

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 May 2026 10:27:34 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 10:27 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:	65 Comptons Lane Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to the proposed outline application for up to 180 dwellings at Hornbook Farm. This development represents a significant and harmful expansion beyond Horsham's established urban boundary onto valuable greenfield countryside. The site forms part of the historic eastern entrance to Horsham and provides an important landscape connection between St Leonard's Forest, Chesworth Farm and the Hornbook Stream corridor. Approval would erode the

character of the area and contribute to unacceptable urban sprawl, contrary to the principles of the Horsham District Planning Framework.

The proposal also raises serious concerns regarding infrastructure, highway safety and sustainability. The development appears heavily car-dependent due to poor pedestrian connectivity. Residents would need to cross a busy main road to access schools, shops and services, yet only limited crossing provision is proposed. This does not provide a safe, direct or practical walking route, particularly for children, elderly residents and those with mobility issues. In reality, many journeys are likely to be made by car, increasing traffic congestion and conflicting with the sustainability objectives of the National Planning Policy Framework.

There is insufficient evidence that local infrastructure can accommodate a development of this scale. Existing roads, schools, healthcare provision and local services are already under pressure. The application fails to demonstrate how infrastructure improvements will be delivered alongside the development.

I am also deeply concerned about the ecological impact of the proposal. Hornbook Farm and the Hornbook Stream support rare and protected species and form part of an important local wildlife corridor. Increased surface water runoff into the already struggling stream system, particularly around Aimee's Mill and Kerves Lane, could worsen flooding and environmental damage. Local residents already experience repeated problems where the stream cannot cope during periods of heavy rainfall.

Furthermore, the application appears premature given that the Horsham Local Plan process remains unresolved. Housing strategy and site allocations are still under review, and approving a major development now risks undermining the proper plan-led approach to development.

Overall, this proposal represents overdevelopment in an unsuitable location, with inadequate infrastructure, significant environmental harm and unacceptable impacts on local character, safety and amenity. I urge Horsham District Council to refuse this application.

Kind regards

Telephone:

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