

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 June 2026 17:05:44 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0671
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 14/06/2026 5:05 PM.

Application Summary

Address:	Land Off Old Crawley Road Faygate West Sussex
Proposal:	Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.
Case Officer:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: 3 New Moorhead Drive Crawley Road Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	To Whom It May Concern, I am writing to formally object to the proposed residential development on land east of Crawley Road in Faygate, Horsham.

While the consultation indicates that the scheme would deliver up to 120 homes, including affordable housing and areas of public open space, the proposal raises significant concerns regarding planning policy, environmental impact, infrastructure capacity, and cumulative development pressures in the area.

1. Development in Countryside and Impact on the AONB Setting

The proposed site lies within open countryside east of Horsham and forms an important rural buffer between settlements. This land contributes significantly to the character of Horsham and the surrounding landscape.

The site lies within land designated as an Area of Outstanding Natural Beauty. Under the Countryside and Rights of Way Act 2000 and national planning guidance, plans are required to conserve and enhance the natural beauty of Areas of Outstanding Natural Beauty and to consider impacts both within designated areas and on their wider landscape setting. These plans do none of this.

Areas of Outstanding Natural Beauty are designated due to their landscape quality, scenic character, tranquillity, and natural heritage. Development of this scale would introduce significant urbanisation into a protected rural landscape and fails to demonstrate how the natural beauty of the area would be conserved or enhanced.

Previous planning decisions in the wider area have recognised the high landscape sensitivity of land east of Horsham and the risk that development would represent a significant intrusion into the rural setting. The permanent loss of agricultural and undeveloped land would cause lasting harm to the character and appearance of the area.

2. Lack of Demonstrated Housing Need

Previous proposals in this area have been rejected in part because Horsham District has been able to demonstrate a strong housing supply position. It is therefore unclear what has materially changed to justify additional large-scale development on unallocated greenfield land.

Approving development in locations that are not allocated for housing risks undermining the strategic planning approach and encouraging speculative development on countryside sites.

3. Water Supply and Environmental Constraints

Water neutrality and supply capacity remain well-documented constraints in the Horsham area. Recent planning decisions have confirmed that development must demonstrate sustainable and reliable water provision before it can proceed.

There is no clear evidence that the long-standing concerns regarding water supply and environmental impact have been fully resolved. Additional housing without guaranteed sustainable water provision risks placing unacceptable strain on local infrastructure and environmentally sensitive water systems.

4. Traffic and Highway Impact

The eastern approaches to Horsham and the A264/Crawley Road corridor already experience significant congestion, particularly during peak periods. The addition of up to 120 new homes will

inevitably increase vehicle movements and place further pressure on an already busy road network.

Given the limited public transport connectivity and the rural nature of Faygate, future residents are likely to rely heavily on private vehicles. This would worsen congestion, increase noise and air pollution, and reduce road safety for existing residents, pedestrians, and cyclists.

5. Cumulative Impact of Development

Faygate and the surrounding area have already experienced substantial growth in recent years, including major nearby developments. Continued expansion risks overwhelming local infrastructure and gradually eroding the rural identity and character of the area.

Planning decisions should properly consider the cumulative impact of development rather than assessing each proposal in isolation.

Conclusion

This proposal represents an unjustified encroachment into the countryside east of Horsham and would introduce substantial urban development into a sensitive rural landscape. The proposal would place additional strain on infrastructure while causing permanent environmental harm and failing to demonstrate a clear planning need.

For the reasons outlined above including countryside impact, harm to the setting of the Area of Outstanding Natural Beauty, lack of demonstrated housing need, water supply constraints, and traffic concerns I strongly object the proposal.

Yours faithfully,

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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