

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 09:49:58 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 27/05/2026 9:49 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: 20 Dickins Way HORSHAM Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other

Comments:

I wish to submit an objection
I am aware of the significant number of objections already submitted so I will focus on 3 particular areas which I think will provide additional information to those already submitted.
I am a former senior local government officer with an Environment background and also a former Forest Neighbourhood Councillor.

I was involved in a similar situation in the early 2000s when an application was refused by the Council working with my neighbour at the time Group Captain Bill Little.

My three particular areas are:-

1. Proximity to AONB

The site abuts the AONB - my recollection is that the boundary for the AONB was moved in the early 2000s. I also note that the proposal recognises the AONB by provision of open space.

My view is the whole site should be included in the AONB as it was before particularly now that other information is now available about the environmental value of the Hornbrook

2. Climate Change and the Potential Effects of Flooding

When I worked at Dartford BC as a Deputy Director of Environment a number of planning applications for housing were approved despite objections from my specialist officer on flooding issues - I was advised subsequently that some of those sites were subject to flooding .

I also note the recently published national report on Climate Change has identified flooding as a key issue in the future.

My view is that Hornbrook Farm would be a site that would be subject to flooding in the future

3. Environmental Issues

I have noted that other objections are identifying the value of the Hornbrook and that there are protected species. I also note that the Council is now undertaking its own Ecological Survey

In my 25 years of living in the area with the Hornbrook at the end of my garden I have seen the following species :-

- Kingfishers
- Bats
- Herons and Cranes
- Voles

I also discovered to my surprise and confirmed by the Angling Trust that the stream is a spawning ground for Sea Trout

My view is that the Ecological Survey being undertaken for Horsham DC should fully examine the environmental conditions in the Hornbrook including the range of species

I also note that Government directions are available for responding to planning applications when protected species are present

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

My view is that the Ecological Survey should be detailed and be part of the review of the Planning application and based on evidence should be part of the consideration of whether planning permission is given

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton