

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 June 2026 16:00:32 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 19/06/2026 4:00 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: 14 Earles Meadow Horsham West Sussex Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	I wish to object to the proposed development on land east of Crawley Road, Faygate. Although the site sits at the boundary of the Area of Outstanding Natural Beauty, it forms an important part of the AONB's setting and functions as a landscape buffer that helps define and protect the integrity of the designated boundary. Development on this edge risks incremental erosion of the AONB whereby successive

proposals gradually weaken what should be a clear and defensible boundary.

This land has previously been the subject of proposals seeking to extend development into sensitive countryside at the AONB edge, which were refused and dismissed due to landscape harm and conflict with planning policy. The current proposal appears to revisit the same boundary in a slightly altered form, raising concern that repeated applications are being used to test the limits of AONB protection rather than respect it.

Mitigation measures such as landscaping and biodiversity net gain do not address this issue of principle. The permanent loss of open countryside at the AONB edge would result in long-term harm to landscape character and the setting of the designation, which cannot be fully mitigated.

Importantly, there is already significant residential development underway and planned within non-AONB areas locally, including large allocated sites capable of accommodating growth without encroaching on protected landscapes. Current national planning direction, including recent reforms, continues to prioritise meeting housing need in appropriate, non-designated locations and does not support the erosion or redrawing of protected landscape boundaries. Given the availability of more suitable sites, there is no justification for releasing sensitive land at the AONB boundary. The proposal also conflicts with the local spatial strategy, which seeks to direct growth to sustainable, allocated sites rather than through piecemeal expansion into protected countryside and its setting.

For these reasons, I object to the proposal and request that significant weight is given to preventing incremental erosion of the AONB boundary, recognising relevant appeal precedent, and prioritising development in non-designated areas where landscape harm can be avoided

Kind regards

Telephone:

Email: planning@horsham.gov.uk

