

From: Planning@horsham.gov.uk
Sent: 02 June 2026 17:11
To: Planning
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 5:10 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:	45 Gorings Mead Horsham West Sussex
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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 - Loss of General Amenity - Other - Trees and Landscaping
Comments:	We object to the proposal on the following specific grounds while having broad concerns about overdevelopment. Highway, access and parking Public safety is one of our greatest concerns with this proposed development. Not only is the A281 into Horsham town a very busy main road-especially during peak times-but this increased traffic is likely to raise the danger for pedestrians. The pavements are, in places necessarily narrow, as is the road, thus making vehicles very close to the pavements. Anyone walking-whether alone, with a child, or with a dog-remains at significant risk of injury from fast or large vehicles, even when those vehicles are traveling at a reduced speed of 30mph.

Pedestrian access to cross the A281 has been suggested. However, at peak times this would almost certainly lead to increased vehicular traffic on the alternative route through Doomsday Lane, as drivers are likely to choose to avoid being delayed.

Doomsday Lane is currently used as a convenient 'rat-run' by drivers, despite its necessary constricted confines and occasional violations of the 6'6" width limit. The suggestion of placing a "convenient" public access at the emergency vehicle access point onto this lane is therefore unreasonable and dangerous. This lane is totally unsuitable for pedestrians and cyclists.

Loss of general amenity - wildlife and ecology

The neighbouring St Leonards Forest's listing as a Site of Special Scientific Importance (SSSI) and its ghyll system is noteworthy. The special features are the ancient mosses and liverworts of the ghyll banks, all of which are features of these systems.

As the Horn Brook is also one of the forest's ghylls - even at its edge - it should also reflect the same significance and therefore similar protection and importance. For example: "The gill streams that have carved channels through the clay and sandstone support relic bryophytes that have survived from the 'Atlantic' period of some 5000 years ago." (1) Indeed, these factors are highlighted in the official Riverside Walk information board at the junction of Doomsday Lane and Hammerpond Road.

In addition, I believe that the Brook Lamprey has been recorded within this ghyll system. A species highly protected under various legislation and of significant ecological concern. As a non-migratory species, it requires clean water and a stable substrate to survive. It is reliant on waters that are unpolluted by run-off from both agricultural activity and chemical run-off such as that from sources such as roads and domestic properties. A noted concern relating to this species is also recorded as hydrological imbalances including flooding and alterations to water courses. (2)

As part of an ancient ghyll system, this will support many more plants and animals than those already protected by the SSSI status, some of which have special protection under additional legislation. Further, it is an important wetland corridor from the south to north, as highlighted though the Wildways connections, supported by Horsham District Council (HDC) through its Wilder Horsham District initiative.

The protection of ancient ghylls in this area is important and the Horn Brook is part of this system. If this proposal were allowed this stretch of the Horn Brook, from the forest to the River Arun abutting this site, will be vulnerable to pollution in general and increased flood events both of which will be inevitable despite mitigation activities. These important environmental and conservation aspects will be affected and should be taken into consideration.

There are protected birds and other animals using the site. And should this proposal proceed, these will suffer yet again from overall loss of habitat and the ability to move around via the safe connective corridors provided by the hedges and tree cover.

Bats are a considerable concern, and their welfare and conservation should be addressed in any development as they will be affected both from loss of feeding opportunities as well as roosting and breeding sites. Standing trees and mature hedge lines are increasingly important for foraging bats and allow their connection with the wider environment.

Butterflies, such as the Small Heath and Brown Hairstreak, listed as vulnerable and endangered, also use the site.

Trees and landscaping

The value of the hedges in the proposed development area is high. According to a calculation provided by a reliable source (3) they are likely to be classed as 'ancient'. With the fields' proximity to the royal hunting grounds of St Leonards Forest, that could mean they are even older than 400 years.

This alone shows their immense worth in supporting biodiversity and preserving local heritage. The range and content of flora alone within these hedges give them incredible wildlife value and should be preserved without loss or interruption.

Any development however small, will negatively affect this incredible asset.

While the upper, larger fields may be arable, the smaller, lower field to the west has significant value for

wildlife. Its tussocky grass and range of low-growing flowers provide a strong base for a perfect food chain for all animals. Its current state also helps reduce flooding by trapping and slowing water flow down to the brook.

Other

With the increase in heavy rainfall and regular flooding events, due in part to global warming, there is general concern regarding inevitable flooding into the Horn Brook and all points downstream into the Arun and beyond. The increase in run-off will add to this and no mitigation will prevent storm run-off into the brook. It will lead to irreparable damage to the already vulnerable waterway and increase flooding down-stream. It is my opinion that subsequent flooding downstream into the Arun and beyond has not been considered in sufficient detail.

In addition, there is already considerable anxiety about the condition of the water in the Arun from pollution. Following development, run-off and flooding will increase the current 'poor' quality of the Arun's water according to Southern Water's own criteria (4) will be further reduced. The continuing drain-off from new and existing properties in this area also increases this risk significantly, regardless of any proposed mitigation.

(1)https://www.forestryengland.uk/sites/default/files/documents/High%20Weald%20Forest%20Plan%202009-2039%20Land%20and%20Natural%20Environment%203_0.pdf

(2) Report under The Conservation of Habitats and Species Regulations 2017 (as amended), Regulation 9A. 2019-2024
Conservation status assessment for the species: S1096 - Brook lamprey (Lampetra planeri)

(3) Hedges by Pollard E, Hooper M.D, and Moore N.W. pub. Collins New Naturalist. 1975.

(4)https://www.southernwater.co.uk/media/5b2csj1z/l3_hone.pdf

Kind regards

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