

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 May 2026 11:21:25 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 11/05/2026 11:21 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:	10 Ghyll Crescent Horsham
----------	---------------------------

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 - Other - Overdevelopment
Comments:	Firstly the site has had a number of previous applications declined based on many of the aspects being set out here. The pressure to build more homes is clear, but that does not make a previously unsuitable site now suitable.

The proposal brings no new infrastructure to a side of town which has no GP surgery or dentist locally. The roads are already very overcrowded, particularly during the school run times, and the proposal would add a significant number of additional vehicles.

The site also has no direct footpath access on any side, other than to cross the busy A281 twice to reach amenities such as Tesco, or the local schools. It will also add a significant extra distance for children to walk to school, even if they utilise the muddy and narrow public path into Sandeman Way. It will therefore encourage people to drive their children, adding to the heavy traffic already seen.

As new infrastructure is being included in the major developments to the north of Horsham, if we truly need these 180 homes, then it would seem more sensible to add them to those major developments.

The plan also does not take account of the sensitive nature of the site as set out in the Horsham District Local Plan. The site is beyond the town boundary and should be respected as a rural area bordering a site of special interest and beauty. That aspect is noted in the Horsham District Local Plan where it is proposed to limit the site to less than 100 homes, and none to be visible from the road as people drive into Horsham, or from the area of outstanding natural beauty which borders the eastern side of the site. Those elements are not really taken into account with the plan in its current form where housing is seen from all aspects.

The ecological work notes that there are several endangered species of bird, bats and otters seen in the locality, yet focuses on the lack of nesting opportunities within the site, while noting that impact will be minimised by retaining the woodland to the north side of the site.

There are two issues with this approach. Firstly the field walk was carried out in February when important ground nesting species such as Skylarks would be absent. The UK's National Environment and Rural Communities Act states within section 41 a list of our most threatened species. One of the government's own indicator species is the Skylark. The Skylark has nested in the field for many years until disturbed last summer by the site works carried out to prepare this application.

Secondly, it also sets out that the farmland is poor grassland to the most part. Its focus on breeding habitat does not address the loss of hunting areas for protected species such as the Kestrels, Sparrowhawks and Tawny Owls, nesting in the nearby woods. The survey itself did not extend much beyond the site, so its view is therefore limited to just a small part of a very diverse ecosystem within the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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 E aton