

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 19:14:48 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 02/06/2026 7:14 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:	70 Eversfield Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	This site is entirely unsuited for a large-scale housing development. The proposal directly conflicts with both local and national planning policies across several critical areas, notably sustainability, infrastructure capacity, highway safety, and environmental protection. The development sits within our local primary school catchment

area. Being in a catchment area simply means this development falls into the geographic zone where children are prioritized for admissions; it does not guarantee a school place.

The current infrastructure reality makes the proposal untenable. Local data indicates that the closest primary school will have zero capacity after just the first two houses of this 180-dwelling development are built. The next two closest local primary schools are completely full, meaning there is zero surplus capacity in the cluster to absorb the massive influx of children from 180 family homes.

Currently, The Forest School is operating over capacity, and the projected number of secondary-aged children from this site alone would entirely absorb any remaining space at Millais School.

Because the site is inside the catchment of an already oversubscribed and popular school system, this development will trigger an intense "fight for places," displacing existing local families and forcing new residents to seek education miles away.

Because there is zero local schooling capacity, every single family moving into these 180 homes will be forced to drive their children to school. This directly contradicts the National Planning Policy Framework (NPPF) mandates for sustainable development.

The site is fundamentally isolated from Horsham's core infrastructure. It sits entirely outside the town's designated Built-Up Area Boundary. Building here represents an unjustified encroachment into the open countryside, creating an isolated commuter enclave rather than a sustainable extension of the town.

The infrastructure connecting this isolated site to Horsham is hazardous and physically incapable of safely accommodating increased pedestrian or vehicular traffic. The existing footpath is narrow, structurally substandard, entirely unlit, and lacks safe crossing points. Forcing parents and children to navigate this route to reach distant schools or transport links poses a severe, unacceptable risk to life.

The applicant's transport assessment fails to demonstrate realistic traffic flows. Critically, it completely ignores the cumulative traffic impact on local feeder roads and narrow pinch-points, including Doomsday Lane, Sandeman Way, and St Leonards Road. These roads cannot absorb the hundreds of daily vehicular movements this development will generate.

The environmental constraints of this site should be an absolute barrier to development. The farm sits within the designated Green Belt. National policy dictates that Green Belt boundaries should only be altered in exceptional circumstances. A speculative 180-house development does not meet this threshold and constitutes inappropriate development that destroys the openness of the land. The site sits immediately adjacent to the High Weald Area of Outstanding Natural Beauty (AONB) and its 50 miles of protected landscape. Developing 180 high-density houses on this boundary

will cause irreversible visual and environmental harm to the setting of this nationally protected landscape. The site is a known habitat for rare and strictly protected species. Developing this land will result in direct habitat fragmentation and a net loss of biodiversity, violating statutory ecological protections.

The area surrounding Aimees Mill already suffers from well-documented, persistent flooding issues. Replacing an absorbing greenfield farm with hectares of impermeable surfaces (roofs, tarmac, driveways) will dramatically accelerate surface water runoff. The applicant's drainage strategy fails to prove that it will not worsen the existing severe flooding vulnerabilities down-catchment at Aimees Mill, risking local property and road closures.

This proposal represents unsustainable, car-dependent development in the unsustainable countryside. It threatens highway safety, harms the Green Belt and the setting of the High Weald AONB, and will collapse a local primary and secondary school system that is already at breaking point.

Kind regards

Telephone:

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