

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 May 2026 22:14:24 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 10:14 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 - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to formally object to the proposed residential development at Hornbrook Farm. In my view, the application fails to adequately address the serious

impact this development would have on local roads, infrastructure, the environment and the character of the surrounding area.

Highway Safety and Congestion

The road network surrounding the site is already operating under considerable strain. Brighton Road, Comptons Lane and St Leonard's Road regularly experience congestion and delays, particularly during school start and finish times. Access onto Brighton Road can already be difficult and at times unsafe due to traffic volumes.

Introducing up to 180 additional homes would inevitably increase:

- * traffic congestion in surrounding roads;
- * pressure on residential parking;
- * delays at key junctions;
- * risks to pedestrian and cyclist safety; and
- * overall vehicle movements in an already heavily used area.

I note the concerns highlighted by Heron Way Primary School regarding existing traffic and road safety issues affecting pupils and parents. Those concerns demonstrate that the current infrastructure is already struggling to cope. Allowing a development of this size would further compromise safety for children walking, cycling or travelling to school.

Lack of Sustainable Transport Infrastructure

The proposal also appears deficient in terms of sustainable transport links. There are insufficient safe pedestrian and cycling connections between the site and nearby facilities, schools and surrounding neighbourhoods.

In particular, concerns remain regarding:

- * the absence of a suitable pedestrian and cycle connection towards Doomsday Lane;
- * limited safe walking routes for school children and residents; and
- * the likelihood that future residents will become heavily reliant on private cars.

This is inconsistent with sustainable planning principles and risks creating a car-dependent development.

Ecology and Environmental Harm

The Horn Brook corridor is an important ecological feature supporting wildlife and biodiversity within the area. Local concerns have been raised regarding protected species, including possible water vole activity within the brook corridor.

Development of the site risks:

- * damage to existing habitats;
- * fragmentation of wildlife corridors;
- * disturbance to protected species;
- * degradation of the brook environment; and
- * long-term ecological loss.

While ecological reports have been submitted, there are legitimate concerns regarding whether the surveys remain sufficiently up to date and whether the environmental impacts have been fully assessed. Given the sensitivity of the area, a precautionary approach should be taken before any planning permission is considered.

Flooding and Drainage

The proximity of the site to the Horn Brook and the identification of nearby Flood Zones 2 and 3 create further concerns regarding drainage and flood risk.

The development of greenfield land on this scale would significantly increase hard surfacing and surface water runoff. Given increasing extreme weather events and existing local drainage pressures, there is insufficient confidence that flooding risks can be properly mitigated both on the site itself and in surrounding areas downstream.

Impact on Landscape and Character

Hornbrook Farm currently provides an important area of open land on the edge of Horsham and contributes positively to the character of the local environment.

The proposed development would:

- * result in the loss of greenfield countryside;
- * urbanise the southern approach into Horsham;
- * introduce visual intrusion into the landscape; and
- * erode the semi-rural character currently enjoyed by residents.

The density and scale of the proposal appear excessive and out of keeping with the surrounding area.

Pressure on Local Infrastructure

I am also concerned that local infrastructure does not have the capacity to support a development of this size. Existing services are already under pressure, including:

- * local schools;
 - * GP and healthcare provision;
-

- * roads and traffic infrastructure;
- * drainage systems; and
- * public transport services.

The application relies too heavily on future mitigation measures without properly demonstrating that the necessary infrastructure improvements can realistically be delivered.

Conclusion

For all of the reasons outlined above, I strongly object to planning application DC/26/0530. The proposal would have a damaging impact on highway safety, environmental quality, local infrastructure and the character of the area.

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

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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