

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 21:16:21 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 9:16 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:	Flat 1 15 St Leonards Road 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 - Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing to formally object to the above-mentioned planning application for the development of 180 dwellings at Hornbrook Farm. My objection is based on the following material planning considerations:

1. Highway Safety and Traffic Congestion

The proposal for 180 dwellings will result in a significant increase in vehicular movements on the A281 (Brighton Road).

Capacity: The A281 is already a heavily congested arterial route. The addition of approximately 300-400 additional car movements daily will exacerbate existing delays, particularly during peak hours.

Safety: The proposed access point onto Brighton Road raises concerns regarding sightlines and the safety of turning traffic. The increase in traffic poses a heightened risk to existing road users and pedestrians.

Sustainable Transport: The site is not sufficiently served by high-frequency public transport, meaning the development will be overwhelmingly car-dependent, contrary to national planning policies aimed at reducing carbon emissions.

2. Impact on the Character and Appearance of the Area

The Land at Hornbrook Farm is currently a greenfield site that provides a vital transition between the urban edge of Horsham and the surrounding rural landscape.

Urban Sprawl: Developing this site would contribute to the gradual coalescence of Horsham with outlying settlements, eroding the "strategic gap" that prevents urban sprawl.

Landscape Character: A development of 180 houses is of a scale and density that is entirely inconsistent with the rural character of the South of Horsham. It would replace a natural, open landscape with an industrial-scale suburban environment.

3. Sustainability and Infrastructure Capacity

The local infrastructure is already under significant pressure and cannot sustain a further 180 households.

Services: Local GP surgeries and schools are currently at or over capacity. The application does not provide sufficient evidence that local healthcare and education services can accommodate the sudden influx of hundreds of new residents.

Drainage and Flooding: Developing greenfield land increases non-permeable surfaces. I am concerned that the proposed drainage infrastructure will be insufficient to prevent increased surface water runoff, potentially increasing flood risks to neighboring properties and further down the Brighton Road.

4. Loss of Biodiversity and Trees

The development will result in the loss of significant hedgerows and potential habitat for local wildlife.

The removal of green space at Hornbrook Farm will have a detrimental impact on local ecology.

Existing trees and natural boundaries provide essential carbon sequestration and noise buffering from the A281; their removal or disturbance during construction and subsequent habitation would be a significant loss to the area's environmental quality.

5. Conflict with Planning Policy

The proposal appears to conflict with the Horsham District Planning Framework (HDPF). This site is not [allocated for housing/within the built-up area boundary], and therefore representing a departure from the agreed Local Plan. Permission should not be granted for speculative developments that bypass the community-led planning process.

Conclusion

For the reasons stated above-specifically regarding highway safety, the loss of rural character, and the strain on local infrastructure-I urge the Council to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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