

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 May 2026 23:00:59 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 13/05/2026 11:00 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:	16 Ghyll Crescent Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to the above application on the following material planning grounds. 1. Unsustainable Development and Pressure on Infrastructure

The proposed development represents a significant expansion into a sensitive greenfield site without the supporting infrastructure necessary to accommodate the scale of growth proposed.

The southern side of Horsham already experiences considerable pressure on GP surgeries, dental services, schools and transport infrastructure. The application does not adequately demonstrate how these cumulative impacts will be mitigated, nor does it provide sufficient new community infrastructure proportionate to the development.

The proposal would therefore fail to achieve genuinely sustainable development as required by the National Planning Policy Framework (NPPF).

2. Highway Safety, Congestion and Unsustainable Transport

The A281 and surrounding road network already experience substantial congestion, particularly during peak commuting periods and school run times. The development would introduce significant additional vehicle movements onto an already constrained network.

Pedestrian connectivity is also poor. Residents would need to cross the busy A281 to access key services including schools, supermarkets and local amenities. Existing pedestrian routes are indirect, narrow and unsuitable for substantial additional daily use, particularly for children, elderly residents and those with mobility issues.

The proposal therefore risks increasing car dependency rather than promoting sustainable transport patterns.

Concerns also remain regarding the adequacy of junction capacity assessments, cumulative traffic modelling and road safety impacts associated with increased turning movements onto Brighton Road.

There are also significant concerns regarding vehicle access and visibility in the vicinity of Ghyll Crescent. The junction operates on a blind corner with restricted visibility, and residents have already experienced multiple near misses due to the existing road layout and traffic conditions. Any increase in vehicle movements associated with the proposed development would inevitably worsen these safety risks for drivers, cyclists and pedestrians. The application does not appear to adequately address the cumulative highway safety implications arising from increased traffic movements in this constrained area.

3. Loss of Greenfield Land Despite Available Brownfield Alternatives

The application would result in the unnecessary loss of valuable greenfield land at Hornbrook Farm despite the existence of significant brownfield redevelopment opportunities elsewhere within Horsham.

In particular, the former Novartis pharmaceutical site, now known as Horsham Enterprise Park, represents a major previously developed site already identified for substantial regeneration and housing delivery. Publicly available redevelopment proposals for this former employment site include hundreds of new homes, affordable housing and mixed-use redevelopment on land that has already been developed historically.

The former Novartis site has been vacant or under redevelopment consideration since operations ceased in 2014.

National and local planning policy place strong emphasis on prioritising brownfield land before releasing sensitive greenfield sites. In this context, the development of Hornbrook Farm is premature and unjustified.

4. Harm to Landscape Character and Settlement Edge

The site forms part of an important transitional landscape between Horsham and the surrounding countryside. Development of this scale would urbanise a prominent rural edge and erode the character of the southern approach into Horsham.

The proposal would extend built form into open countryside, resulting in visual harm and weakening the clear distinction between the urban area and rural landscape beyond. The scale, density and extent of development proposed would fundamentally alter the character of the site and surrounding area.

The proposed mitigation planting would take many years to mature and would not adequately offset the immediate and long-term landscape impacts.

5. Ecology and Inadequate Environmental Assessment

There are significant concerns regarding the adequacy and timing of ecological surveys submitted with the application.

Survey work undertaken outside key breeding periods may not accurately capture the ecological value of the site, particularly with regard to ground-nesting bird species including Skylarks, which are recognised as a Species of Principal Importance.

The site also functions as part of a wider ecological network supporting bats, owls, kestrels, sparrowhawks and other wildlife associated with adjacent woodland, hedgerows and open farmland habitats. The cumulative ecological function of the site

appears to have been underestimated.

The precautionary principle should therefore apply, and further detailed ecological assessment should be required before any determination is made.

6. Overdevelopment and Failure to Respect Site Constraints

The scale and density of development proposed appear excessive for a sensitive edge-of-settlement location with acknowledged infrastructure, landscape and access constraints.

The proposal prioritises housing numbers over contextual design and fails to demonstrate how the development would integrate appropriately with the surrounding semi-rural environment.

The cumulative effect of traffic generation, urbanisation, landscape loss and infrastructure pressure demonstrates that the site is being overdeveloped beyond what can reasonably be accommodated.

7. Cumulative Impact and Prematurity

Taken together with other ongoing and proposed developments in Horsham, the cumulative impact on highways, healthcare, schools and public services is becoming increasingly severe.

There is insufficient evidence that the wider infrastructure necessary to support continued expansion of this part of Horsham can be delivered in a coordinated and timely manner.

Conclusion

For the reasons set out above, the proposal conflicts with the principles of sustainable development contained within the National Planning Policy Framework and would result in unacceptable harm to highway safety, infrastructure capacity, landscape character, ecology and the wider rural setting of Horsham.

Furthermore, substantial brownfield redevelopment opportunities already exist within Horsham, including the former Novartis site, making the release of this greenfield site unnecessary and unjustified at this time.

I therefore respectfully request that planning permission be refused.

Kind regards

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