

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 12:20:05 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 15/05/2026 12:20 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:	27 DICKINS WAY HORSHAM
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	Hornbrook Farm: comments on proposed development 1. Increased risk of flooding to St Leonard's road and central Horsham Surface water drainage in the Dickins Way area is far from perfect. The drain opposite to the Dickins Way bus stop overflows after heavy rain in the winter months, sometimes blocking traffic flow in St Leonard's road. Increased volume of drainwater resulting from the proposed development will only exacerbate the

situation.

Partial "concreting" of the farmland will inevitably increase the volumes of surface water, causing a rise in the levels of the Hornbrook stream, feeding into the River Arun. The drainage planners have admitted that excess water from the development will be fed into the Hornbrook. Every year, there are brief times of winter flooding at Amies Mill Bridge, Kerves Lane, blocking the road and so preventing access to Southwater and other villages. The frequency of flooding will only get worse. I must stress there is a government-defined flood warning area for the River Arun from the Amies Mill bridge to central Horsham, embracing Hills Farm Lane, Mill Bay Lane, Tanbridge Park, Arunside and Ridgehurst Drive (ref: gov.uk website). Thus, an area of central Horsham would be at further risk.

2. Pedestrian access to local schools: A281 road safety concerns
Access via the Sandeman Way twitten (PROW) has been proposed. There is no pavement on the Hornbrook Farm side of the busy A281. Therefore, a pedestrian would have to first cross over to the Hilliers side, walk along, and then cross over again to reach the twitten. They propose a pedestrian crossing, but only one. The Sandeman Way twitten is at a dip, so cars will often unintentionally tend to speed up, as influenced by the gradient. A visit to that location will amply demonstrate this is a deep concern (but please take care!).

This situation is both unsatisfactory and risky to say the least.

3. Doomsday Lane/Hammerpond road T-junction road safety concerns

Arguably, this could be described as the worst T-junction in Horsham. Doomsday Lane at that point is very narrow with a severe gradient. Visualisation from any point of the junction is poor. To cope with the much-increased traffic flow, the junction must have a major lay-out redesign. This is not mentioned in the plan, probably because of cost. Also, pedestrians may choose to walk via this junction to avoid the busy A281 (eg to get to school) which would be potentially very dangerous in its present state. Indeed, the Transport Assessment report says "pedestrian access to the Northern end of Doomsday Lane was considered, but cannot be delivered" (Summary, 8.2).

With 180 homes the number of children could be 180 as a very conservative estimate, so these highway safety issues are very serious.

4. Increased traffic congestion at St Leonard's Road/A281 T-junction

There are already problems I have personally encountered with traffic flow at the T-junction at the very busy Tesco end of St Leonard's Road. For example, traffic queues coming from Horsham town needing to access St Leonard's road can curl round back into the A 281. This prevents visualising the right and thus totally prevents a right turn for those who want to get to Horsham. If the development goes ahead, there would also be a clash with cars coming from the development needing to go into

St Leonard's road. The increased traffic congestion inevitably caused by the development can only make matters worse.

Kind regards

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