

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 21:11:28 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 9:11 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:	4 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Subject: Formal Objection: Misleading Illustrative Masterplan - DC/26/0530

I am writing to formally raise an objection regarding the Illustrative Masterplan submitted for the proposed 180-dwelling development at Hornbrook Farm.

While I acknowledge the document is labeled "for illustrative purposes," the level of artistic license employed is significantly misleading and obscures the true physical and environmental impact of the proposal.

1. The "Narrow Road" Illusion

There is a stark lack of proportional consistency between the internal site roads and the existing public highways adjacent to the site.

The proposed internal roads are drawn significantly narrower than required for a development of this scale. In reality, to safely accommodate refuse vehicles, emergency services, and two-way residential traffic, these roads must be substantially wider.

When drawn to a true technical scale, the "leafy" verges and separation distances shown would be significantly reduced or eliminated by asphalt.

2. Intentional Omission of Infrastructure ("The Sea of Cars")

The illustration fails to account for the logistical reality of 180 households. A development of this size will likely introduce between 300 and 400 private vehicles. By omitting driveways, designated parking bays, and the inevitable on-street parking overflow, the developer has presented a tranquil, "car-free" aesthetic that is physically impossible to maintain given the proposed density.

This misrepresentation hides the likely level of congestion and hardstanding required.

3. "Green-Washing" and Artificial Density

The plan utilises soft green shading to create the illusion of communal parkland and integrated nature. However, the reality of 180 units involves the subdivision of this space by 1.8m timber fences, domestic outbuildings, and residential infrastructure.

The "openness" depicted is a graphic convenience; the actual grain of the development will be a dense maze of wooden boundaries and private enclosures, far removed from the park-like setting currently presented.

4. Critical Failure of Pedestrian Connectivity

Most concerning, the plan demonstrates a total lack of pedestrian infrastructure.

There are no visible provisions for safe footpaths or "active travel" links connecting the site internally or to the wider community. By designing a "closed loop" without integrated walkways, the proposal forces total reliance on private vehicle use.

This contradicts standard planning policies regarding sustainability, safety, and community integration.

Conclusion

The current masterplan represents an idealised marketing version of the development designed to minimise perceived impact.

I request that the applicant be required to provide a scaled technical site layout-accurately reflecting mandatory road widths, parking scaled technical site layout-accurately reflecting mandatory road widths, parking allocations, and realistic boundary treatments-so the committee can assess the true, likely oppressive density and the sustainability failures of this proposal.

Kind regards

Telephone:

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