

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2026 10:18:51 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 15/05/2026 10:18 AM.

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: Broadoak Lodge, Horsham Road Cranleigh Surrey

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	GROUND 1: Loss of Green Infrastructure and Settlement Separation The application site currently functions as a meaningful green buffer between distinct existing residential areas. This open land provides physical and visual separation that defines the character and identity of the surrounding neighbourhoods. Its development

for up to 180 dwellings would result in the effective coalescence of previously separate areas of housing, permanently eroding the settlement pattern that existing residents have a reasonable expectation to see maintained.

The NPPF at paragraph 180 requires that planning decisions contribute to and enhance the natural and local environment, including by protecting and enhancing green infrastructure. This site makes a demonstrable contribution to the green infrastructure network of this part of Horsham. Its loss to residential development would be irreversible.

GROUND 2: Privacy and Amenity of Existing Residents

The existing residential properties that directly adjoin the application site currently benefit from an open outlook over agricultural land and green space. Development of this site for up to 180 dwellings would result in the complete transformation of that outlook, with new housing, roads and activity replacing what is currently a tranquil, open environment.

Specifically, this gives rise to material concerns regarding overlooking and loss of privacy, loss of daylight and outlook, and overbearing impact on existing residents who border the site on multiple sides. For those properties most immediately affected - particularly those partially or wholly encircled by the proposed development boundary - the cumulative amenity impact would be severe and contrary to HDC's Local Plan policies protecting the living conditions of existing residents.

GROUND 3: Protected Trees, Biodiversity and Ecological Harm

This is the ground I consider most objectively compelling and least capable of being adequately mitigated by the developer.

The application site and its boundaries contain trees subject to Tree Preservation Orders (TPOs), as confirmed by the site's constraints record. These trees form part of an ecologically important network of habitat, providing canopy cover, wildlife corridors and biodiversity value that has developed over many decades.

Construction of 180 dwellings across this site will place these trees under immediate threat through root compaction, changes to drainage and soil conditions, and direct physical encroachment within Root Protection Areas.

The developer's own submitted layout shows the proposed internal road network running directly up to the existing tree belt along the northern boundary. The buffer shown is cosmetic and insufficient to protect the long-term health of these trees. Furthermore, once residential properties are occupied in proximity

to mature trees, it is well established that future residents routinely apply for their removal. The protections offered by TPOs cannot be guaranteed to hold indefinitely under such pressure.

The Environment Act 2021 requires all new developments to deliver a minimum 10% Biodiversity Net Gain. The loss of established hedgerows, mature trees, grassland and farmland habitat across a 9-hectare greenfield site cannot credibly be offset within the confines of the development itself. I request that the submitted Biodiversity Net Gain assessment be independently scrutinised before any decision is made.

The proximity of the High Weald Area of Outstanding Natural Beauty, confirmed as a constraint by HDC's own planning register, means that any ecological harm extends beyond the site boundary to a nationally designated landscape. The NPPF requires great weight to be given to conserving and enhancing the natural beauty of AONBs. This development fails that test.

CONCLUSION

I object to this application.

The cumulative loss of green infrastructure, harm to the amenity of existing residents, and irreversible damage to protected trees and biodiversity on a greenfield site adjacent to the High Weald AONB are each, individually, sufficient grounds for refusal.

Together they represent a compelling case that this development is contrary to national planning policy and should not be permitted.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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