased risk of flooding to Comptons Lane and central Horsham</p> <p>Surface water drainage in the Dickens Way area is far from perfect. The drain opposite to the Dickens Way bus stop overflows in the winter months, sometimes blocking traffic flow in Comptons Lane. Increased drainwater flow resulting from the proposed development will only exacerbate the situation.</p> <p>Partial “concreting” of the farmland will also cause a rise in the levels of the Hornbrook stream, feeding into the River Arun. This will result in an increased frequency of a water-blocked road at Amies Mill Bridge, Kerves Lane, preventing access to Southwater and other villages. There is a defined flood warning area for the River Arun from the Amies Mill bridge to central Horsham, embracing Hills Farm Lane, Mill Bay Lane, Tanbridge Park, Arunside and Ridgehurst Drive (ref: gov.uk website). The proposed development can only worsen the situation.</p> <p>2. Pedestrian access to local schools: road safety concerns</p> <p>Access via the Sandeman Way twitten (PROW) has been proposed. There is no pavement on the Hornbrook Farm side of the busy A281. Therefore, a pedestrian would have to first cross over to the Hilliers side, walk along, and then cross over again to reach the twitten. The proposal says rather vaguely that there will be pedestrian crossing(s), so one or two? Also “it” or “they” will be unsignalized, which is really not good enough for children. The Sandeman Way twitten is at a dip, so cars will tend to speed up. A visit to that end will amply demonstrate. This is both unsatisfactory and risky to say the least. Alternatively, could a footbridge over the stream into Dickens Way solve this difficult problem?</p> <p>3. Doomsday Lane/Hammerpond road T-junction road safety concerns</p> <p>Arguably, this could be described as the worst T-junction in Horsham. Doomsday Lane at that point is very narrow with a severe gradient. Visualisation from any point of the junction is poor. To cope with the much-increased traffic flow, the junction must have a major lay-out redesign. Also, pedestrians may choose to walk via the junction (eg to get to school) which would be very dangerous in its present state.</p> |
| PC-016 | <div> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <p>The scale of the development is excessive - a maximum of 100 houses was suggested by HDC when allocating land for future development.</p> <p>The emergency exit on Doomsday Lane encourages cyclists and pedestrians to exit onto this steep, narrow deeply shaded "rat run" - dangerous.</p> <p>Traffic exiting the site onto the Brighton Road travelling to Crawley will more than likely turn left and proceed down Doomsday Lane, onto Hammerpond Road and then up St. Leonards Road. All these roads are already too busy at rush hour times, and are not designed for extra volume of traffic and traffic is not travelling at the designated speed limit of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|        | 30 mph.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
|        | Concerned about exit onto Brighton Road in general, as already busy with traffic from Hilliers, etc, and the Hornbrook pub. Traffic does not adhere to the 40 mph speed limit.                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
| PC-017 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | This proposed development is far too big. The 281 road is already much busier than it used to be. Doomsday lane an ancient narrow holloway is already over trafficed and dangerous. Heron way school and Forest school are already over subscribed and there is no place in this area to put a school. The Doctors surgeries in the town are also heavily over subscribed. Any thing on this site needs to be at least a quater of the proposed size.                                                                                                                                       |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
| PC-018 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | It will be instructive to see if the comments by the developers at the consultation launch on Weds 19th are matched by the reality as there is no redress for local residents once building starts. We (my wife and I ) are concerned that traffic increases are being severely under-estimated from an additional 180 homes which will result in greater numbers of cars on Brighton Rd, Hammerpond Road as well as St Leonards Rd. The developers referred to one car per household which is no longer the norm.                                                                          |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
| PC-019 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | I am concerned about the proposal for high density housing in an AONB. This is not just because of the original estimate of 100 house being raised to 180, which cynically is noted as a convenient legislative total, but the complete absence of any detail both in layout, housing type and mitigation of all the numerous previous well published requirements and concerns. This vagueness seems to try to assuage concerns, as any that have been raised are met with vague assurance. I am opposed in principle and alarmed at the seeming smoke and mirrors of the consultation. It |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
| PC-020 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | I am writing to object in the strongest possible terms to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the site of Hornbrook Farm, Horsham.                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
|        | The scale of the development would impose an unacceptable burden on already stretched local infrastructure. In particular, proposed access and egress from the site onto the A281 would significantly increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. (As a resident of Brighton Road I know how difficult it can be at times simply to exit our driveway).                                                                                                                                                              |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
|        | I understand the developer conducted traffic volume analysis during August, possibly the least representative time of the year, when schools are closed and people are on vacation.                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |
|        | Typically traffic on this stretch of the A281 between Kerves Lane and the offset crossroads at Doomsday Lane and Sedgewick Lane is travelling fast : drivers accelerating out of Horsham's built-up area and coming towards Horsham on the A281 from a section of higher speed limits.                                                                                                                                                                                                                                                                                                      |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |                                     |

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| PC-021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>I am writing to object in the strongest possible terms to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the site of Hornbrook Farm, Horsham.</p> <p>The scale of the development would impose an unacceptable burden on already stretched local infrastructure. In particular, proposed access and egress from the site onto the A281 would significantly increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. (As a resident of Brighton Road I know how difficult it can be at times simply to exit our driveway).</p> <p>I understand the developer conducted traffic volume analysis during August, possibly the least representative time of the year, when schools are closed and people are on vacation.</p> <p>Typically traffic on this stretch of the A281 between Kerves Lane and the offset crossroads at Domesday Lane and Sedgewick Lane is travelling fast : drivers accelerating out of Horsham's built-up area and coming towards Horsham on the A281 from a section of higher speed limits.</p> <p>The junction itself (Domesday Lane, Sedgewick Lanes and the A281) is hazardous with very restricted views of traffic travelling towards Horsham, for vehicles emerging from these side roads.</p> <p>Domesday Lane, which forms the southern boundary of the site is extremely narrow with no footpaths and vehicles have difficulty passing at certain points. As a result of the proposed development there will be an inevitable increase in traffic in both directions on this unsuitable road. In addition, there will an adverse impact on traffic on St Leonard's</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                          |                                     |                                     |                          |                          |                                     |                          |                          |                          |

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|        | <p>Road between Brighton Road and Hammerpond Lane - where already there is a chokepoint with queuing traffic navigating on-street parking. This will be particularly marked during school times.</p> <p>I and many other residents of the area will strongly oppose your proposed development.</p> <p>Yours sincerely,</p> <p>XX</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |                          |                                     |                                     |
| PC-022 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>The large development in our rural location resulting in further loss of our green spaces and on our ever decreasing valuable farmland, will ultimately have a huge negative impact on our beautiful location. The development is out of keeping with the landscape, is harmful to local wildlife, and will create pollution, notes key increased noise and unnatural light and smell. The scale and density of the development is too large and dense for the area. The idea is shocking and extremely depressing. Please reconsider and protect our countryside, there are far more suitable non-greenfield areas to redevelop.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |                          |                                     |                                     |
| PC-023 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|        | <p>The site is important as the juncture between the start of Horsham Town to the west and the AONB to the east. It allows for key views from the AONB over to the town including its church spires. I object on the basis of this landscape harm but if it is developed then care needs to screen the development with new landscaping planting and sympathetic scale and design of buildings to address the topography.</p> <p>Key requirements should the development proceed include significant at improvements to Doomsday Lane and a pedestrian/cycle route parallel to Doomsday Lane within the application site. The riverside walk should also be diverted to follow the river within the application site so as to end the current route through the houses along Sandeman etc</p>                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |                          |                                     |                                     |
| PC-024 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Having been a resident for over 20 years there have been a number of attempts to develop the site All have been resisted including in the early 2000s when my neighbour led a campaign. In 2018 Horsham District Council included a paragraph in a report about housing The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside south of the Built Up Area Boundary of Horsham Town. The site is rural in nature and lies beyond the Horn Brook River which forms a strong natural boundary to the edge of Horsham town. This site is tranquil in nature adjoining the AONB and does not relate well to the built form of Horsham. A small portion of the western boundary of the site is also at risk from flooding which could reduce any developable area. The eastern portion of the site is elevated and open nature would require significant landscape mitigation. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1-4 and 26 of the HDPF. It</p> |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |                          |                                     |                                     |

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|        | <p>is therefore assessed to be 'Not Currently Developable'.</p> <p>Another local resident also submitted the following statement to Horsham District Council in November 2024</p> <p>I consider the Hornbrook Farm: HR01 is not suitable for development for the following key reasons:</p> <ul style="list-style-type: none"> <li>• Successive Local Plan Inspectors have concluded that this site is unsuitable for development. I feel the Council must demonstrate what has materially changed to now make this site now suitable.</li> <li>• The Council and Inspectors have correctly identified the Hornbrook stream as being the logical, natural and settlement boundary for the development of Horsham. This remains the case. Development beyond this boundary would compromise this long-standing principle.</li> <li>• The Doomsday Lane boundary of the High Weald Area of Outstanding Natural Beauty (AONB) is directly adjacent to the proposed development site. The proposed development of this site would have an unacceptable impact on this.</li> <li>• Doomsday lane has a unique character. It's high sided banks and steep gradient are much loved by residents. A lone oak tree standing is the field adjacent to this lane adds further to its character. A housing development would take this from the town.</li> <li>• Hornbrook farm and its fields represent and support the rural setting of the town. The site represents a prominent view when entering the town on the A281. A housing development on this site would mean that anyone entering the town would be prematurely confronted by urban development and light pollution.</li> <li>• The A281 is a major entry point into Horsham, as such the road can be busy with traffic. Construction of housing on this site would bring additional traffic at a dangerous point on the road. The junction at Doomsday/Sedgwick lane is a high point limiting the view for motorists. A significant and dangerous dip in the road occurs immediately after Hornbrook Farm. Additional pedestrian travel would be an additional danger.</li> <li>• The conditions of any development on this site expressly states that it must have regard to the setting of the AONB and the Grade II listed Falcon Lodge Hillier Cottage. Any development in the fields adjacent would clearly ruin the AONB boundary and the setting of this property.</li> <li>• Development of this site would have significant impacts on local ecology, including the loss of habitats. Hornbrook farm represents a wildlife corridor, this would be highly compromised by any housing along its path.</li> <li>• Any development would compromise the natural displacement of water into the Hornbrook stream. A development on this site would lead to increased water run-off and potential flooding issues downstream, particularly on Kerves lane.</li> </ul> |                                     |                                     |                                     |                                     |                                     |                                     |                          |                                     |                          |
| PC-025 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|        | <p>I want my objection recorded on the public consultation document</p> <p>I would like to object to the impact this development will make:</p> <p>* On very high ground so will be seen for miles. I object to properties being over 2 stories.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                                     |                                     |                                     |                                     |                          |                                     |                          |

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|        | <p>* Impact on the plethora of wildlife, this is one of the last oasis eco systems for wildlife so close to Horsham.</p> <p>* High risk of flooding to Dickens Way and Sandeman Lane properties. The suggested swales are not going to take away the water and they break down and only last 20 years. The run off of building works can potentially pollute the stream.</p> <p>* The infrastructure cannot take anymore houses, traffic (with more pollution) schools, doctors already stretched.</p> <p>* Children walking along the Brighton Road, expected to have to cross Brighton Road twice! and expected to use a single lane to Sandeman Way as a cut through, you can see horrendous accidents waiting to happen. Kids are kids, a child will be run over or pushed into the road as high jinks.</p> <p>* The Hammerpond Road (and adjoining roads) are very narrow and at the entrance to Hammerpond one car has to wait for one car to pass, it is a very busy road and they are talking of a slip road onto Doomsday Lane this is going to cause untold accidents.</p> <p>* There is already deep flooding on Kerves Lane and Sedgwick Lane at Aimes Farm, this road will be impassable if this development goes ahead and it is already dangerous with the amount of traffic using it and the little hump bridge.</p> <p>* This development was previously rejected on the grounds that the water pumping station could not cope, it is next to an area of outstanding natural beauty and it would give a built up approach on entering a market town.</p> <p>* Dickens Way will lose natural light, potential for burglaries and security, issues, lose our view, suffer noise and light pollution, total loss of privacy and it will devalue our properties. When asked about the gardens facing into the development, it was for security, when asked about the security of the existing properties, it was, well they were there before this, complete disregard for existing properties.</p> <p>* We DO NOT want gym stops and a walkway behind our gardens. If this has to go ahead, then we need a fence put around the new estate and tree planting so that access cannot be gained to our gardens.</p> <p>* The noise of building will last for a year, or more, with considerable vibration to tiered gardens, what if this causes damage to properties, are they going to compensate and make good.</p> <p>I appreciate your help with fighting this application and hope we can at least mitigate 180 houses.</p> <p>Kind regards, XX</p> |                                     |                          |                                     |                          |                          |                          |                          |                                     |                          |
| PC-026 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|        | <p>Hi,</p> <p>I am opposed to the proposal for the following reasons (not shown in any particular order):</p> <ul style="list-style-type: none"> <li>- increased traffic on Brighton Road and Hammer pond lane, which are already busy;</li> <li>- poor pedestrian access across Brighton Road, i.e. for school children and speed of traffic in that area, also road not very well lit during winter months;</li> <li>- visual impact of new houses from Dickens Way;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                          |                                     |                          |                          |                          |                          |                                     |                          |

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| PC-027                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>I am writing to strongly object to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the green belt land that is Hornbrook Farm, Horsham.</p> <p>The development of 180 new homes in this location will place an unacceptable burden on an already over-stretched local infrastructure. The proposed access onto the A281 would massively increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. I already have difficulty getting out of my drive on Brighton Road at certain times.</p> <p>I understand the developer conducted traffic volume analysis during August, possibly the quietest time of the year, when schools are closed and people are on holiday.</p> <p>The traffic on this stretch of the A281 between Kerves Lane and the crossroads at Doomsday Lane and Sedgewick Lane is travelling fast, coming towards Horsham on the A281 from a section of higher speed limits. The junction Domesday Lane, Sedgewick Lanes and the A281 is hazardous with very restricted views of traffic travelling towards Horsham, for vehicles emerging from these side roads. Domesday Lane, is extremely narrow with no footpaths and vehicles have difficulty passing at certain points.</p> <p>As a result of the proposed development of 180 new homes, there will be an increase in traffic in both directions on this unsuitable road. In addition, there will be an adverse impact on traffic on St Leonard's Road between Brighton Road and Hammerpond Lane, where already there is a chokepoint with queuing traffic navigating on-street parking. This will be particularly bad during school times.</p> <p>There are also other considerations about the loss of yet more green belt land and wildlife that once gone, is gone forever.</p> |                                                                                                                                                                                                                                                                                                                         |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                          |                          |
| PC-028                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>For these reasons I will be strongly opposing this development</p> <p>I do not agree with housing due to environmental factors</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                         |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                          |                          |                          |                          |

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| PC-029                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| This is an area of outstanding natural beauty. Please do not build on this site. If Horsham is going to be able to continue to have it's individual market town feels expanding the number of house is just going to destroy the incredible community feel, local services are already under strain and the area cannot accommodate more people.                                                                                                                                |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| PC-030                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I am concerned with 'Jaynic's intention to provide the 10% net gain on site where possible' when this is actually a mandatory BNG requirement. Their statement suggests that this may not be achieved.                                                                                                                                                                                                                                                                          |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| Jaynic have only ever developed brownfield sites that accommodate huge business complexes - how does HDC think that this developer will be able to provide sustainable housing that will visually fit into this area, which is nestled on the edge of our attractive market town and some of the finest wooded land in the South East? There are no examples of what their designs would look like so this proposal does not give local residents enough information to go off. |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| I run, walk or cycle past this site on almost a daily basis and I see bats, owls, badgers and deer use this space to live in and pass through, not to mention the hundreds of small birds and thousands of insects that occupy the hedgerows. How will Jaynic provide for these creatures who will be usurped? Once the hedgerows are disturbed, the creatures will not return unless they have timely and adequate hedging placed elsewhere for them on site.                  |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| I am extremely concerned about the water run off from this site once work begins. Doomsday Lane already struggles with water run-off and this is before multiple machines have set foot on site to dig it up. Doomsday Lane will ice over and cause accidents for cyclists and motorists.                                                                                                                                                                                       |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| PC-031                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I totally oppose this it is getting dangerous all this housing no extra schools a local hospitals doctors and dentist full this putting more pressure on local accident and emergencies                                                                                                                                                                                                                                                                                         |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| Not to mention the wildlife that actually live in brown fields flooding is a definite if you are going to cover this in another concrete jungle I say enough is enough this area needs to stay as it is I'm sorry to say but this labour government are destroying this country and we need to oppose this with full force                                                                                                                                                      |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| PC-032                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Doomsday Lane is very narrow and Brighton Road is already very busy. Building on this land will cause problems with rain run off causing flooding at the dip at the bottom of Doomsday Lane. Will also cause problems for traffic accessing and leaving Hilliers Garden Centre and the other businesses on that estate.                                                                                                                                                         |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |
| PC-033                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Much as I dislike the re-continued expansion of Horsham's countryside perimeters, I was impressed by the recent presentation and pleased the developers have taken great care over local resident's interests.                                                                                                                                                                                                                                                                  |                                     |                                     |                                     |                          |                          |                                     |                          |                          |                          |                          |                          |                          |

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|        | I do think that some measures are needed, to restrict the increase in cars using the, already overused, narrow Doomsday Lane. Especially so as it's inevitable that children will try to walk this from the new estate. The lane needs to be made one way only, prohibiting travel north from Brighton Road. There is no essential need for cars to take this route as a short cut, directed by satnavs. The new estate residents are bound to use this in addition, if it remains 2-way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|        | To dissuade children from walking this lane, a well planned exit north to Hammerpond Road could be installed, together with a controlled road crossing and traffic calming measures, so that school children can readily and safely progress to the various schools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|        | With these measures in place, on balance, I would be in favour of the plan to develop this inconspicuous, hidden field, which currently has no aesthetic or access value to most people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|        | Thank you for the opportunity to put my views                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|        | XX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PC-034 | <div style="text-align: center;"> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <p>The proposed pedestrian and cycle access to and form the site is highly unsafe, being on to Brighton Road, a main road (40mph limit, often exceeded) with only a relatively narrow pavement on the opposite side of the road from the site. No light-controlled crossing is proposed. The suggestion that pedestrians and cyclists could utilise the twitten to the west of the site to access local schools is even more dangerous; access to the twitten would necessitate re-crossing Brighton Road at the bottom of a dip. Visibility by east-bound traffic of pedestrians emerging from the twitten is obscured by trees and pedestrian's visibility of the traffic is equally obscured. The prospect for cyclists making the turn is equally daunting. The risk for pedestrians and cyclists could be reduces somewhat if a dual-use pathway was constructed on the north side of Brighton Road from the site exit (or from the south-west corner of the site) and the Brighton Road end of the twitten provided with barriers to stop accidental egress onto the road.</p> <p>However, using the twitten is a long route to the local schools, especially Heron Way junior , Millais, and QE2 Special School. Most pedestrians and cyclists to these schools will be tempted to choose the considerably shorter route which exits the site onto Domsday Lane and proceeds via Hammerpond Road to St Leonard's Road. Domsday Lane is a steep, narrow, deeply-shaded 'rat run' which is risky for pedestrians and cyclists, and highly dangerous for children. Moreover, motorists from the site will add to the existing traffic using the lane to access the local schools, north-east Horsham and Crawley. If a pedestrian/cycle exit at the far north-east of the site could emerge directly onto Hammerpond Road, with a safe crossing to the twitten leading to Brambling Close and a link to the existing pavement on the south side of Hammerpond Road, risk would be alleviated somewhat.</p> <p>By far the safest solution for pedestrian/cyclist exit would be to the twitten between Dickens Way and Ghyll Crescent,</p> |

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|        | <p>with a new foot/cycle bridge across the stream. This would need the acquisition of further land, either by the developer or the public authorities. Without this, I cannot see how pedestrian or cycle access to and from the site can be achieved, which I would consider to be a necessity before planning approval should be granted.</p> <p>Turning to other matters, I consider that the number of houses being proposed for the site is excessive and should be limited to 100. Also, I would have liked to have seen a proposal which linked the 'riverside path' proposed for the site with the Horsham Riverside Walk at both ends, providing a welcome community asset rather than one limited to those dwelling on the site.</p> |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |
| PC-035 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>This site is not an area for mass construction work and road landscaping. It sits above a watercourse and currently the field works effectively to drain away annual rainfall. Once built upon it will dramatically alter the natural harmony of land and water, threatening the ecology and existing homes. Horsham must not build more homes until the infrastructure of water utilities and medical facilities are improved to meet the residential expansion of the preceding 15 years.</p>                                                                                                                                                                                                                                             |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |
| PC-036 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>Not with standing the over excessive building proposal and the vague, poorly thought through, therefore dubious veracity of these proposals I oppose this development on principle. This land is ancient and part of the great Ashdown Forest. It should be preserved. I have a significant list of technical reasons with which I will block any planning application on both moral and legal grounds.</p>                                                                                                                                                                                                                                                                                                                                 |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |
| PC-037 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|        | <p>I fundamentally disagree with the HOR1 allocation for any housing at this location. This allocation has been turned down under various valid planning grounds for years. The objections already made to HDC by residents and other bodies massively outnumbered other responses. These objections are on the record in the consultation for the draft local plan and continue to apply. I and others have made our local district councillors aware of our detailed objections. The situation is not improved by the applicant's request for 180 dwellings versus the draft local plan proposal of up to 100 (which I don't support either).</p>                                                                                            |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |
| PC-038 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|        | <p>Strongly oppose any further building in Horsham or surrounding villages. Highwood has been under construction for over ten years now and not finished building. Southwater stopped building because there wasn't the need, no one can afford these houses and it's ruining the local are. The roads can't take further development either and it will affect wildlife.</p>                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |
| PC-039 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
|        | <p>There is not enough Infrastructure to build more houses in the Horsham area. That part of Brighton road is tremendously busy already. Not enough school places for the kids already loving in Horsham, and no where near enough GP or NHS structure for an already expanding population.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                                     |                          |                                     |                                     |                          |                                     |                                     |                                     |                                     |

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
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|        | Terrible idea.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-040 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|        | There should be no more development here. We are in area generally prone to flooding, there are no NHS dental places, the GP surgeries are overrun, there are not enough school places etc. The traffic is bad and roads are poor. We should not be building houses encouraging hundreds more people to the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-041 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|        | If everyone said no to this it still go head because they made there mind up already more house more money come in and no green land left .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
|        | My comment is No to this .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-042 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|        | This area is an area of natural beauty we already have drain problems so more houses would be a pain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
|        | The water situation is not good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
|        | Also are these affordable ? I doubt it                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-043 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|        | I consider that this development is in the wrong place. There are areas within Horsham which are under developed already and this proposal will eat into the green space that makes Horsham a good place to live. 180 houses means 180 cars queueing to get on to the main road, which is not a very big road. Please look at how hard it is for the new Mowbray estate residents to get out of their estate in the morning. The fact that you mention so many times how you are hiding the houses with trees etc suggests you know it will not be welcomed by current residents. There are not enough schools or medical facilities, dentists, A and E, postal deliveries in the town now so adding more people will not give a safe environment for your proposed residents. It's not nice to sell a dream of houses in an area where people will instantly struggle for infrastructure. I appreciate you state that this is not a flood risk area, I must say I am sceptical about this knowing the area. Where will they get their water and internet from as the area already struggles for capacity on a regular basis. |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-044 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|        | Too many green fields are being concreted over, with no after thought for the consequences. Wild life and habitats will be lost and natural water retention will lead into more dangerous flooding to the local area. I am very against building in this area for housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-045 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|        | No more houses in the Horsham area. The schools, Gp surgeries cannot cope. We need a hospital not housing. The houses already being built in the area are not suitable for the needs of the homeless and families on low income.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                     |                                     |                          |                                     |                          |                                     |                          |                                     |                          |                          |

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|        | NO!                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | The town does not have the infrastructure to support all this housing. This potentially another 750 people moving into the area and we just do not have the services required.                                                                                                                                                                                                                                                                      |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
| PC-053 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | The proposal is likely to go ahead but please consider access to/from Ghyll Crescent. Without this it is no going to lead to anyone walking to the local schools and traffic will be a nightmare. St Leonard's road is hard enough to drive through at the best of times. Adding a pedestrian cycle route will not cost in the scheme of things.                                                                                                    |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
| PC-054 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | I oppose this development. We have seen time and time again that these new build sites do not work for the community. There is never enough facilities to cater for the influx of new people. Horsham hospital already struggles with its current load so an additional 180 household would push it over the edge. Developers are constantly trying to extend towns like Horsham further and further instead of finding a new sustainable approach. |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
| PC-055 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | Too many houses - 100 was an upper limit, 180 is significantly bigger and unacceptable. You will have a lot of local opposition for increasing the number so dramatically.                                                                                                                                                                                                                                                                          |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | We attended the consultation at Horsham Rugby Club on 12th November.                                                                                                                                                                                                                                                                                                                                                                                |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | While we have no fundamental objection to the development we are very concerned about two elements relating to the access to and egress from the development.                                                                                                                                                                                                                                                                                       |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | 1: The main access proposed via the A281 Brighton Road will cause a considerable increase in traffic and in our opinion must be controlled by traffic lights or a roundabout. If this is not done there is a very strong probability that residents will be turning left onto the main road and immediately left down Doomsday Lane which is already a very narrow and treacherous road with a dangerous junction with Hammerpond Road.             |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | 2: The suggested emergency access and pedestrian/cycleway exit onto Doomsday Lane is likely to be extremely dangerous for pedestrians and cyclists as there is no pavement or cycle path or any room for these.                                                                                                                                                                                                                                     |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | It would appear to make far more sense to place this access at the western corner of the site accessing the Brighton Road providing much nearer access to Horsham and far greater safety.                                                                                                                                                                                                                                                           |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | Regards                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |
|        | XX                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |                                     |

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| PC-056                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I am very concerned that you are trying to build almost twice the number of properties than are allocated in the Draft Local Plan. This would result in unacceptable density on the fringe of the town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                     |                                     |                          |                          |                                     |                          |                                     |                          |                                     |                          |                                     |                          |
| PC-057                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <p>I hope you will take into account the impact on equestrians and possible improvements that could mitigate the dangers they face. While I note that the vehicle entrance would be on the A281, it is likely that the proposed development would significantly increase traffic on Doomsday Lane and into Hammerpond Rd. Please note that bridleway 1691-1 meets Hammerpond Rd a few metres west of this junction; visibility is poor and extra traffic will exacerbate existing safety issues.</p> <p>You state there is potential for a riverside walk; could bridleway access be created between the northeast corner of the proposed development and the above junction, giving equestrians access through the development to your proposed crossing on the A281? A Pegasus crossing placed southwest of the Hilliers entrance would give riders access via pavement on the opposite side to Sedgwick Lane.</p> <p>I feel such mitigation would help promote goodwill among in this strongly equestrian area and may be eligible for section 106 funding.</p> <p>Your sincerely</p> <p>XX</p> |                                     |                                     |                                     |                          |                          |                                     |                          |                                     |                          |                                     |                          |                                     |                          |
| PC-058                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <p>Given the targets that the local authority have to meet for new housing, I would support this development but only providing that the following elements are included in the final plan:</p> <ol style="list-style-type: none"> <li>1. A wooded riverside walk along the northern boundary linking to the existing Riverside Walk on Hammerpond Road and to the twitten between Sandeman Way and Brighton Road. This should not be a cycle path but should be preserved for pedestrians and should extend the natural environment bordering the Horn Brook. To preserve the natural environment along this boundary there should be no play areas or outdoor gyms along the riverside walk.</li> <li>2. A signalled pedestrian crossing to link the site to the south side of Brighton Road at the point where the existing twitten emerges from Sandeman Way.</li> <li>3. No buildings greater than two storeys.</li> <li>4. The 115m green area along Doomsday Lane is retained in the plan.</li> </ol>                                                                                       |                                     |                                     |                                     |                          |                          |                                     |                          |                                     |                          |                                     |                          |                                     |                          |

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |
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|        | 5. An extension of the 30mph zone to the junction of Brighton Road and Doomsday Lane with new "Welcome to Horsham" signage at this point.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |
| PC-059 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>I am strongly opposed to this proposal. The traffic down Brighton Road is already abysmal. I work the other side of the Horsham, and my commute for a journey that should take 10 minutes, is double due to the constant heavy traffic down Brighton Road each morning. The road surface is also awful, particularly as you approach Arthur Lodge vet where the cars are parked on both sides so the road surface in the middle of the road has worn away.</p> <p>This development will also increase the traffic flow down St Leonards Road, an already extremely busy road where multiple accidents have taken place, despite local residents campaigning to introduce a crossing to ensure the surrounding schools children can cross safely and being was told the road is too narrow.</p> <p>Furthermore, Horsham does not have the infrastructure for more housing, we do not have an A&amp;E, doctors surgeries are over subscribed as its impossible to get an appointment, NHS dentists are impossible to find, and waiting lists for orthodontic treatment is over 18 months for children in education, I could go on and on. Unless more services are incorporated, this just isn't viable.</p> |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |
| PC-060 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | After attending your consultation, I am further convinced that this is a terrible proposal. Your "research" is shoddy, and your company clearly knows nothing about the area. I sincerely hope it does not go through.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |
| PC-061 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>I'm generally in favour of new housing schemes as we desperately need the housing stock. However it was disappointing not to have an indicative housing layout and mix of types.</p> <p>We also have huge concerns over the flooding risk as the hornbrook does regularly flood in that location. So keeping housing and hard standing surfaces away from that area is vital. We didn't see any proposals to mitigate against this. So looking forward to seeing the flood risk and suds assessment when it's available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |
| PC-062 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | <p>Yesterday I attended the Consultation at Horsham Rugby Club on the proposed Hornbrook Farm development.</p> <p>I moved into Ghyll Crescent in 1972 and then into Doomsday Garden in 1982. Having lived in this area for over 50 years I know the area like the back of my hand. I have several concerns about the proposed development:</p> <p>1. Safety and traffic use of Hammerpond Road and Doomsday Lane.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                                     |                                     |                          |                          |                                     |                                     |                          |                          |                                     |



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|  | <p>could be a roundabout., in conjunction with Magpie Lane. This will reduce the congestion around Hilliers entrance and also have the potential to slow the traffic down on the Brighton Road, which tends to speed up the hill., going East.</p> <p>*It is not safe to walk down Domesday Lane, too narrow and too dark and not enough visibility for the traffic. Please would there be consideration for a footpath through the development and river crossing at the bottom North East end as the development meets Hammerpond Road. There is a good pavement on the other side of Hammerpond Road which can be used.</p> <p>* How will the riverside walk be accessed from Hammerpond Road? Maybe that could be used as a crossing point?</p> <p>*There can be beautiful sunsets across Horsham to the west, so maybe consideration could be given to the angle of the houses, with many back gardens facing that way.</p> <p>*Will there be solar panels and heat pumps installed?</p> <p>* Consideration could be given to all houses/apartments having water butts or rainwater storage.</p> <p>*Could the houses use grey water for downstairs toilets? I.e. water from the washing machine could be used to flush the toilet.</p> <p>*Will the effluent from these houses join the mains sewer on Hammerpond Road? Is it big enough to take the amount going through? I ask because we live at the top of Hammerpond Road opposite the Rugby Club and we have had problems with overflow in the past.</p> <p>* Will consideration be given to the planting of native shrubs and trees and also with regard to nature and bee pollination? Maybe some fruit trees could be planted.</p> <p>XX</p> <p>Dear Rachel,</p> <p>FNC have been able to discuss the draft outline plan that you produced to the meeting last Monday. I am sorry that it hasn't been possible to speak via teams.</p> <p>Although FNC have many questions to raise on the development, they have asked if I contact you now with a number of important issues as follows:-</p> |
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|  | <p>Please note that FNC will be objecting to the application when submitted to HDC on the grounds of over intensification of site. The draft Local Plan provided for substantially less houses than the 180 dwellings proposed.</p> <p>As you are aware the area of land on the westerly side abuts the Hornbrook Stream and the majority of the land is subject to flooding , is very steep, is an essential wildlife corridor and should remain undeveloped and kept entirely as an open space.</p> <p>At the meeting you indicated there would be a circular riverside walk on the site. This is not what FNC had hoped for. As you know, there is a 13 mile circular Riverside Walk that goes around the whole of Horsham. This would be an ideal opportunity to join the site into existing Riverside Walk at the north easterly and south westerly sides. . Can this be achieved? This should also reduce pedestrians having to walk along the very dangerous Brighton Road. We welcome that wooded play areas would be provided on site.</p> <p>One of the serious concerns about the proposals is a safe pedestrian access to the site from Horsham Town;-</p> <p>We reiterate that for pedestrian safety there should be a footbridge bridge across the Hornbrook into Dickens Way. This would provide safe route for children and parents travelling to the local primary and secondary schools.</p> <p>What steps will be taken to prevent pedestrians using the emergency entrance onto Doomsday Lane. This Lane is a cut through , traffic goes fast and most importantly there is no footpath for pedestrians to safely walk along Doomsday Lane.</p> <p>Safe and substantial footpaths needs to be provided on both sides of Brighton Road going into Horsham Town. The existing footpath is inadequate and needs upgrading together with the installation of a footpath on the other side of the road.</p> <p>As you are aware Brighton Road is a major entrance into Horsham. The speed limit is 40 mph at the proposed entrance to the development. As we haven't had sight of the traffic report, canyou let us know whether WSCC indicated that the speed limit will be reduced to 30 mph on the grounds of road safety? If not will your clients apply for this.?</p> <p>Will your clients retain all of the existing hedgerows and trees on the site?</p> <p>We await a notice of the exhibition so that we can put this on our noticeboards and also advertise it via FNC.</p> <p>Kind regards</p> |
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| PC-064                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Object to the plan to build on an area next to AONB. No convincing answer given to flooding of adjacent local community. It seems somewhat disingenuous to state that there is no runoff water from the existing land, so therefore there will be little impact from concreting in houses, standings and roads, and that there will be channels manned to release excess water when we have heavy rain. This explanation sounded logically flawed from a number of perspectives. Alarm was with local residents regarding security of adjacent properties to proposed walking footpath given there is nothing to stop walkers entering private properties. Fencing will stop the deer moving up and down Horn Brook as they do now, so the proposal does not appear to consider either of these topics. No road traffic assessment on 180 houses vehicles entering and exiting Brighton Road, St Leonard's Road, Doomsday Lane, Hammerpond Road. Water neutrality plan not clear. (We all know and already execute on turning taps off during toothbrushing, less flushing of toilets, not watering gardens and having a bucket in the shower to capture excess water) so please do not provide evasive wording on this. Specifically what is agreed with the water board/stakeholders for this aspect. Finally 180 houses? What will happen to the hill which is already subsidising to the north of the site? We noted there was a grass strip before houses began to be built (which means the houses are built on the higher ground and more visible) but suspect that you are unaware of the rate and speed of the subsidence due to Horn Brook flooding regularly.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                     |                          |                                     |                                     |                          |                                     |                          |                                     |                          |                          |
| PC-065                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>I object fully to the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                     |                          |                                     |                                     |                          |                                     |                          |                                     |                          |                          |

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|        | A low quality scheme offering nothing to the local area and wider town.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                          |                                     |                          |                          |                                     |                          |                          |                                     |
| PC-066 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | <p>There is a lack of consideration for road safety, transport and sustainability.</p> <p>I am writing to object in the strongest possible terms to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the site of Hornbrook Farm, Horsham.</p> <p>The scale of the development would impose an unacceptable burden on already stretched local infrastructure. In particular, proposed access and egress from the site onto the A281 would significantly increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. (As a resident close to the Brighton Road I know how difficult it can be at times simply to exit our driveway).</p> <p>I understand the developer conducted traffic volume analysis during August, possibly the least representative time of the year, when schools are closed and people are on vacation.</p> <p>Typically traffic on this stretch of the A281 between Kerves Lane and the offset crossroads at Domesday Lane and Sedgewick Lane is travelling fast : drivers accelerating out of Horsham's built-up area and coming towards Horsham on the A281 from a section of higher speed limits.</p> <p>The junction itself (Domesday Lane, Sedgewick Lanes and the A281) is hazardous with very restricted views of traffic travelling towards Horsham, for vehicles emerging from these side roads.</p> <p>Domesday Lane, which forms the southern boundary of the site is extremely narrow with no footpaths and vehicles have difficulty passing at certain points. As a result of the proposed development there will be an inevitable increase in traffic in both directions on this unsuitable road. In addition, there will an adverse impact on traffic on St Leonard's Road between Brighton Road and Hammerpond Lane - where already there is a chokepoint with queuing traffic navigating on-street parking. This will be particularly marked during school times.</p> <p>I and many other local residents will therefore be strongly opposing your proposals.</p> <p>It will be instructive to see if the comments by the developers at the consultation launch on Weds 19th are matched by the reality as there is no redress for local residents once building starts. We (my wife and I ) are concerned that traffic increases are being severely under-estimated from an additional 180 homes which will result in greater numbers of cars on Brighton Rd, Hammerpond Road as well as St Leonards Rd. The developers referred to one car per household which is no longer the norm.</p> |                                     |                          |                                     |                          |                          |                                     |                          |                          |                                     |
| PC-067 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PC-068 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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|        | This proposed envelopement is far too big. The 281 road is already much busier than it used to be. Doomsday lane an ancient narrow holloway is already over trafficed and dangerous. Heron way school and Forest school are already over subscribed and there is no place in this area to put a school. The Doctors surgeries in the town are also heavily over subscribed. Any thing on this site needs to be at least a quater of the proposed size.                                                                                                                   |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
| PC-069 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
|        | The scale of the development is excessive - a maximum of 100 houses was suggested by HDC when allocating land for future development.                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | The emergency exit on Doomsday Lane encourages cyclists and pedestrians to exit onto this steep, narrow deeply shaded "rat run" - dangerous.                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | Traffic exiting the site onto the Brighton Road travelling to Crawley will more than likely turn left and proceed down Doomsday Lane, onto Hammerpond Road and then up St. Leonards Road. All these roads are already too busy at rush hour times, and are not designed for extra volume of traffic and traffic is not travelling at the designated speed limit of 30 mph.                                                                                                                                                                                               |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | Concerned about exit onto Brighton Road in general, as already busy with traffic from Hilliers, etc, and the Hornbrook pub. Traffic does not adhere to the 40 mph speed limit.                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
| PC-070 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|        | Hornbrook Farm: comments on proposed development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | 1. Increased risk of flooding to Comptons Lane and central Horsham                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | Surface water drainage in the Dickens Way area is far from perfect. The drain opposite to the Dickens Way bus stop overflows in the winter months, sometimes blocking traffic flow in Comptons Lane. Increased drainwater flow resulting from the proposed development will only exacerbate the situation.                                                                                                                                                                                                                                                               |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | Partial “concreting” of the farmland will also cause a rise in the levels of the Hornbrook stream, feeding into the River Arun. This will result in an increased frequency of a water-blocked road at Amies Mill Bridge, Kerves Lane, preventing access to Southwater and other villages. There is a defined flood warning area for the River Arun from the Amies Mill bridge to central Horsham, embracing Hills Farm Lane, Mill Bay Lane, Tanbridge Park, Arunside and Ridgehurst Drive (ref: gov.uk website). The proposed development can only worsen the situation. |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | 2. Pedestrian access to local schools: road safety concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |
|        | Access via the Sandeman Way twitten (PROW) has been proposed. There is no pavement on the Hornbrook Farm side                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |

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|        | <p>of the busy A281. Therefore, a pedestrian would have to first cross over to the Hilliers side, walk along, and then cross over again to reach the twitten. The proposal says rather vaguely that there will be pedestrian crossing(s), so one or two? Also “it” or “they” will be unsignalized, which is really not good enough for children. The Sandeman Way twitten is at a dip, so cars will tend to speed up. A visit to that end will amply demonstrate. This is both unsatisfactory and risky to say the least. Alternatively, could a footbridge over the stream into Dickins Way solve this difficult problem?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |
|        | <p>3. Doomsday Lane/Hammerpond road T-junction road safety concerns</p> <p>Arguably, this could be described as the worst T-junction in Horsham. Doomsday Lane at that point is very narrow with a severe gradient. Visualisation from any point of the junction is poor. To cope with the much-increased traffic flow, the junction must have a major lay-out redesign. Also, pedestrians may choose to walk via the junction (eg to get to school) which would be very dangerous in its present state.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |
| PC-071 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|        | <p>I have a number of concerns about this proposal.</p> <p>My main concern is road safety.</p> <p>Brighton Road is a very fast road, with a pavement on one side only. Children walking to school would need to cross the road twice, first to get to the pavement side, and again to get back across to access Heron Way, Forest School and Millais. You specify pedestrian crossing(s) so you haven't confirmed the two crossings which would be needed. The proposed crossing(s) are unsignalized, which would be very dangerous for children especially on such a fast road where cars often break the speed limit. The proposed new junction with the Brighton Road is also likely to cause accidents as cars attempt to exit the site.</p> <p>The proposed access off Doomsday Lane for cyclists and emergency access is also a potential accident risk, especially for cyclists and pedestrians. It is a steep road with poor visibility and pavement on only one side.</p> <p>With regard to the flood risk, you have stated that some surface water will outfall into the Horn Brook, which flows into the River Arun. There are places along its path where flooding already occurs eg Amy's Mill Bridge, so, whilst you may avoid flooding on your proposed site, adding more water into the Horn Brook is likely to cause more flooding elsewhere.</p> |                                     |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |
| PC-072 | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|        | <p>We wish to object most strongly to the plans which have been put forward for the development of this site. Our concerns are as follows:</p> <p>The site is on agricultural land and is on a fairly steep slope down to the Hornbrook stream. We are concerned about</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |



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|  | <p>The site plan offered was a representation of the site with only a vague outline of the development. No future buildings or access ways were shown, and no real detail was available.</p> <p>Below is a copy of my revised comments to the previous application issued to the Planning Authority previously for applications.</p> <p>SA074 Land at Hornbrook Farm, Brighton Road, Horsham.</p> <p>Revised comments on the proposed development of Hornbrook Farm.</p> <ol style="list-style-type: none"> <li>1. The objections to the previous proposal are still applicable and I do not consider the land suitable for development.</li> <li>2. The land has been identified as forming a natural boundary between Horsham and the High Weald Area. The plan would destroy the well-established boundary to the built-up area, which is defined by the thickly wooded gully of the Horn Brook. It will disrupt the wildlife corridor from St Leonards Forest that follows the Hornbrook to the West side of Brighton Road. It would have a devastating effect on the wildlife that frequent the corridor (deer, heron, Little Egret, pheasant, squirrels, fox, and a variety of birds including woodpecker, owl, sparrow hawk. Has a Wildlife Study been implemented? Protection of the High Weald Area must be considered.</li> <li>3. Surface water from the site would run directly into Horn Brook thus increasing the risk of pollution and downstream flooding. Recent changes in the weather pattern could also increase the flooding in the area. A storage system/pond to control the outflow of surface water to prevent spot flooding downstream. Any additional loading on the steep bank alongside the Hornbrook must be prevented to ensure its stability. The current privacy of the rear of the existing adjoining dwellings must be maintained.</li> <li>4. The site is prominent when approached from the East and would significantly alter the pleasant rural character of the approach to Horsham town along the A281 and forms an attractive rural area important to the setting for the town.</li> <li>5. Brighton Road is a busy single carriageway road, which is the main access route for traffic from the small rural villages to the east of Horsham. Hammerpond Road, Doomsday Lane and Sedgewick Lane are country roads that feed into the A281 and are not suitable for heavy traffic. Development of this site will cause an increase in traffic, access problems and potential road safety issues. Safe pedestrian access out of the site at all access points will needs to be very carefully considered to achieve a safe solution.</li> <li>6. There is no proposal for additional schools or medical provision, which is already very heavily oversubscribed.</li> </ol> |
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| PC-075                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Dear Jaynic proposers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                |                                     |                                     |                          |                                     |                                     |                          |                          |                          |                                     |                                     |
| <p>Thank you for the opportunity to comment .</p> <p>Your outline tries hard to impart a vision of bucolic idyll. However to locals this idyll is there already, with fabulous views, ancient fields and mature trees.</p> <p>In summary, however it is packaged, this overly-commercial, and dense development does not seem appropriate for such a rural corner and the target ownership of young families does not appear a good mix. This is when any houses allowed will be opposite a busy – and not particularly attractive - retail park and equally busy public house – on a hectic main road. The nearby junctions off the A281 are already notorious for near-misses and poor driving judgement, compounded at least twice-daily by speeding commuter traffic.</p> <p>A few points we would like to emphasise.</p> <ul style="list-style-type: none"> <li>• Very busy road junction with very high volumes of traffic at peak times, especially to those using Doomsday Lane. And what is a “priority junction”? Accidents happen there already because of poor sight-lines. And what use is an “unsignalized” pedestrian crossing”? This will be dangerous at peak times – and where is it proposed in relation to bus stops?</li> <li>• Lots of quotes about opportunities but little (nothing) about practicalities</li> <li>• Flood mitigation downstream appears to be ignored – the River Arun floods significantly already.</li> <li>• No roadway infrastructure on site is identified</li> <li>• No need for landscape “enhancement” to SE corner – it's v good already, as are the “wooded” areas beside the Hornbrook.</li> <li>• What is “emergency” access in Doomsday Lane? Very narrow lane and difficult access anyway for emergency vehicles. This access too is not easy for cyclists – it's at the top of steep hills.</li> <li>• The relationship between twitten access and highway development we found obscure.</li> <li>• We hope the ecology report will be available to the public.</li> <li>• How to implement Framework Travel Plan? What is it, and how is it supposed to work in reality? Especially if the site is built, and is it future-proofed? And what is “a framework for monitoring the effectiveness of the proposed infrastructure” in relation to this plan?</li> <li>• Ecologically speaking, the area may be classed as low, but it still has high value as an undisturbed open space.</li> </ul> |                                                                                                                                                                                |                                     |                                     |                          |                                     |                                     |                          |                          |                          |                                     |                                     |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                | XX                                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| PC-076                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| To whom it may concern                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| I am writing to log my objection of the proposal following the deeply disappointing presentation at the rugby club. Your lack of understanding of the local area and impact of the development has made this an obvious decision. I have provided my evidence and conclusions to our council reps and local MP as have several hundred other residents and we continue to increase awareness of this unsuitable proposal throughout the local community.       |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| Similar proposals have previously been put forward for this site and they have always been rejected on the grounds of traffic safety, community infrastructure, and damage to local biodiversity. Nothing has materially changed except traffic in the local area is many times worse than it was during the last proposal 10 or so years ago.                                                                                                                 |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| I hope you manage to find other more suitable land.                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| Kind regards                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| XX                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| PC-077                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| I am writing to strongly object to the proposal by Jaynic Developments Ltd to build up to 180 dwellings on the green belt land that is Hornbrook Farm, Horsham.                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| The development of 180 new homes in this location will place an unacceptable burden on an already over-stretched local infrastructure. The proposed access onto the A281 would massively increase traffic volumes on what is already a very busy road, leading to further congestion and road safety risks. I already have difficulty getting out of my drive on Brighton Road at certain times.                                                               |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| I understand the developer conducted traffic volume analysis during August, possibly the quietest time of the year, when schools are closed and people are on holiday.                                                                                                                                                                                                                                                                                         |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| The traffic on this stretch of the A281 between Kerves Lane and the crossroads at Domesday Lane and Sedgewick Lane is travelling fast, coming towards Horsham on the A281 from a section of higher speed limits. The junction Domesday Lane, Sedgewick Lanes and the A281 is hazardous with very restricted views of traffic travelling towards Horsham, for vehicles emerging from these side roads. Domesday Lane, is extremely narrow with no footpaths and |                                     |                                     |                          |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |                                     |

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|        | <p>vehicles have difficulty passing at certain points.</p> <p>As a result of the proposed development of 180 new homes, there will be an increase in traffic in both directions on this unsuitable road. In addition, there will be an adverse impact on traffic on St Leonard's Road between Brighton Road and Hammerpond Lane, where already there is a chokepoint with queuing traffic navigating on-street parking. This will be particularly bad during school times.</p> <p>There are also other considerations about the loss of yet more green belt land and wildlife that once gone, is gone forever.</p> |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PC-078 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>For these reasons I will be strongly opposing this development</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |
|        | <p>Comments</p> <p>Please stop building on green open spaces. There is so much unused real estate in town centres especially that could be utilised instead. This is not sustainable...</p>                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PC-079 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Comments</p> <p>I believe the current plan will negatively affect the area due to the density of housing, additional traffic and the reduction of established hedgerows.</p> <p>I think the mix of housing is not appropriate to the area. If you look at the area, people are extending houses rather than looking for first homes. The real need here is for an executive estate. Eg 40 x 4 and 5 bed houses in the £800-£1.5m category like the wildwood estate off the Guildford road.</p> |
| PC-080 | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Comments about the proposed development at Hornbrook Farm, 16 November 2025.</p> <p>Dear Jaynic,</p> <p>As requested, please comments below.</p> <ol style="list-style-type: none"> <li>What is the 'Potential Site Boundary Adjustment'? There doesn't seem to be an explanation in the information provided.</li> <li>It isn't really clear that the boundary follows the Ordnance Survey map for Hornbrook. Is there an explanation for this?</li> </ol>                                    |

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|  | <p>3. Access to the site as proposed means that it will not be possible to provide safe walking or cycling access. I am an experienced cyclist and runner, and avoid both this part of Brighton Road and Doomsday Lane because:</p> <ul style="list-style-type: none"> <li>a. Brighton Road is a busy and fast road (speeds well over 40mph including large vehicles), has a narrow footpath with no gap to the road (it is difficult to avoid walking in the road if two groups of people meet), and is usually wet in the dip near Hornbrook (resulting in a soaking as vehicles pass).</li> <li>b. Doomsday Lane is already a rat run for traffic (including schools), which will only increase with the new development. There are high banks, poor visibility and a steep section of road. It is not possible to walk or cycle safely as there is no chance to avoid using the road. Again, the lower part of this road is frequently wet and there isn't even a footpath into Hammer Pond Road. The junction into Hammer Pond is hazardous and not suitable for crossing.</li> <li>4. All the surrounding roads are either narrow (single lane) or constricted due to on street parking. For example, St. Leonards Road is already nearly impossible to drive at peak times. Even Brighton Road into Horsham is only possible for smaller vehicles to pass safely due to allowed parking.</li> <li>5. This also makes it difficult and dangerous to cycle into the town (only a few months ago I witnessed a shopping cyclist being knocked off her bike by a car that passed too close. Fortunately she landed on a grass edge and wasn't hurt).</li> <li>6. There is a lack of shops and other facilities on this side of Horsham (e.g. Surgery) and will add significantly to the traffic on an already frequently gridlocked area and main route into the town.</li> <li>7. We have a personal interest in how security at the rear of the properties backing onto the development will be maintained. Will there be a fence? (This would also provide some safety to prevent small children falling into the brook during flooding).</li> <li>8. Developing this site has been refused in the past, for multiple reasons including water pumping, adverse impact on wildlife, rural entrance into the older part of a historic market town, proximity to the High Weald landscape, potential flooding to name some; it is not obvious what has changed now to make what was an unsuitable area become suitable for this type of development.</li> <li>9. There are more suitable (and brownfield) sites that haven't been developed yet, for example the Novartis site, which has been vacant for nearly 10 years!</li> <li>10. At the very least there needs to be significant planning and review of the roads to avoid further accidents and traffic problems in the area including:</li> </ul> |
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|        | <p>a. Ample parking within the development, otherwise people will start parking in Brighton Road or even Doomsday Lane. 1 space per 1 bedroom flat was mentioned during the consultation meeting; this is not enough as a couple are likely to have 2 vehicles.</p> <p>b. Reduce the speed limit (and enforce) on Brighton Road. The existing 40 limit is too high and not obeyed anyway.</p> <p>c. Widen the footpath from the Hornbrook Pub north into Horsham.</p> <p>d. Remove the bank from Doomsday Lane to widen the road and provide a path, or provide a cycle/foot path along the boundary of the development exiting into Hammer Pond Road (safely).</p> <p>Yours faithfully<br/>XX</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PC-081 | <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <p>Leave Sussex alone. Rather than trying to tell people what you are aiming to do, list achievements. Where are you on your net zero targets for 2025? Publish them and how you got there.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PC-082 | <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div> <p>Dear Sirs,</p> <p>Having attended your public consultation and reviewed your sales pitch for the proposed development at the above referenced site, I am writing to place on record my objection to your proposals on numerous grounds, which will be submitted and evidenced via the appropriate channels.</p> <p>Along with hundreds of local residents, we will do everything we can to demonstrate that this site is simply not appropriate, safe or suitable to accommodate this blot on the landscape. Any findings you may have undertaken to this stage to try and suggest otherwise are inaccurate, limited and in some cases flawed. You would understand that too if any of your sales team had a true appreciation of the area (which they demonstrated yesterday they do not).</p> <p>As a side note, please can you confirm what 'reach' you felt necessary to distribute notice of this consultation, as I am aware of many residents that this will impact who had not been notified. This limited distribution was clearly to keep inevitable initial opposition to a minimum, which is a reflection on your company, and presumably the doubts you have for the success of any application.</p> <p>Regards,<br/>XX</p> |

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| PC-083                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Good afternoon,</p> <p>Thank you for the opportunity to meet and view the proposals for the above development yesterday.</p> <p>I have no particular criticisms at this time of the proposals as outline yesterday and the development appears to take into account the site's situation and proximity to existing homes and the open countryside. I am sure that it will have its critics, but what housing development doesn't! What is pleasing is that the need for affordable housing in Horsham is acknowledged and the proposed 35% will equate to approximately 60 homes.</p> <p>My particular concern is that the so called affordable homes actually meet the housing needs of local people, living and working in Horsham. Property prices as they are at present mean that young people locally, even at the 'discounted' rate of 85%, cannot afford a home of their own in the area. To this end it is vital that some of the affordable homes are made available to local people at 'social' rent levels and we believe this can be achieved by North Horsham Community Land Trust working in conjunction with your preferred registered provider.</p> <p>As I discussed with Rachael Morey, Horsham District Council are looking for housing schemes to address the need for local homes for local people and to this end the involvement of local community-led housing organisations such as ourselves does tick some of the boxes for HDC when it comes to approving planning applications.</p> <p>At the appropriate time we would be very happy to engage with you further and explore how our involvement could help to bring your scheme to fruition.</p> <p>We look forward to hearing more about this proposal and our possible involvement in due course. In the mean time if you have any questions or would like to know more about North Horsham Community Land Trust please do not hesitate to contact me.</p> <p>Kind regards,<br/>XX</p> |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |