

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 May 2026 11:55:45 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 17/05/2026 11:55 AM.

Application Summary

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

[Click for further information](#)

Customer Details

Address:	27 Dickins Way Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	I have a number of concerns about this proposal. My main concern is road safety. Brighton Road (A281) 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 via the Sandeman Way twitten. The planners specify a pedestrian

crossing but they haven't confirmed the two crossings which would be needed. They have suggested implementing a 30mph limit but it is a fast road and really to fall in line with many other schools we would need a 20mph limit. The proposed new junction with the Brighton Road is also likely to cause accidents as cars attempt to exit the site.

The proposed access off Doomsday Lane for cyclists and emergency access is also a potential accident risk, especially for cyclists and pedestrians. Leading to the T-junction, it is a very steep and narrow road with poor visibility and no pavement. People could not be prevented from using it, so this could also result in serious accidents.

With regard to the flood risk, the planners have stated that some surface water will outfall into the Hornbrook stream, which flows into the River Arun. In the winter, this flow can massively increase. There are places along its path where flooding already occurs eg Amy's Mill Bridge, so, whilst they may avoid flooding on the proposed site, adding more water into the Hornbrook stream is likely to cause more flooding elsewhere. The flooding risk area is illustrated on the gov.uk website, reaching well into Horsham. There has been no mention of facilities which would be needed in the development, such as doctors' or dentists' surgeries. Horsham is already under strain in these cases.

Kind regards

Telephone:

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