



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 18921
Date: 9 September 2026

For the attention of: Sam Whitehouse

Application ref: DC/26/0671
Location: Land Off Old Crawley Road Faygate West Sussex
Proposal/Description: Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.

Thank you for consulting with Place Services on the above Outline planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided landscape comments on this application dated 25th June 2026.

1.0. Review of the proposal/submitted information:

- 1.1. We previously concluded that given the Site's location within the National Landscape, that we could not be supportive from a landscape perspective.
- 1.2. However, noting the draft Strategic Policy HA10: Horsham, the site forms part of allocation HOR3: Land South of New House Farm, 4.9 hectares (120 homes), we have the following comments on the amended drawings.
- 1.3. An updated Illustrative Masterplan (Dwg no. 2125/PL.05 Rev. R) and Proposed Masterplan (Dwg no. D2670_0005) has been submitted for review, in response to our previous comments dated 25th June, on the design and layout of the proposals specifically.
 - The centre of the scheme is much improved, with a strong pedestrian link through the centre of the site. This space is also well overlooked by surrounding houses which is welcomed.
 - An increased offset from the north-eastern site boundary is proposed and welcomed.
 - Two parking courts have been replaced with roads and roadside parking which is welcomed. The security of the exposed rear garden boundaries should be explored



in forthcoming proposals with use of brick walls and a landscape buffer for climber planting.

- We are satisfied with the proposed seating location instead of moving the play area, also based on the applicants concerns regarding proximity to houses.
- We welcome the amendments to housing types, where details of this should be submitted in forthcoming applications.
- Additional southern boundary planting would be welcomed, to provide privacy for existing and new dwellings, also given the placement of the play area to the south. This will also provide screening and soften the proposals.

- 1.4. The Parameter Plans previously submitted, which define the proposed land uses, building heights and green infrastructure framework, should be revised to accord with the submitted Masterplans. Given that the Parameter Plans are proposed to form part of the approved plans for this outline application, they must accurately reflect the development being sought.
- 1.5. As per Para 4.9 of our previous response, we requested that Wirelines were produced to verify the visual impacts of the proposals from the wider National Landscape, for example from Viewpoint 12. Whilst these have not been produced, further justification has been provided regarding the extent of views available and the function of existing screening around the site, as per Appendix B.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.



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