



Statement of Community Involvement

Land South of Old Crawley Road

Prepared for Fairfax

March 2026

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Executive summary

Fairfax is committed to consulting with the community regarding its proposals to for up to 120 homes, including 45% affordable at Land South of Old Crawley Road.

Residents and other important local stakeholders were given the opportunity to submit feedback regarding the proposals via a host of different channels. A freephone information line along with a project email address were both made available throughout the process for interested parties to receive further details and to provide feedback.

Additionally, a virtual consultation was hosted on the project website, <https://faygate.your-feedback.co.uk>, which provided more details about the vision and included a portal where visitors could submit their views by completing an online feedback form.

The website was promoted with a community flyer, which also included details on how residents and other important local stakeholders could request paper copies of the plans along with a feedback form and return postage if they were unable to access the internet. This was to ensure everyone was able to comment who wished to do so.

Respondents were asked to submit their comments by **Sunday 1st March 2026**. During the consultation period, we received a total of **205** responses. It comprised **185** feedback forms completed via the project website, and **20** emails.

Overall, the feedback indicates strong opposition to the proposed development, with many respondents questioning both the need for additional housing in this location and the suitability of the site. A common theme across responses is the view that there are already sufficient homes in the area, with several respondents noting the high level of recent development in and around Horsham.

Respondents highlighted potential impacts on road capacity, traffic congestion and safety, particularly around the nearby roundabout, as well as concerns that local schools, GP surgeries and other services are already stretched and would struggle to accommodate further growth without significant improvements.

Many respondents value the site as an existing greenfield area used for recreation and wellbeing. Concerns were raised about the potential impact on wildlife, biodiversity and landscape character, as well as the site's proximity to ancient woodland and the High Weald Area of Outstanding Natural Beauty (AONB). Some respondents suggested that development should instead be directed to brownfield or less sensitive locations.

While some respondents acknowledged the general need for affordable homes, many questioned whether the homes would be genuinely affordable or accessible to local people.

The project team has carefully reviewed all the feedback received, and the main comments raised have been identified within this document and the wider material submitted as part of the application. This document also provides a chronological account of the consultation undertaken so far and a review of the feedback received.

1. Introduction

- 1.1 Fairfax is bringing forward proposals for Land South of Old Crawley Road.
- 1.2 From the outset, Fairfax has been committed to consulting local stakeholders with regards to its proposals. They have included locally elected councillors, members of parliament, businesses, and residents living near the site.
- 1.3 This document has been produced to clearly and concisely detail a chronological account of the community engagement undertaken by the applicant in respect of its proposals.
- 1.4 To assist with the community engagement process, Fairfax brought Fairthorn Consultancy, a specialist communications agency, into its wider project team for the proposed development.
- 1.5 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site

2.1.1 The proposal site is part of the Horsham district where there is a pressing need for new homes.

2.1.2 The application site is on the eastern side of the town. It adjoins existing development to the south and west and would therefore be a logical extension to Horsham.

2.1.3 The vision would deliver a mixture of housing sizes in line with local and national policies and help to meet urgent local demand.

2.1.4 The image below shows the proposal site on Land South of Old Crawley Road.



2.2 Proposals

- 2.2.1 The vision for Land South of Old Crawley Road is for up to 120 homes, including 45% affordable housing.
- 2.2.2 The proposals also include landscaping improvements and a biodiversity net gain of at least 10%. The vision also includes planting greenery, retaining mature trees and hedgerows where feasible, and installing sustainable drainage systems.
- 2.2.3 Additionally, there would be contributions to improve local infrastructure.
- 2.2.4 Footpaths will also be provided to improve connectivity and promote health and wellbeing along with greener travel. Other sustainable features include cycle storage along with electric vehicle charging points.
- 2.2.5 Overall, the aim is to deliver a scheme that provides a natural extension to Horsham and is attractive, pleasant, green, and sustainable.
- 2.2.6 The image to the right shows the proposed site layout, as consulted.



2.2.7 The development at Faygate includes:

- Up to 120 homes, of which 45% will be affordable
- New public open spaces for all to enjoy
- A biodiversity net gain of at least 10%
- Contributions to improve local infrastructure
- Installing footpaths and improving connectivity
- Providing electric vehicle charging points
- Creating local jobs during the construction phase
- Helping Horsham District Council to meet its housing targets including much-needed affordable homes

2.2.8 Fairfax has been involved with several high-quality schemes across the South East – the image below is St Aubyns in East Sussex.



3. Community engagement

3.1 Statement of community involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2012, updated 2024):

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied. The applicant has had regard to the NPPF at Paragraph 40 when it states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."

3.1.3 The NPPF goes on to highlight at Paragraph 41 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

- 3.1.4 Paragraph 42 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.5 Horsham District Council

Engagement activities have been undertaken with due regard to the expectations laid out in Horsham District Council’s Statement of Community Involvement document. Based on that document, in conjunction with developing the plans, Fairfax undertook a programme of community engagement, as outlined in this report.

3.2 Engagement with statutory bodies

- 3.2.1 Before the proposals were shared with the community, appropriate steps were taken to discuss the principle of development with statutory bodies and other experts. The detail of this is included within the planning statement.

3.3 Stakeholder engagement

- 3.3.1 Fairfax felt it was important to engage proactively with key stakeholders regarding its proposals for Land South of Old Crawley Road. To coincide with the launch of the wider consultation, key stakeholders were approached specifically.

3.3.2 The stakeholders contacted as part of the public consultation included:

- Member of Parliament for Horsham Constituency
- Leader of Horsham District Council
- Elected members for Roffey South ward, Horsham District Council
- Elected members for Roffey North ward, Horsham District Council
- Elected member for Horsham East division, West Sussex County Council
- Elected member for St Leonard's Forest division, West Sussex County Council
- Chairman and Clerk of North Horsham Parish Council
- The Horsham Society

3.3.3 Following this initial round of engagement, The Horsham Society wrote to the project team to object to the proposal, citing it was outside the settlement boundary of Horsham and conflicted with the draft Local Plan. Meanwhile, North Horsham Parish Council asked for a briefing with the applicant, which was being arranged at the time of writing this report.

3.3.4 The applicant appreciates the questions, feedback, and insights provided by local stakeholders and will continue dialogue with them as the proposals progress.

3.4 Wider community engagement

3.4.1 Fairfax launched its community consultation on **Thursday 5th February 2026**.

3.4.2 To commence the process, a community flyer was circulated in the area surrounding the proposal site. It outlined the vision for the land and encouraged residents to visit the project website. It also included the freephone information line number and project email address, and instructions on how to order printed copies of the consultation materials for those without internet access.

3.4.3 Over 950 flyers were delivered to local addresses on **Thursday 5th February 2026**.

3.4.4 The map below shows the distribution area for the flyer, depicted by the red line and the site is marked with the red 'x'.

3.4.5 The community flyer contained the following:

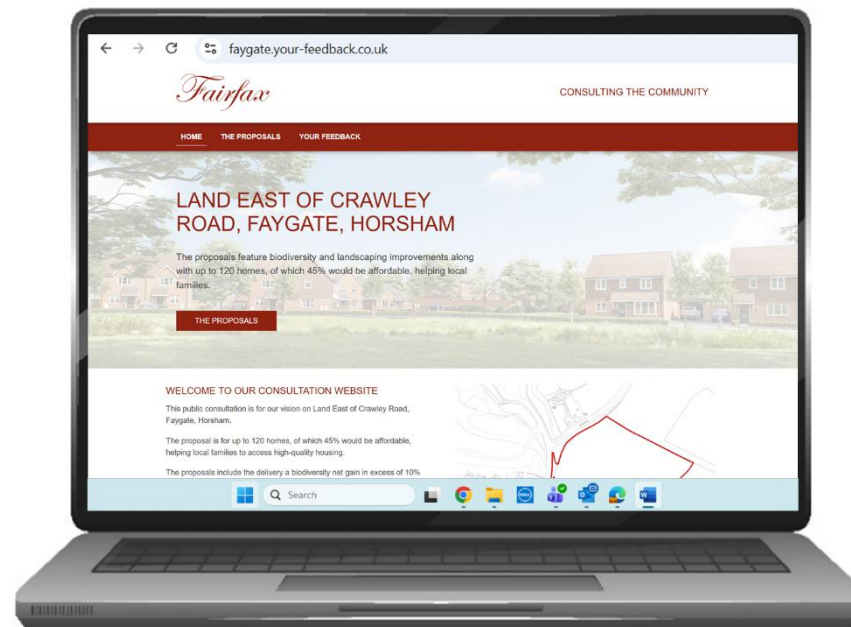
- Background to the site
- An overview of the proposals
- Details regarding the community consultation
- Details of the project team's freephone information line and email address

3.4.6 A copy of the flyer can be found in the Appendices.



3.5 Virtual consultation

- 3.5.1 A virtual consultation regarding the proposals was hosted on the project website. This allowed the local community and other key stakeholders to explore the proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.2 The virtual consultation was open for comments on the project's website between **Thursday 5th February 2026** and **Sunday 1st March 2026**.
- 3.5.3 The website was hosted at <https://faygate.your-feedback.co.uk>, and remains live.



3.5.4 The information displayed on the website included:

- Welcome and overview
- Background information about the site
- Details about the proposals and vision
- Information about transport, access, and ecology
- Details about sustainable drainage
- Key benefits of the scheme
- Next steps and how to provide feedback

3.6 Dedicated project email address

3.6.1 A specific project email address – fairfax@your-feedback.co.uk – was set up to receive feedback and answer any queries both during and after the consultation period.

3.7 Freephone 0800 comment facility

3.7.1 During and after the consultation, access to a freephone telephone information line – **0800 099 6712** - was offered to those who wished to find out more about the proposals, or register comments via the telephone.

4. Feedback analysis

4.1 Feedback

4.1.1 The community consultation generated **205** items of feedback. It included **185** forms submitted via the project website and there were also **20** email responses. The project team has carefully reviewed the data and all responses have been accounted for in the tables and graphs that follow.



Respondents are most concerned about the impact on the local road network



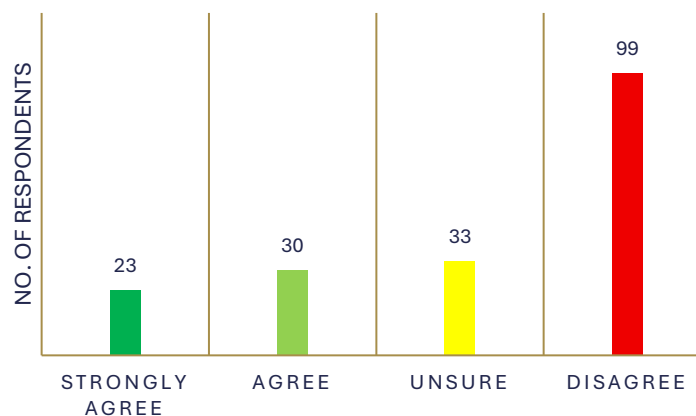
Respondents are concerned about the loss of green spaces and the impact on the landscape



Respondents noted that the infrastructure is already stretched and will not be able to accommodate additional pressures

4.1.2 The first question on the feedback form was:

Q1: We propose to deliver 45% affordable housing as part of our scheme – do you feel there is an unmet need for affordable homes?



The written responses received in regards to this question are catalogued in the table that follows.

Comment	Frequency of being raised
There are a number of new homes being built in the area / No more houses are needed	36
The infrastructure is already stretched and cannot accommodate additional housing (including schools and healthcare services)	19
Highways concerns relating to increased traffic, overwhelmed roundabout, poor road surfaces	18
The homes will not be truly affordable for those that need them	16
This is on the boundary of an AONB and should be protected / Ancient woodlands need to be protected	14
Concerns relating to the loss of green spaces and visual amenity	11

Believe the 45% will be lowered or not delivered if planning permission is gained	7
Flood risk in the area will be exacerbated	6
Clarity sought regarding what is classed as affordable	6
There is a need for affordable homes, but not where they are proposed	5
There are already enough affordable homes in the area	4
Against / Object to the proposals	4
Concerns relating to the impact on wildlife and habitats	4
It will ruin the area	3
There is an unmet need	3
There may be a need more widely but not in Horsham	3
Agree that affordable homes are needed	3
Residents have stopped previous submissions to build on these fields will do so again	3
Not needed in this area	3
Concerned about the negative impact on residents' quality of life	2
The area is already at capacity	2
Existing problems need solving before the area is overloaded with even more housing, traffic & utilities requirements	2
Affordable housing is a vague term	2
45% seems a high percentage	2
It is never affordable	2
Clarity sought regarding who would be able to apply for the affordable homes	2

This question is misleading	2
This is driven by greed	2
Stop this building and go elsewhere	2
Plans to build have previously been refused	2
Development should be prioritised in non-designated areas where landscape harm can be avoided	2
The site is not located in Faygate, it is Roffey	2
Support the principle of increasing access to genuinely affordable housing, but this development does not meet that aim	1
No clear plan has been provided to demonstrate how additional infrastructure demand would be managed	1
It should be 100% affordable	1
55% being unaffordable does not make sense for the community	1
Building dangerously close to a notoriously tough social housing area	1
A high percentage of social housing properties are terribly maintained by their tenants	1
Not on greenfield sites	1
Build eco-friendly homes or apartments with shared outdoor space rather than detached houses with minuscule gardens	1
Leave Horsham alone	1
It can only be guaranteed they are not over priced at the initial point of sale, not for future sales	1
A shared ownership scheme is needed	1
Clarity sought as to the cost of the affordable homes	1
Cannot see how this would improve the area	1

Affordable homes need to be in the right areas	1
Seeking confirmation that the 45% will not be reduced	1
It may be affordable but it is unnecessary as there are other places in the country to build	1
There is unmet need for hospitals ,doctor surgeries and dentists	1
Clarification sought on how the use of these properties for buy-to-let will be avoided	1
Concerns about how the proposal may impact the character of the area	1
The proposal conflicts with the local spatial strategy	1
Concerns that it will set a precedent for further development or incremental erosion	1
This is really important for local residents	1
All housing is unaffordable, especially new builds	1
Existing homes should be made affordable rather than building new ones	1
Welcome affordable homes for local people	1
Clarity sought as to whether there will be any bungalows or ground floor apartments	1
Strongly disagree that there is an unmet need	1
Absolutely do not want 45% social housing	1
Yet to see this delivered as part of these proposals	1
There are many unsold houses available	1
There are not enough affordable homes due to rising costs of living, stagnant wages and homes not being invested in	1

Q2: The landscaping improvements are set to include new public green space. Do you have any suggestions for how this should be used – a dog walking area, wildflower planting, space for children to play etc.?

As this question invited residents and other important stakeholders to comment on the specific proposals, the responses were not grouped into categories as with the previous question. However, the project team paid close attention to the replies, and all the issues raised, and their frequency, is shown in the table below:

Comment	Frequency of being raised
The existing green space / AONB should be left undeveloped	68
The site already has these features and is important for resident's well-being and health	40
Anything proposed will not be an improvement on the current environment	17
Calls for a play area	16
The houses are not wanted or needed	15
Calls for dog walking areas	15
Concerns regarding the impact on wildlife and habitats	14
Building here reduces the greenspace	13
Calls for wildflower planting	12
Strongly oppose the proposal / Do not support the proposal	6
There is a flooding risk	4
There will be more green space if the area is left alone & not built on	3

Infrastructure is needed, including healthcare	3
These are already in place	3
Highways concerns relating to increased traffic	3
It is not new public green space	3
Calls for pathways and green walks	3
It is directly adjacent to ancient woodland	2
The proposal destroys beautiful parts of the countryside	2
Calls for a wildlife area	2
Calls for areas that also support young people up to 16	2
It needs to be properly maintained	2
Suggestion to invest in improving the existing children's play park	2
Residents have fought development here before and will fight again	2
Priority should be given to protecting the current green space rather than replacing it	2
Plant trees that will be kept watered and looked after for decades to come	2
Properly designed and maintained outdoor areas to exercise and attract wildlife are needed	1
Not at this location	1
It is ridiculous to build over an AONB and claim green space is included	1
Try to stick to a plan unlike others developers	1
Wildflower planting or additions of larger plants that can help reduce the increase of CO2 emissions	1
Keeping green space is of high priority	1

Calls for wooded areas with shade	1
It is disgusting and will ruin the area	1
Suggestion to half the development and plant more trees behind	1
Calls for space for all ages to play, to relax and converse	1
A playground with swings could be open to vandalism and drug dealing	1
Dog walking should be off-site and signposted	1
Horsham has already had more housing built	1
Calls for allotments	1
Landscaping utilising plenty of green	1
Calls for a small pond	1
Biodiversity needs to be considered	1
More green space is needed than the planned amount	1
Parking needs to be included as it is not close to public transport connections	1
Build elsewhere	1
This is Roffey not Faygate	1
The layout and use of space is reasonable	1
The perimeter path at Sycamore Avenue should be protected	1
The key benefits are mandatory requirements	1
Calls for pollinating areas for bees	1
A pool for water given the clay soils	1

The is too close to the main road to be safe for children to play	1
Calls for an outdoor gym	1
Do not see how a 12% BNG could be provided here	1
This is very close to public footpaths	1
Please find an alternative site	1
Residents can walk their dogs on the land that's built on	1

Q3: Is there anything further you'd like to say about our proposals?

As this question was an invitation for residents and other interested parties to cover any points not already raised, these responses were not grouped into categories. However, the project team paid close attention to the replies, and all the issues raised. The data is shown in the table that follows:

Comment	Frequency of being raised
Highways concerns relating to increased traffic, overwhelmed roundabout, access, safety, parking, pollution	77
Concerns regarding loss of green spaces and landscape	56
The infrastructure is already stretched and cannot accommodate more homes or people (including schools and GP surgeries)	50
There is already a high volume of houses being built locally	39

Object / Oppose the proposal	35
The flood risk in the area could be exacerbated by the development	30
This is on the boundary of an AONB setting which should be protected	27
Plans to build have previously been refused	27
No more homes are needed	26
Concerns regarding the impact on wildlife, biodiversity and habitats	20
Concerns that it will set a precedent for further development or incremental erosion	17
The location of the proposal is misleading / The site is not in Faygate, it is in Roffey	15
Concerns about how the proposal may impact the character of the area	15
The proposal conflicts with the local spatial strategy	14
Development should be prioritised in non-designated areas where landscape harm can be avoided	12
Do not proceed / It should not go ahead	10
Brownfield sites should be used	8
It's "lunacy" / "absurd" / "ridiculous" / "appalling" / "crazy"	7
It is profiting from destroying green spaces	6
Don't build here	6
An alternative, more suitable site should be found	5
It will ruin the area	4
Improved infrastructure and amenities are needed first	4
Concerns regarding the negative impact on existing residents' well-being and quality of life	4

Leave Horsham alone	4
Residents have fought development here before and will fight again	4
Clarity sought regarding how the infrastructure will be improved	4
Clarity sought as to the cost of the affordable homes	3
This is an unsuitable place for homes	3
There are already serious drainage problems in this area	2
This proposal is inappropriate	2
Find another part of England to develop where the local roads have capacity	2
North Horsham is over developed as it is	2
Green spaces are vital for physical and mental health, community cohesion, and environmental resilience	2
The exceptional circumstances required by the NPPF are not demonstrated	2
The proposal is unnecessary	2
Clarity sought regarding the improved cycle and walking routes	2
It is difficult to assess the scale of the proposal from the map in the materials	2
Moorhead Farm will be marooned on a small island between the new development and the roundabout	1
There is nothing in the proposals to mitigate pressure on the A264 roundabout	1
While the field does abut the built up boundary it is part of a lovely stretch of farmland	1
The site is close to the public footpath and the countryside backdrop is already enjoyed by local walkers and members of the public regularly	1
The plans are just as ridiculous as they were last time	1

The proposals sound great	1
There is no cycle route to Horsham or Crawley from the site	1
Cramming more houses on with limited parking and including charging points does not make it any greener	1
Unless each home has 2 parking spaces, there will be overspill of cars parking on pavements	1
This development is ill-judged	1
There are areas within Horsham which are under developed already	1
Horsham has already had more housing	1
The High Weald deserves to be protected from greedy developers	1
It's reckless to encourage cycling without a dedicated lane	1
There are currently no public footpaths	1
Clarity sought regarding who would be able to apply for the affordable homes	1
Clarity sought as to how biodiversity will be increased when so much will be destroyed	1
Whilst it is a small development, there is nothing added to the current area of Horsham	1
Everything about this is wrong	1
Clarity sought as to whether a landlord will snap them all up for private renting	1
Clarity sought regarding what is proposed to ease traffic coming from a new estate	1
Good thinking and some clever ingredients on the concept so far	1
The site is too big	1
This is the wrong thing for the area	1
The development is not wanted	1

Concerns regarding the community and ramblers footpath and the Riverside Walk	1
Suggestion to add stops to Faygate train station and weekend stops if the area is to be more residential	1
Make it sustainable and good for the environment	1
Support this moving forward	1
The existing new homes are not affordable for people who live and work in the area	1
There are too many homes proposed	1
Not enough space for safe parking	1
Not enough green space and foot paths	1
The housing market is stagnant	1
No such thing as affordable housing in Horsham	1
There should be a mix of housing types, including bungalows for over 70s	1
Large scale development such as this is completely unacceptable	1
Clarity sought as to what safeguards are in place to prevent the developer building on these green areas	1
There was a plan for a supermarket on this site which was rejected	1
A more sensible option would be to offer the land to local residents and look elsewhere	1
The flyer is deceptive	1
The employment opportunities are temporary and therefore not a benefit	1
Concerns regarding increased noise and disturbance for existing residents	1
Fairfax is not offering anything in terms of infrastructural provision	1
Accept that there needs to be housing but not on this field	1

This would be awful	1
It is just a way of making money	1
Not convinced these houses are a good proposal	1

4.2 Email responses

4.2.1 In addition to the feedback form provided on the project website, a dedicated email address was provided for residents and other local stakeholders who wished to submit comments without completing a form. The project team received **20** email responses.

4.2.2 The project team has examined the email responses and the issues raised, and their frequency, is detailed in the table below.

Comment	Frequency of being raised
Concerns relating to the loss of green amenity and greenfield land	14
Highways concerns relating to increased traffic, overwhelmed roundabout, access, safety, parking	13
Planning applications have been previously rejected	12
Do not support / Object to the proposal	12
There is already a high volume of houses being built locally	10
The infrastructure is already stretched and cannot accommodate more homes or people (including schools and GP surgeries)	9
Concerns about how the proposal may impact the character of the area	7
This is an AONB setting and should be protected	7

The location of the proposal is misleading / The site is not located in Faygate	6
Concerns that it will set a precedent for further development or incremental erosion	6
Concerns regarding the negative impact on existing residents	5
Development should be prioritised in non-designated areas where landscape harm can be avoided	5
Concerns regarding the impact on wildlife, habitats and biodiversity	5
The flood risk in the area could be exacerbated by the development	4
The proposal conflicts with the local spatial strategy	4
Please do not put profits above the needs of the community	2
The cumulative impact of development in Horsham and Faygate needs to be considered	2
The building in & around Horsham has expanded enormously over the past few years	2
Any landscaping proposed will not be an improvement on the current environment	2
Believe the 45% affordable homes allocation will be lowered or not delivered if planning permission is gained	2
No more housing is needed	2
Concerns regarding increased noise and disturbance for existing residents	2
Concerned that further housing is being proposed without adequate consideration of water supply	1
Fully aware of the shortage of affordable housing, especially for first-time buyers, but new developments labelled as 'affordable' are not	1
This development will lead to further urbanisation	1
Disappointing to see biodiversity and cycling promoted in the leaflet when the development will destroy both	1
Clarity sought as to the definition of affordable	1

Meaningful investment must be made to expand infrastructure and local services	1
Residents have fought development here before and will fight again	1
This consultation is just paving the way for Fairfax to prepare for the opposition they will encounter	1
This proposal should be immediately consigned to the bin	1
It is outrageous to increase the housing density by 50%	1
Request that the proposal be dropped	1
New footpaths will only benefit those living on the new site	1
The development adds absolutely nothing to greener travel around Horsham	1
Fairfax has no influence on the local or national economy	1
Any claimed benefits need to be both realistic and guaranteed	1
The development will not enhance the town, quite the opposite	1
The area is already over developed	1
There is no clear evidence that the long-standing concerns regarding water supply and environmental impact have been fully resolved	1
Key benefits of the proposed scheme are already in existence	1
No thank you	1
The land lies outside the built up boundary and is contrary to the Draft Local Plan	1
It is an inappropriate location for development	1
The feedback questions are highly selective, very narrow and do not address the fundamental issue of the suitability of the site for housing	1

4.3 Response to comments

- 4.3.1 All comments received during the community consultation process have been reviewed and the applicant has attempted to respond to the most recurring themes that have been raised.
- 4.3.2 Overall, the feedback indicates strong opposition to the proposed development, with many respondents questioning both the need for additional housing in this location and the suitability of the site. A common theme across responses is the view that there are already sufficient homes in the area, with several respondents noting the high level of recent development in and around Horsham.
- 4.3.3 Respondents highlighted potential impacts on road capacity, traffic congestion and safety, particularly around the nearby roundabout, as well as concerns that local schools, GP surgeries and other services are already stretched and would struggle to accommodate further growth without significant improvements.
- 4.3.4 It is worth noting that in the event of planning permission being granted, financial contributions linked to the approval would be made to address some of the concerns raised, for example, infrastructure improvements.
- 4.3.5 Many respondents value the site as an existing greenfield area used for recreation and wellbeing. Concerns were raised about the potential impact on wildlife, biodiversity and landscape character, as well as the site's proximity to ancient woodland and the High Weald Area of Outstanding Natural Beauty (AONB). Some respondents suggested that development should instead be directed to brownfield or less sensitive locations.

- 4.3.6 While some respondents acknowledged the general need for affordable homes, many questioned whether the homes would be genuinely affordable or accessible to local people.
- 4.3.7 To conclude, all feedback responses have been taken into consideration and have been addressed in further detail in the Planning Statement and relevant technical reports, and this Statement of Community Involvement should be read alongside those documents. The project team is seeking to continue its dialogue with residents and other local stakeholders as the scheme moves forward.

5. Appendices

- Copy of the community flyer
- Copy of the virtual exhibition boards

LAND EAST OF CRAWLEY ROAD, FAYGATE, HORSHAM



AFFORDABLE HOUSING, LANDSCAPED OPEN SPACE AND BIODIVERSITY IMPROVEMENTS

Fairfax is proposing a new residential development of up to 120 homes, of which 45% will be affordable, on Land East of Crawley Road, Faygate, Horsham.

Before submitting a planning application, we want to engage with residents and other important local stakeholders.

As a result, we are holding a community consultation, and would welcome your feedback.



Our proposal site is marked by the red line

TAKE PART IN OUR ONLINE COMMUNITY CONSULTATION

The proposals are being displayed on our project website - faygate.your-feedback.co.uk – and there is the opportunity to leave feedback up until **Sunday 1st March 2026**.



GET IN TOUCH

 fairfax@your-feedback.co.uk

 Leave a message on our free-phone line, **0800 099 6712**, and our team will call you back



Scan QR code to visit our project site

For those without internet access, we would be happy to send printed consultation materials to you along with a feedback form that can be returned to our team for free.

KEY BENEFITS OF THE SCHEME

	Delivering much-needed homes, including 45% affordable housing, exceeding local policy targets		Seeking to protect existing habitats and create new ones
	Installing footpaths and improving connectivity		Providing electric vehicle charging points
	Delivering a green and attractive scheme with a biodiversity net gain of more than 10%		Helping Horsham District Council to meet its housing targets including much-needed affordable homes
	Creating new public green spaces for all to enjoy		Creating local jobs during the construction phase
	Promoting greener travel, including cycling		Investing in the local economy and providing funding for infrastructure

Fairfax has extensive experience of being involved with high-quality schemes – such as this in Crowborough



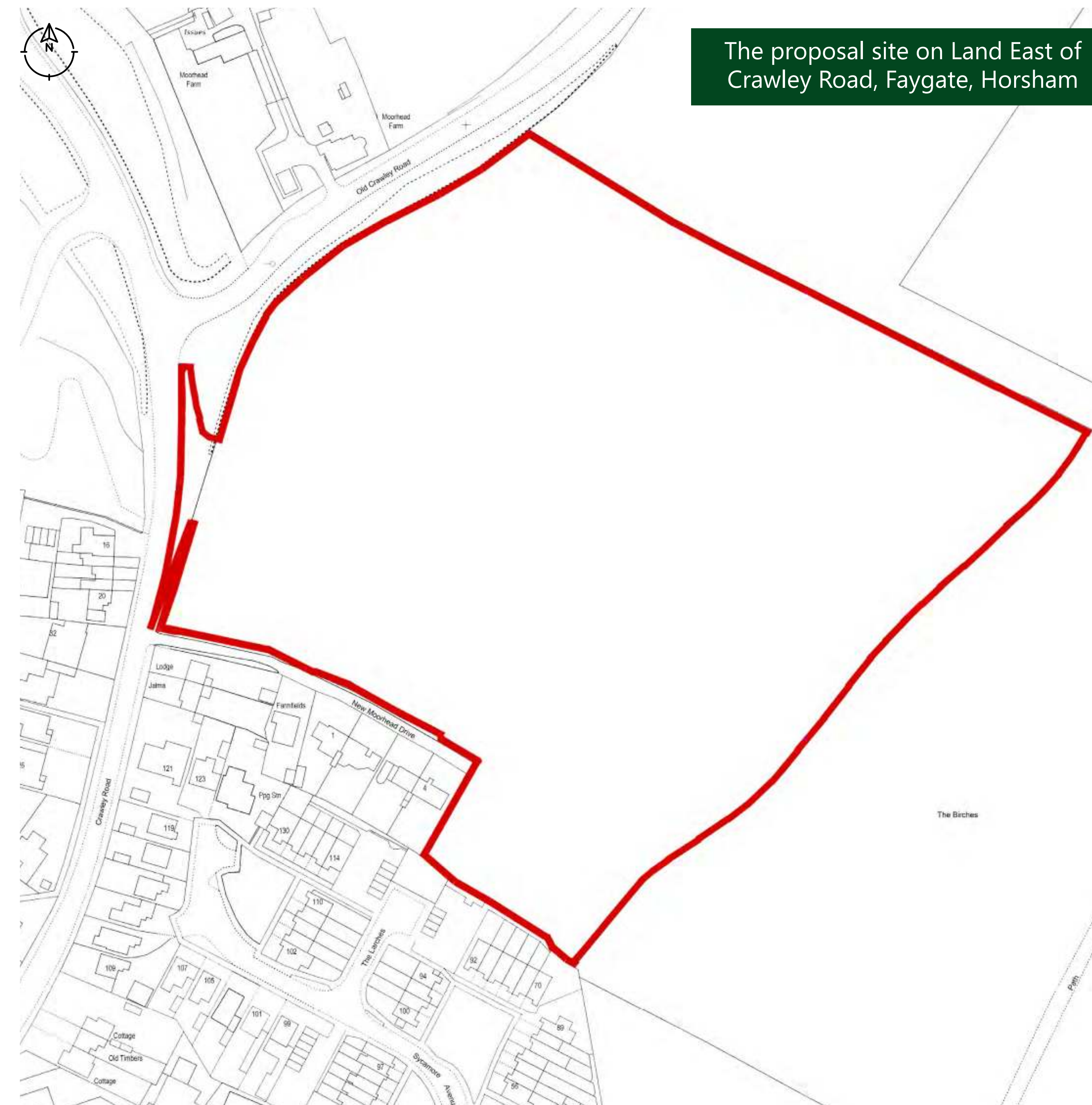
CONSULTING THE COMMUNITY

Welcome to our public consultation regarding our vision on Land East of Crawley Road, Faygate, Horsham, West Sussex.

The proposal is for up to 120 homes, including 45% affordable housing, and we are consulting the community before taking the project forward.

The proposals also include landscaping improvements and a biodiversity net gain of at least 10% along with promotion of greener travel, including cycle storage, and electric vehicle charging points.

Additionally, there would be contributions to improve local infrastructure.



MEETING LOCAL HOUSING NEED

The proposal site is part of the Horsham district where there is a pressing need for new homes.

Our vision would deliver a mixture of housing sizes in line with local and national policies and help to meet urgent local demand.

Based on the experience of past developments, most new residents will be people who already know and love the area.

They will often have been brought up here, have relatives here, work locally, or already live here and wish to move to more appropriate accommodation to meet their needs.

THE PROPOSALS AT A GLANCE

45% Affordable Housing

Helping local people stay in Horsham



A Smaller, More Sensitive Proposal

Up to 120 homes



New Public Open Space

Landscaping improvements for the wider community





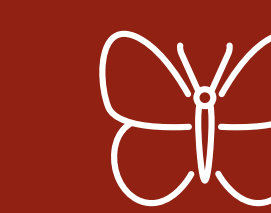
KEY FEATURES



Up to 120 homes, of which 45% will be affordable



New public open space



A biodiversity net gain of at least 10%



Contributions to improve local infrastructure



Promoting greener travel, such as cycling and walking, and providing electric vehicle charging points

THE SITE

The application site is on the eastern side of the town. It adjoins existing development to the south and west and would therefore be a logical extension to Horsham.

Our vision for the site includes up to 120 new homes including 45% affordable housing.

The proposals also feature new footpaths, landscaping improvements, new public open space, sustainable drainage systems, promoting greener travel, and a biodiversity net gain of at least 10%.

OUR GREEN VISION

The proposals feature the provision of new public open space.

Additionally, a biodiversity net gain of at least 10% will be delivered. Our vision also includes planting greenery, retaining mature trees and hedgerows where feasible, and installing sustainable drainage systems.

Footpaths will also be provided to improve connectivity and promote health and wellbeing along with greener travel.

Other sustainable features include cycle storage along with electric vehicle charging points.

Overall, the aim is to deliver a scheme that provides a natural extension to Horsham and is attractive, pleasant, green, and sustainable.



ENVIRONMENTAL CREDENTIALS

The scheme includes a host of sustainable features:

-  Significant landscaping improvements
-  New public open space for informal recreation
-  Delivering a biodiversity net gain of at least 10%
-  Footpaths to improve connectivity and promote health and wellbeing
-  Greenery planting and retaining mature trees and hedgerows where feasible
-  Promoting greener travel, including cycling
-  Electric vehicle charging points
-  Sustainable drainage systems
-  Delivering a development that is attractive, pleasant, green, and sustainable



HIGHWAYS ACCESS

Our expert project team has devised a transport strategy for the proposed development, having carried out a thorough assessment of the site.

Vehicular access will be provided from Crawley Road, which lies close to the roundabout with the A264, providing quick access to the wider highways network.

The vision also features improved pedestrian and cycle connectivity to existing surrounding infrastructure. This will promote greener travel along with health and wellbeing.

PARKING STRATEGY

A balanced approach to parking has been considered to promote sustainable travel and avoid overspill into surrounding roads.

As part of our commitment to sustainable development, electric vehicle charging points will be included in the proposals.

Our vision also includes high-quality cycle parking to promote sustainable travel.



GREEN TRAVEL CREDENTIALS

- Cycle parking
- Electric vehicle charging points
- Promoting the use of public transport
- Quick access to the A264 and wider highways network
- New footpaths to improve connectivity



The proposals will promote greener travel, including walking and cycling



OUR DRAINAGE STRATEGY

Our project team has carried out a detailed examination of the proposal site before producing our drainage strategy.

The proposals include sustainable drainage systems (also known as SuDS) which aim to ensure there is no additional pressure on the existing sewer network.

Furthermore, the strategy also includes measures to mitigate flood risk along with ensuring the chances of flooding on the site and nearby do not increase.

The strategy will be submitted as part of any future planning application and will be examined by West Sussex County Council as the Lead Local Flood Authority.



KEY BENEFITS OF THE SCHEME

The proposals feature a significant number of wider community benefits, including:



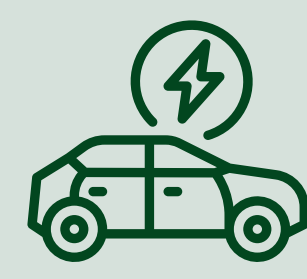
Delivering much-needed homes, including 45% affordable housing, exceeding local policy targets



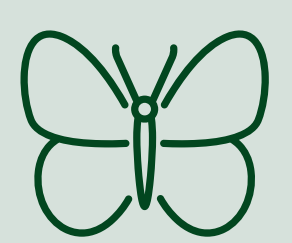
Seeking to protect existing habitats and create new ones



Installing footpaths and improving connectivity



Providing electric vehicle charging points



Delivering a green and attractive scheme with a biodiversity net gain of more than 10%



Helping Horsham District Council to meet its housing targets including much-needed affordable homes



Creating new public green spaces for all to enjoy



Creating local jobs during the construction phase



Promoting greener travel, including cycling



Investing in the local economy and providing funding for infrastructure



NEXT STEPS

Thank you for viewing the proposals regarding development on Land East of Crawley Road, Faygate, Horsham.

Once this consultation closes, the Fairfax project team will review feedback received and take this into consideration before refining the plans and submitting them to Horsham District Council.

If you provide us with your details, you will be kept up to date on progress as the proposals for the site move forward.



FOR THOSE WITHOUT INTERNET ACCESS

If you have requested to receive these consultation materials by post in paper format, please return your comments on the feedback form provided and by using the enclosed freepost envelope, or address your comments to **Freepost, Fairthorn Consultancy**.

No stamp is required.



FEEDBACK

Fairfax believes the views of the local community are important. Please submit your comments by **Sunday 1st March 2026**.

🌐 Complete the feedback form on our website, **faygate.your-feedback.co.uk**

✉ Email us at **mail@your-feedback.co.uk**

☎ Call **0800 099 6712**, leave a message, and our project team will ring you back.

Scan QR
code to visit
our project
website

