

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 May 2026 08:03:02 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 16/05/2026 8:03 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: | 30 cricketers close Ashington |
|----------|-------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                        |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | Pedestrian safety & access:                                                                                                                                                                                                                 |

Development relies on crossing a busy main road to reach shops, schools, etc.

Only limited crossing provision proposed

Likely requires multiple crossings or indirect routes

Not a safe, direct or convenient walking route

Real risk people won't walk → more cars

Ecology:

There is known rare and protected species within Hornbook Farm and the Hornbook stream.

Location:

Horsham has a defined Urban boundary, these boundaries are crucial to control urban sprawl and protect the surrounding West Sussex countryside, as outlined in the Horsham District Planning Framework (HDPF).

The western boundary is mainly defined by the River Arun, as is the western side with the Hornbook stream being the boundary.

All water run off will be into the already failing stream at Aimee's Mill on Kerves Lane.

Often closed for days at a time on multiple occasions, this stream simply can't cope.

Severance & safety concerns:

The main road acts as a barrier (severance)

Crossing may not be used in practice → risk of unsafe crossings

Concerns for:

Children

Elderly

Everyday use

Car-dependent development:

---

Poor walkability means heavy reliance on cars

Goes against national planning policy (National Planning Policy Framework)

Will increase traffic and congestion locally

"Tick-box" approach to infrastructure:

Proposal includes minimum infrastructure (e.g. just a crossing)

Doesn't show how people will actually move around in real life

Looks compliant on paper but not practical

Cost-driven design (not best solution):

Developer (Jaynic Property) openly states goal to maximise land value

Scheme appears to use cheapest possible solution rather than best one

Proper infrastructure (e.g. safer connections) not provided

Premature (Local Plan still unresolved):

Horsham Local Plan is still being reviewed

Housing locations and strategy not finalised

Approving now risks jumping ahead of proper planning process

Infrastructure pressure:

Increased strain on:

Roads

Schools

Local services

No clear evidence infrastructure will keep pace

---

Loss of countryside / edge impact:

Development is on greenfield land

Expands the town into countryside

Impacts the character of the area

---

Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

---

**Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton