

From: Planning@horsham.gov.uk
Sent: 10 August 2026 15:18
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 10/08/2026 3:17 PM [REDACTED] .

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

Name:	[REDACTED]
Email:	[REDACTED]
Address:	4 Ghyll Crescent Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Site capacity - 180 dwellings The application seeks up to 180 dwellings, but the requirement to consider this level of housing does not establish that 180 dwellings can actually be accommodated satisfactorily on this site. The site has significant physical constraints, including: - Flood Zone 3 and the Horn Brook; - the site's north-east to south-west fall and associated drainage requirements;

- SuDS and attenuation land;
- ecological and riparian buffers;
- trees and hedgerows;
- highway and emergency access requirements;
- adequate parking and garaging;
- open space and residential amenity.

These requirements all consume land and cannot simply be resolved after assuming that 180 dwellings will fit.

The earlier planning evidence identified approximately 100 dwellings for the site. The current proposal therefore represents a substantial increase in density on a smaller application area.

I therefore ask the Council to require the applicant to demonstrate, with a properly dimensioned and quantified assessment, where and how 180 dwellings can be accommodated while meeting all of these requirements.

If that cannot be demonstrated, the application should be refused as submitted.

This is not an objection to housing at Hornbrook. It is an objection to assuming that the government's housing requirement overrides the actual physical capacity and constraints of the site.

Where did you hear about this application?

Not specified

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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