

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 July 2026 15:36:07 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 21/07/2026 3:36 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:	16 Agate Lane Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment
Comments:	Planning Objection

I wish to formally object to the proposed development of up to 120 new homes on the grounds that the application would have an unacceptable impact on the local highway network, infrastructure, environment and the character of Faygate area/North Horsham. As a third generation resident of the local area resident for over 25

years I have witnessed continued development without the basic levels of infrastructure to support a community already under pressure. Evidence of this is found in our local NHS/GP access difficulties, limited Dentist availability, poorly maintained highways and pavements causing less than safe journeys for children at local schools. As a main through route to travel to designated hospitals, this area around the Crawley Road is often under pressure at peak times and slows emergency responders due to excess traffic.

1. Highway Safety and Traffic Congestion

- The proposed development would generate a substantial increase in vehicle movements on roads that are already heavily congested, particularly during weekday morning and evening peak periods.
- Existing traffic regularly experiences significant delays, especially during school drop-off and pick-up times.
- The surrounding road network is already under considerable pressure, and the additional traffic from approximately 120 new homes would worsen congestion and increase journey times.
- Increased traffic would create greater risks for pedestrians, cyclists and children travelling to local schools and community facilities.
- Congestion could also delay emergency service vehicles, with potential implications for public safety.
- The Transport Assessment should fully assess existing traffic conditions and the cumulative impact of this and other approved developments in North Horsham.

2. Cumulative Impact of Development

- North Horsham has experienced significant residential growth in recent years.
- This application should not be considered in isolation but alongside existing and approved developments that have already placed considerable pressure on roads, schools, healthcare and other local services.
- The cumulative impact of continued development has not been adequately addressed within the application.

3. Insufficient Local Infrastructure

- Existing GP surgeries are already under pressure, making it increasingly difficult for residents to obtain appointments.
 - Local schools have limited capacity, and further development will place additional demand on education services.
 - Public transport remains limited, meaning most new residents are likely to rely on private vehicles, adding further congestion.
 - There is insufficient evidence that healthcare, education, utilities and community facilities will be expanded to meet the needs of this development before homes are occupied.
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4. Drainage and Flood Risk

- The existing farmland provides a natural function in absorbing rainfall and reducing surface water runoff.
- Replacing open agricultural land with buildings, roads and hard surfaces has the potential to increase flood risk both on and off the site.
- The application should clearly demonstrate that drainage systems will prevent increased flooding to neighbouring properties and highways.

5. Loss of Agricultural Land and Rural Character

- The proposal would result in the permanent loss of productive agricultural land.
- Development would erode the rural character of the area and contribute to the gradual urbanisation of North Horsham.
- The loss of open countryside would diminish the landscape setting enjoyed by existing residents.

6. Biodiversity

- The site supports wildlife through its fields, hedgerows and natural habitats.
- The application should demonstrate that protected species and existing habitats will be safeguarded and that any biodiversity enhancements will genuinely compensate for habitat loss.

7. Unsustainable Development

- Sustainable development requires that housing growth is supported by appropriate infrastructure, transport and community services.
- In this instance, the existing road network and local services do not appear capable of supporting development on this scale without causing significant adverse impacts.
- The proposal therefore conflicts with the principles of sustainable development by placing additional pressure on infrastructure that is already operating close to capacity.

Conclusion

For the reasons outlined above, I respectfully request that Horsham District Council refuses planning permission for this application.

The proposal would place unacceptable pressure on an already congested highway network, overstretched public services and local infrastructure while permanently changing the rural character of the area. The application has not demonstrated that these impacts can be adequately mitigated, particularly when

considered alongside other recent and proposed developments off the Old Crawley Road, Faygate and the area of North Horsham.

I respectfully ask the Council to give full consideration to these concerns when determining the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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