

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 May 2026 14:21:36 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0530
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/05/2026 2:21 PM.

Application Summary

Address:	Land at Hornbrook Farm Brighton Road West Sussex
Proposal:	Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	1 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing as a resident of Ghyll Cresnet to register my objection to the proposed development of 180 homes on the Hornbrook Farm, Brighton Road. My family and I have been residents here

for a number of years, and therefore have first hand knowledge of the issues that will affect the local area if the development were to continue as planned. Earlier this month, we attended the presentation given by Jaynic Property Group at the Horsham Rugby club. It became clear very early on that the comments from the Jaynic representatives, and their architect that they knew very little about the local area, and Horsham as a whole. Their observations on pedestrian safety, traffic, school availability, access to local amenities, affects on the local environment, and a lack of infrastructure were not a true reflection of the realities that are experienced by local residents on a daily basis. On multiple occasions Jaynic representatives responded to questions from residents with "I don't really know about that, as I don't live around here". It was made evident that the research that Jaynic carried out was superficial, and only to support their bottom line.

Pedestrian Safety, Congestion, and Traffic Volume The A281 (Brighton Road) is already heavily burdened with traffic during peak hours, Doomsday Lane, and the adjoining Hammerpond Lane are used as a cut-through resulting in traffic build up on the neighbouring narrow and hilly lanes. I walk these roads a minimum of four times daily whilst on the school run as well as spend time on them whilst litter picking and am shocked at the number of road accidents and near misses I have seen. The idea that school children will be expected to cross either Brighton Road, Hammerpond Road, or Doomsday Lane is alarming. The lack of suitable footpaths, visibility, and traffic speed make this plan a recipe for disaster. There have been multiple collisions at the Doomsday Lane/Brighton Road junction due to the limited visibility from both Doomsday Lane and Sedgewick Lane as well as the crest of the hill. Increasing traffic in the area will only make accidents more frequent, while also decreasing air quality, increasing noise pollution.

Local Services and Infrastructure The nearest Primary and Secondary Schools are oversubscribed. When we moved here, there were no places at our local primary school, instead we had to navigate across town four times daily during peak hours contributing yet another vehicle to already overly congested roads. In addition to our local schools being at or near capacity, GP surgeries, dentists, roads and essential services are equally stretched. A development of this scale requires a proactive approach and credible plans for expanding local services, as yet, none have been presented.

Environmental Impact Hornbrook Farm is viewed as the rural entryway into Southeast Horsham. It creates a green buffer zone melding the town with the surrounding countryside. Developing the land would detract from the local character, as well as destroy wildlife habitats. We regularly see Fallow Deer, Muntjac Deer, Roe Deer, Foxes, Hedgehogs, Great Herons, Egrets, Bullfinch, Wagtails, Birds of Prey, Bats, Skinks, River Voles, Slow Worms,

Grass snakes, Common Lizards, Newts, Frogs, Toads, and countless insects and invertebrates on our piece of land that backs on to the Horn Brook Farm Site. Developing the land would have a negative effect on the flora and fauna of this area, especially as wild lands become increasingly scarce. The clay soils found in this area are prone to water run-off, and the incline of the Hornbrook Farm site leads directly into the Horn Brook, which quickly connects to the Arun River. How will storm water, and excess water due to paved surfaces be dealt with before ultimately entering the Horn Brook, the River Arun, and eventually the Sea? The negative impacts of building on this site will affect far many more than just those living in and around Horsham. The lack of adhering to the previous Water Neutrality requirements is a substantial issue, how will 180 homes affect the already stressed water supply for Horsham, and for West Sussex? A development at Hornbrook Farm will unlikely be able to meet the Biodiversity Net Gain (BNG) requirements introduced under the Environment Act of 2021. It would directly contradict the BNG approach to improving the connectivity of nature on a landscape scale, by further enabling fragmented and inferior habitats.

Lack of Due Diligence due to a sense of Urgency to build. It feels increasingly clear that Horsham council are under substantial pressure to meet new housing quotas, but this pressure cannot favour pursuing development in locations that are simply unsuitable. Planning decisions that are rushed harm everyone. Decisions for planning need to be evidence based, realistic, and ensure public safety, environmental protection and sustainability. It's not hard to see that this proposal falls short in every one of these aspects.

To conclude I urge Horsham District Council to reject this proposal. Hornbrook Farm is not a safe, sustainable, or appropriate location for a development of this scale. The risks in traffic safety, lack of social infrastructure, and the detrimental effects to the environment outweigh any perceived benefits.

Kind regards

Telephone:

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