

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 May 2026 22:04:27 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 26/05/2026 10:04 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: Little Scholars Copperfield Manor Manor Lane Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I wish to formally object to the proposed development of up to 180 residential dwellings at Hornbrook Farm, Brighton Road, Horsham. My objection is based on the following planning grounds:

Highway Safety and Traffic Impact

The existing road infrastructure in the area is already under significant pressure, particularly along Brighton Road, Comptons Lane and St Leonard's Road. Residents regularly experience congestion and difficulty accessing Brighton Road safely, particularly during school peak hours.

The proposed development would materially worsen:

traffic congestion;

road safety risks;

delays at junctions;

pedestrian safety; and

parking pressures in surrounding residential areas.

The concerns raised by Heron Way Primary School regarding existing traffic and road safety problems demonstrate that the local highway network is already struggling to cope with current demand. Additional housing of this scale would place unacceptable strain on the area and adversely affect school travel safety for children and families.

Inadequate Sustainable Transport and Pedestrian Connectivity

The site lacks appropriate pedestrian and cycling connectivity. In particular, there is concern regarding:

the absence of a direct pedestrian/cycle route towards Doomsday Lane;

limited safe walking routes to schools and local facilities; and

increased reliance on private vehicle use.

The proposal is therefore contrary to sustainable transport principles and risks creating a car-dependent development.

Ecological Concerns and Impact on the Horn Brook Corridor

The Horn Brook corridor is an ecologically sensitive feature and local residents have raised credible concerns regarding protected species, including possible water vole presence.

The brook and associated habitats are environmentally valuable and support biodiversity within the area. The proposed development risks:

habitat loss and fragmentation;
disturbance to protected species;
deterioration of the river corridor environment; and
long-term ecological harm.

The Preliminary Ecological Appraisal acknowledges the presence of the river corridor and associated vegetation boundaries. However, significant concerns remain regarding the adequacy and currency of the ecological assessment work, particularly given evidence raised by residents since the original surveys were undertaken.

A precautionary approach should be adopted and further independent ecological assessment should be required before any determination is made.

Flood Risk and Drainage Concerns

The site slopes towards the Horn Brook corridor, with parts of the northern boundary identified as Flood Zones 2 and 3.

Given increasing climate change impacts and existing concerns regarding surface water management in the area, there is insufficient confidence that development on this scale can occur without increasing flood risk both on-site and downstream.

The proposed urbanisation of greenfield land would inevitably increase hard surfacing and runoff, placing additional pressure on existing drainage infrastructure and the watercourse.

Loss of Greenfield Land and Harm to Local Character

Hornbrook Farm currently forms an important green gap on the southern approach to Horsham. Development of up to 180 dwellings would urbanise the site and erode the semi-rural character of the area.

The proposal would result in:

loss of open countryside;
visual intrusion;
suburbanisation of the landscape; and
cumulative coalescence pressures on the edge of Horsham.

The scale and density proposed are out of keeping with the

character of the surrounding area.

Prematurity and Insufficient Infrastructure Capacity

There is insufficient evidence that local infrastructure can accommodate development of this scale, including:

schools;

GP services;

roads;

drainage systems; and

public transport provision.

The application appears to place undue reliance on future mitigation rather than demonstrating that adequate infrastructure already exists or can realistically be delivered.

Conclusion

For the reasons outlined above, I strongly object to planning application DC/26/0530. The proposal would result in unacceptable harm to highway safety, ecology, flood risk management, local infrastructure and the character of the area.

I respectfully request that Horsham District Council refuse planning permission for this development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**