

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 May 2026 17:15:48 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 24/05/2026 5:15 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:	46 Oakfield Road Cowfold Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Additional submission: STRATEGIC PLANNING BOUNDARY AND POLICY CONSISTENCY Objection Ground: unjustified countryside encroachment and precedent failure While I have previously submitted objections on the grounds of localised flooding and the protected lamprey habitat further

downstream at Grebe Crescent, I am now writing to emphasise the overriding strategic planning failure of this application. It entirely compromises Horsham's settlement boundary

1. The Hornbrook stream as a defensive boundary

A core principle of the plan-led planning system is that development must be contained within built up area boundaries to prevent unallocated sprawling erosion of the open countryside. For generations the thickly wooded gully of the Hornbrook Stream has served as the logical permanent and definitive natural boundary separating the Eastern edge of Horsham town from the Rural countryside.

Allowing a developer to cross over this natural hydrological barrier sets a highly destructive planning precedent. If the council permits development to breach the Hornbrook stream here, it fundamentally compromises its ability to legally defend the remaining rural gap stretching towards the High Weald natural landscape from future speculative builders.

2. The Precedent of Eastlands Lane, Cowfold (DC/26/0472)

Horsham District Council must maintain absolute consistency in how it applies strategic boundary protections across the District. The council's current stance on the Eastlands Lane development in Cowfold (DC/26/0472) relies heavily on the fact that the site is unacceptable specifically because it sits outside the established settlement boundary and represents unjustified countryside encroachment.

The council cannot legally or logically defend countryside boundaries to reject unallocated housing in Cowfold while simultaneously allowing a developer to obliterate a major, longstanding natural boundary like the Hornbrook stream here in Horsham. To approve this breach would render the council's own settlement boundary policies completely indefensible.

For these reasons of strategic policy, landscape protection and local planning consistency this application must be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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