

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 June 2026 20:05:18 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 10/06/2026 8:05 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

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing to submit a formal objection to the proposed development at Hornbrook Farm on the following grounds: Rights of Nature This proposed development fundamentally undermines Horsham District Council Council's strategic environmental policies,

specifically the council's Declaration for River Recovery, (originally brought as a full council motion on the 13th of December 2023 and officially adopted by the full cabinet on 29th of January 2025) as well as its strict Commitments to water neutrality.

Horsham District Council passed a clear mandate on 13th of December 2023 to protect local river catchments, which led directly to the formation of the Declaration for River Recovery on 29th of January 2025.

Through this active framework, the council committed to co-steward the water environment and to protect the complex river networks of the Arun, Adur, and Rother.

This development threatens the natural catchment and drainage of the local river network. Approving a high density urban development here directly contradicts the council's recent explicit policy to prioritise catchment-wide river restoration, water quality improvements, and aquatic habitat resilience.

Crucially, the ecological value of this specific site is actively demonstrated by documented sightings of highly sensitive riparian wildlife.

Over a prolonged period, habitat monitoring has produced documented evidence of the following species utilising the immediate river corridor

Little egrets : highly sensitive wetland birds relying on undisturbed foraging grounds

Lamprey: a primitive fish whose presence indicates a highly specialised and undisturbed system

Kingfishers: a highly protected species under the Wildlife and Countryside Act of 1981

Water Voles: a priority species under severe threat of extinction

Otters: a European protected species whose return to waterways is a direct result of early river recovery and whose foraging will be critically fragmented by urban encroachment, noise, and pollution

The threat to these species is heavily multiplied by the fact that the hornbrook corridor directly borders and connects with the ancient woodland of St Leonards Forest. Under paragraph 186 of the National Planning Policy Framework (NPPF), ancient woodland is an irreplaceable habitat. This committee must protect it from the severe "edge effects", toxic agricultural/ urban runoff, and habitat fragmentation that a high density urban development would cause.

Conclusion: Integrity of Environmental Mandates

Furthermore, it is widely understood that members of this Council are actively discussing formal policy mechanisms to recognise the "rights of trees" and Ancient Woodlands. For the planning committee to entertain a forward-thinking rights of nature agenda in theory, permitting high density encroachment on critical river catchments and ancient woodland buffers in practice represents an untenable contradiction.

The public expects formal policy consistency. The committee can not champion future environmental motions while actively approving irreversible ecological destruction at Hornbrook Farm today.

This application must be refused.

Kind regards

Telephone:

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