

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 May 2026 20:59:13 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 8:59 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:	24 Bethune Horsham
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Comments Details

Commenter Type:	Member of the Public
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:	Here's a strong but balanced objection you could adapt and submit on the planning portal. It focuses on material planning considerations, which carry more weight than emotional objections alone:

I wish to object to the proposed outline application for up to 180 dwellings at Hornbook Farm.

This proposal represents a significant and harmful expansion of Horsham beyond its established urban boundary onto open countryside and would fundamentally alter the character of this important eastern approach to the town. The site acts as a transitional landscape between Horsham and the surrounding countryside, linking the area around St Leonard's Forest and Chesworth Farm, and its loss would contribute to further urban sprawl contrary to the principles set out within the Horsham District Planning Framework.

One of the major concerns is the lack of adequate infrastructure accompanying the proposal. There is insufficient evidence that local roads, schools, healthcare services and utilities can accommodate a development of this scale. Existing infrastructure in the area is already under pressure, and the application does not provide clear or credible mitigation.

The development also appears heavily car-dependent. The proposed pedestrian connectivity is inadequate, requiring residents to cross a busy main road in order to access schools, shops and other everyday services. This does not provide a safe, convenient or attractive walking route, particularly for children, elderly residents or those with mobility difficulties. There are serious concerns that the limited crossing provision will not be used in practice, increasing the likelihood of unsafe crossing behaviour and greater reliance on cars. This conflicts with the aims of the National Planning Policy Framework to promote sustainable transport and genuinely walkable communities.

Traffic and highway impacts are another key concern. Additional vehicle movements from up to 180 dwellings will inevitably worsen congestion on already pressured local roads. The application does not convincingly demonstrate that the surrounding road network can safely and efficiently accommodate this increase.

I am also concerned about the environmental impact of the proposal. Hornbook Farm and the Hornbook Stream are known to support wildlife, including protected and rare species. Development on this greenfield site risks causing irreversible ecological harm and fragmentation of habitats. The loss of trees, open countryside and natural landscape would significantly harm local character and biodiversity.

Drainage and flooding concerns must also be carefully considered. Surface water runoff from such a large development would discharge into watercourses that already appear unable to cope effectively during periods of heavy rainfall. Residents have experienced issues in nearby areas including around Aimee's Mill

and Kerves Lane, raising legitimate concerns about whether existing drainage infrastructure is capable of supporting additional development.

Furthermore, this application appears premature given the ongoing uncertainty surrounding the Horsham Local Plan. Determining large-scale housing developments before the strategic planning process is resolved risks undermining a planned approach to development and prejudicing decisions about the most sustainable locations for future housing growth.

For these reasons - including conflict with the urban boundary, inadequate infrastructure, unsustainable transport arrangements, ecological harm, increased traffic, drainage concerns and loss of countryside character - I respectfully request that Horsham District Council refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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