

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 May 2026 16:52:22 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 14/05/2026 4:52 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:	25 Dickins Way 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:	I would like to object most strongly on this ill planned and ill advised application. Horsham is known as a market town, we are fast becoming one with Crawley and Southwater. I urge you to think carefully, the

loss of this 'oasis of Horsham' next to an area of outstanding natural beauty is something that should be treasured, respected and preserved. We have voles, bats, fish, frogs, toads, kingfishers, woodpeckers, beetles, dragonflies, owls, ducks and a huge variety and plethora of wildlife that reside here, along with deer. This is one of the only places in Horsham where we have diverse habitat where they can thrive. The loss would be more than tragic.

The reasons the applications were turned down previously were that the water pumping station could not cope, that this was a buffer and a green entrance to the market town of Horsham and next to an area of outstanding natural beauty. I do not see that these have changed and in fact with the other developments in and around Horsham this has become more apparent. 180 houses on 'green land' is unacceptable. It is far too densely packed, because of the nature of the land it will sit very high and be a 'blot on the landscape' to be seen for miles. Especially with the proposed 2.5 height buildings. It will cause light pollution, noise pollution, extreme loss of privacy to current residents and potentially people to be able to access their land. No provision for security/fencing has been taken into account for current, long standing property owners. The fields flood every year, and this will impact the stream, which is significantly raised every year due to rain and run off. The illustrated picture of a band of trees between the current dwellings and the new development is misleading, as in some places this is currently quite sparse, by planting that amount of trees would severely overshadow and completely cut out light on existing properties. The bridge at Amies Farm on Kerves Lane is always flooded during the winter months, this development will push even more water to that part of the road, it is often not able to be used and is impassable, more flooding will put immense pressure at this site and the bridge. The suggestion of using swales that only last 20 years at the most and breakdown and degrade before that is pointless. This is a drainage and flood risk that needs to have ecological and factual investigation.

The access points and roads are a very worrying concern. Hammerpond Road already has a pinch point as it narrows necessitating traffic to slow or stop to allow traffic to pass. This is going to be a particular problem, not only with work lorries but if this car dependent development went ahead, it will cause hundreds of extra car journeys every day, there will soon be regular accidents. The Doomsday Lane cut through from Brighton Road to Hammerpond Road just simply not suitable for this many vehicles, as cars, 4x4's and vans struggle to pass as it is so narrow. Having an entrance/exit from the site onto this road is just another accident waiting to happen, be it by foot or car. I would not want to be responsible for signing off this development when due diligence is questioned, and it will be. The volume and speeding traffic on Brighton Road into Horsham that already has congestion will not cope and will add to the pollution and noise. The development is intending to funnel school children onto this fast, heavily used road, where is the road safety? Would you want

your (asthmatic) children to breath this pollution in. Has an emissions vehicle test been undertaken at the busiest times of usage. Once children learn of the tiny cut through from Brighton Road to Sandeman Way, that is also a serious accident site, they will be dodging traffic, again please consider what potentially is going to happen and how many lives could be lost. There is also the shortest, quickest route and children will simply head down Doomsday Road and onto Hammerpond Road to access Brighton Road to get to the schools, this is another disaster that I strongly ask you to consider.

The proposal for a pathway around the whole of the estate, this has no fencing to protect current privately owned land, so potentially dogs, children, people and burglars could be in the stream and back gardens. Why should current owners be inflicted with this?

There is also a sever lack of capacity with infrastructure, we can't get doctors appointments, hospital appointments, dentist appointments and children cannot get into their local schools. Where and how are these extra families going to fit in? There is not enough capacity or facilities now. Surely there are better sites on flatter, brown land?

So in summary, the loss of countryside, wildlife, lack of facilities, congestion, safety, flooding and impact on existing home owners would be catastrophic.

Kind regards

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