

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 May 2026 12:41:22 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 10/05/2026 12:41 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:	8 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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	SA074 Land at Hornbrook Farm, Brighton Road, Horsham. Revised comments on the proposed development of Hornbrook Farm. 1. My objections to the previous proposal still apply, and I do not

consider this land suitable for development.

2. This land forms a natural boundary between Horsham and the High Weald Area. The proposal would remove the well-established edge of the built-up area, defined by the wooded gully of Horn Brook. It would also break the wildlife corridor from St Leonard's Forest that follows the Horn Brook along the west side of Brighton Road, harming species that use it (including deer, heron, little egret, pheasant, squirrels, foxes, and birds such as woodpeckers, owls and sparrowhawks). Has a wildlife study been carried out? The protection of the High Weald Area must be taken into account.

3. Surface water from the site would drain directly into Horn Brook, increasing the risk of pollution and downstream flooding. Recent changes in weather patterns could worsen flooding locally. The scheme should include adequate attenuation (for example, a storage system or pond) to control surface-water outflow and prevent flooding downstream. Any additional loading on the steep bank beside the Horn Brook must be avoided to maintain its stability, and the privacy of the rear of adjoining homes must be protected. It is essential that the owner of the land on the south boarder is identified and that a workable plan is agreed to ensure the altered surface-water flows do not affect the water supply to the vegetated area. The developer should also set out how existing vegetation and trees will be accessed and maintained so they remain stable, and so the Horn Brook can continue to accommodate higher peak flows.

4. PeterRH13DCThe site is prominent when approached from the east and the development would significantly change the rural character of the A281 approach into Horsham. This is an attractive countryside setting that contributes to the town's character.

5. Brighton Road is a busy single-carriageway and the main route for traffic from rural villages east of Horsham. Hammerpond Road, Doomsday Lane and Sedgewick Lane are narrow country roads that feed into the A281 and are not suitable for increased volumes of traffic. Developing this site would add traffic, create access difficulties and raise road-safety concerns. Safe pedestrian routes from the site at all access points would need to be addressed very carefully.

6. No additional school places or medical provision are proposed, despite existing services already being heavily oversubscribed.

7. A better approach would be to reallocate the proposed 180 homes to sites already under construction around Horsham and Crawley, where supporting infrastructure is already planned

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