

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 May 2026 12:30:33 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 02/05/2026 12:30 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to submit a Supplementary Representation regarding the proposed development at Hornbrook Farm. While my previous comments outlined general concerns, this submission focuses specifically on the critical ecological role of

the site as a biological corridor-a factor that has been insufficiently addressed in the applicant's current submissions.

1. Failure to Assess Landscape-Scale Connectivity

The applicant's ecological surveys focus almost exclusively on "species-specific" snapshots. This methodology is fundamentally flawed as it treats the site in isolation.

The Hornbrook is the only undammed tributary of the River Arun providing a direct, natural link to St Leonard's Forest, which is a major extension of the Ashdown Forest ecosystem.

Under the National Planning Policy Framework (NPPF) Paragraph 180, planning decisions must "contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks.

1. By developing this site, the applicant risks severing a primary "biological artery" essential for species migration and genetic dispersal.

2. Hydrological Integrity and Riparian Function

The "undammed" status of the Hornbrook is a rare feature within the Arun catchment. It ensures natural sediment transport and unimpeded aquatic passage, which are vital for the health of the wider river system.

Cumulative Impact: The developer has not provided a Cumulative Ecological Impact Assessment.

The loss of this conduit affects more than just the immediate site; it impacts the downstream SSSIs (Sites of Special Scientific Interest).

Pollution and Light: Urbanisation of this corridor introduces light pollution and surface runoff that act as "environmental walls," deterring the very wildlife the developer claims to protect in their mitigation plans.

3. Inadequacy of Biodiversity Net Gain (BNG) Measures

A mathematical 10% increase in biodiversity (often achieved through ornamental planting or bird boxes) cannot replace the functional connectivity of a natural river corridor. Once the corridor is fragmented by high-density housing, its role as a migratory conduit is permanently lost.

I contend that the current proposal fails the "spirit" of the BNG requirement by prioritising onsite greenery over regional ecological network integrity.

4. Application of the Precautionary Principle.

In the absence of a comprehensive study evaluating the Hornbrook as a wildlife conduit between the River Arun and St Leonard's Forest, the Council cannot legally satisfy itself that "no significant harm" will occur.

Therefore, the Precautionary Principle should be applied, and the application refused in its current form.

I trust these points will be integrated into the Planning Officer's report and presented to the Planning Committee.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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