

From: Planning@horsham.gov.uk
Sent: 14 May 2026 14:31
To: Planning
Subject: Comments for Planning Application DC/26/0530
Categories: Comments Received

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/05/2026 2:31 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:	We are residents of 1 Ghyll Crescent, Horsham. Our property boundary is shared with the proposed development site. For many reasons outlined below, we believe that the Hornbrook Farm : HOR1 site is not a suitable location for property development. - Both the Council and Inspectors have identified that the Hornbrook Stream is a natural and logical settlement boundary for the development of Horsham. This proposed building work would go against this long-standing principle. - There have been successive Local Plan Inspectors concluding that the site is unsuitable for

development. Why do the council now believe that the site has changed to become suitable? What has materially or physically changed?

- The fields of Hornbrook Farm represent and support the rural setting of Horsham and provide a prominent view when entering along the A281. The proposed development would be an eyesore of new build housing from what was previously an area free of urban development and light pollution.
- Traffic along the A281 can be busy as it is a major entry point into Horsham. Construction at this site would bring even more traffic to the area which is already a difficult stretch to navigate. The high point at the Doomsday Lane/Sedgewick Lane junction creates a limiting view for motorists, cyclists, and pedestrians.
- Doomsday Lane sits on the boundary of the High Weald Area of Natural Beauty (AONB), development of the site would have a negative impact on the AONB and should not be accepted.
- The conditions of any development on the site expressly state that it must have regard to the AONB setting as well as the Grade II listed Falcon Lodge Hillier Cottage. Any development on the adjacent fields would quite clearly ruin the AONB boundary and the rural setting of the property.
- Doomsday Lane has a unique character unlike much of Horsham, the banks and steep gradient are loved by the residents. The majestic oak that sits in the centre of the field adds to the character.
- Development of this site would have a lasting negative effect on our local ecology. Hornbrook Farm acts as a wildlife corridor, which would be greatly impacted by the proposed development. We routinely see several deer species, hedgehogs, herons, bats, Goshawks, Sparrow hawks and other birds of prey, slow worms, frogs, nesting birds, snakes, newts, voles, and many other animals that make use of this land.
- Any development will compromise the beauty and health of the Hornbrook stream which runs along the low point of Hornbrook Farm. An increase in water run-off would inevitably flow into the Hornbrook Stream and create more issues further downstream, particularly along Kerves Lane, which already struggles with heavy rainfall.
- The proposed extension to the Riverside Walk along the border of the Hornbrook Farm would pass along a steep bank that is lined with trees. It is not a suitable location to have increased foot traffic as the banks are steep and present a danger with a drop off into the stream. The other side of the stream is not suitable for extending the walk as the land is privately owned by residents of Ghyll Crescent.
- There is no suitable or safe thoroughfare for pedestrians from the Hornbrook Farm site to Doomsday Lane which will likely lead to trespassing along the Hornbrook Stream and neighbouring properties, which we already see. Trespassers have broken items on our property and left litter which will no doubt make its way into the stream.
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We are wholly opposed to the proposed development for the reasons stated above. We hope that the Council will continue to value the rural market town history of Horsham, and they will endeavour to preserve the development boundary and rural entry route into Horsham.

Yours sincerely

[Redacted Signature]

1 Ghyll Crescent
Horsham
RH13 6BG

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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