



Strategic Policy HA10, Site HOR1
Land at Hornbrook Farm, Brighton Road Horsham, RH13 6QA

HEARING STATEMENT

Matter 5a – Spatial Strategy and Site Selection

September 2026

Strategic Policy HA10, Site HOR1 Land at Hornbrook Farm, Brighton Road, Horsham

Hearing Statement on behalf of Jonathan Marshall, the Marshall family, Hornbrook Developments LLP and Jaynic Properties Limited

Matter 5a – The Spatial Strategy and Site Selection – Site Promoters / Developers / Agents

**i–iii. Spatial distribution, constraints and housing delivery
Strategic Policy HA10 – HOR1**

Background

1. This Hearing Statement is prepared on behalf of Jonathan Marshall, representing the Marshall family and Hornbrook Developments LLP (landowners), and Jaynic Properties Limited (land promoter). It updates our November 2024 statement and earlier Regulation 18 and Regulation 19 representations concerning HOR1, Land at Hornbrook Farm. We support the allocation and seek wording which properly reflects the site's capacity and contribution to housing delivery.
2. Our original representation sought the inclusion of “at least” before the 100 homes identified for HOR1. We reiterate that request. A well advanced current outline planning application (LPA reference: DC/26/0530) now proposes up to 160 dwellings, providing a more detailed basis for assessing capacity. The Inspector and Council should therefore consider increasing the allocation's identified capacity to 160 dwellings.
3. The Marshall family and Hornbrook Developments LLP wholly own the site, with no legal or land title impediment to development. Jaynic Properties Limited is the appointed residential land promoter. The current application demonstrates active progress towards securing permission and delivering the allocation within the Plan period.

Scope of this Statement

4. The October hearing programme (IDJB08) limits Matter 6i, concerning HA10, to HOR3. This statement addresses Matter 5a(i)–(iii) in the October agenda (IDJB07): spatial distribution, constraints and housing delivery. Hornbrook Farm is relevant to those issues as an existing proposed allocation at Horsham with an evidenced opportunity to contribute more homes.
5. Paragraphs 18–20 of the Inspector’s October Guidance Note (IDJB06) explain the focus on the spatial strategy and larger allocations, with questions on smaller allocations to be pursued in writing where necessary. We invite consideration of this update in that context and in conjunction with our original representations.
6. This statement does not seek to reopen the housing requirement or stepped trajectory addressed in paragraph 23 of IDJB06. It concerns how the spatial strategy can deliver the proposed requirement through the effective use of an allocated site. Paragraph 45 of that guidance encourages statements based on the most recent evidence.
7. The applicable soundness framework is identified in paragraphs 4–5 of IDJB06. Our requested changes concern positive preparation, justification and effectiveness: the capacity attributed to HOR1 should reflect current site-specific work, support delivery and avoid ambiguity about whether 100 homes is a ceiling.

Spatial Distribution and Site Constraints

8. Horsham is the District’s top-tier settlement, with access to employment, services and community facilities. Directing housing to an allocated site adjoining the town is consistent with that role. Hornbrook Farm offers a logical extension to Horsham, with access to local schools, amenities and public transport, and opportunities to improve pedestrian and cycling connections.

9. The current outline application for up to 160 dwellings is well advanced. The proposals have evolved in response to comments from the local planning authority, statutory consultees and statutory undertakers on design, layout, landscape impact, flood risk, transport, trees and ecology. The revised capacity is based on a detailed understanding of the site and its constraints.
10. The current planning application site area, includes the majority of the HOR1 site allocation, plus a small area of adopted highway, extends to 9.23 hectares. At 160 dwellings, this gives a density of 17.33 dwellings per hectare, or approximately 17. This calculation uses the application site area; the allocation area quoted in Policy HA10 is 10.45 hectares. The capacity of up to 160 dwellings results from detailed site assessment and the development of the proposed layout. It provides a substantially firmer basis for considering housing capacity than the preliminary assessment undertaken by the Council when the draft housing allocations were originally prepared.
11. The application process enables the site's constraints, mitigation and infrastructure requirements to be considered together. Taking consultation comments into account does not imply that permission has been granted or that every matter is agreed. The case for recognising additional capacity remains subject to the development satisfying the relevant policy and technical requirements.

Housing Delivery and Proposed Changes to Policy HA10

12. Main Modification MM234 (Schedule of Proposed Main Modifications, Appendix 2) adds HOR3 and increases HA10's combined provision from at least 400 to at least 520 homes. The proposed schedule retains the following capacities for the existing allocations:
 - *HOR1: Land at Hornbrook Farm, 10.45 hectares (100 homes)*
 - *HOR2: Land at Mercer Road, 14.3 hectares (300 homes)*

13. MM234 also adds HOR3, Land South of New House Farm, 4.9 hectares (120 homes). The three figures total exactly 520 homes, while HA10 expresses the combined requirement as “at least” 520. The absence of equivalent wording against HOR1 leaves unnecessary uncertainty about the intended flexibility of its capacity figure.
14. Our minimum requested amendment therefore remains “HOR1: Land at Hornbrook Farm, 10.45 hectares (at least 100 homes)”. This makes clear that 100 homes is a minimum allocation rather than a cap. It allows a higher capacity to be considered on its merits against the allocation’s criteria and other relevant policies.
15. The current application provides a basis for going further. The Inspector and Council should consider recognising 160 dwellings as HOR1’s development capacity, an increase of 60 homes over the figure retained by MM234. That additional contribution would assist in meeting the Plan’s housing requirement through a site already selected for residential development. A copy of the Illustrative Masterplan (7416_108_G) for the 160-dwelling scheme is included at Appendix A.
16. For Matter 5a(iii), a range of site sizes and delivery opportunities is needed to secure enough homes at the right time. Progress on Hornbrook Farm’s application supports its potential to contribute early in the remaining Plan period alongside larger strategic allocations. The Council should assess the additional capacity and its timing in the housing supply evidence, without double counting.
17. The requested change is relevant to soundness because the Plan should be justified by proportionate, up-to-date evidence and effective in securing housing delivery. Retaining a figure which could be read as limiting HOR1 to 100 homes would fail to reflect the detailed work now available and could unnecessarily constrain the contribution of an allocated site.

18. The minimum amendment would resolve the ambiguity identified in our original representation. Recognition of capacity for 160 dwellings would also align the allocation more closely with the current application evidence. The Council should review that evidence through the Examination and identify any consequential changes needed to the supply figures and supporting text.
19. We therefore invite the Inspector and Council to consider the following replacement wording for HA10(1) and its HOR1 entry, recognising capacity for 160 dwellings while retaining flexibility for an acceptable scheme:

“1. The following sites are allocated as shown on the policies map for the provision of at least 580 homes:

- *HOR1: Land at Hornbrook Farm, 10.45 hectares (**at least 100 homes, with an indicative capacity of 160 homes**)”*

20. The total of 580 homes reflects 160 at HOR1, 300 at HOR2 and 120 at HOR3. The indicative capacity of 160 is a plan-making assessment, subject to the application process; the current application seeks permission for up to that number. If the higher capacity is not incorporated, the minimum amendment sought is “at least 100 homes” for HOR1, with the combined HA10 figure remaining at least 520.

Conclusions

21. We continue to support the allocation of Hornbrook Farm for housing under Policy HA10. Its relationship to Horsham supports the spatial strategy, and its capacity should be assessed against the detailed site work now available.
22. The well advanced outline application for up to 160 dwellings takes account of consultation comments on design, layout, landscape impact, flood risk, transport, trees and ecology. It supports consideration of a greater housing contribution at a comparatively low density of approximately 17 dwellings per hectare across the 9.23-hectare application site.

23. The requested minimum wording, “at least 100 homes”, maintains our original representation and provides clarity and flexibility. The application evidence also justifies the Inspector and Council considering an increase in the identified capacity to 160 dwellings, with the corresponding adjustment to HA10’s total and housing supply evidence.
24. The landowners and promoter remain committed to securing planning permission and bringing the site forward. Recognition of its additional capacity would assist the delivery of housing in a location already selected by the Council for development.
25. These changes would support a positively prepared, justified and effective spatial strategy by reflecting current evidence and enabling the efficient use of allocated land. We invite the Inspector to consider them under Matter 5a and, as necessary, through the written examination of the smaller allocations.

APPENDIX A

Illustrative Masterplan for current planning application scheme

DC/26/0530:

“Outline planning application for up to 160 dwellings, open space and associated works and infrastructure with all matters reserved apart from access”



G	18/09/2026	CW	Layout and landscape updated
Rev	Date	By	Description

Drawing status

FOR PLANNING



Divides Bams, High Street,
Ashtwell, Hertfordshire SG3 5NH

Project	Land at Hornbrook Farm, Brighton Road HORNBROOK			
Drawing Title	Blue Traffic Manipulation			
Client	Jaynic Properties Ltd			
Scale 1: A3	1:500	Drawing No.	CSA/74/108	
Date	February 2026	Rev	G	
Drawn	JC	Checked	RR	

Land at Hornbrook Farm, Brighton Road
Horsham

- | | | |
|---|---|---|
| Site Boundary: Aprx. 9.23ha |  | Recreation routes
<small>(inc. Riverside Walk)</small> |
| Proposed new homes: Up to 160 homes |  | Children's Play Space Local Equipped Area for Play (LEAP) |
| Proposed vehicular access point |  | Proposed Play-on-the-Way |
| Proposed signalised crossing and pedestrian access |  | Proposed Trim Trail |
| Existing vegetation |  | Proposed SuDS Basins/Swales |
| Proposed new landscaping <small>(Refer to Landscape Strategy Plan for more details)</small> |  | New Wildlife Pond |