

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 July 2026 16:27:39 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 11/07/2026 4:27 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:	1 Amberley Road 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 - Loss of General Amenity - Other - Trees and Landscaping
Comments:	I wish to formally object to this outline planning application for up to 120 dwellings. My objection is based on material planning considerations rather than opposition to new housing in principle. The proposed development would result in the unnecessary loss of open greenfield land which forms an important part of the

landscape setting of this area. Once developed, this countryside cannot be replaced. National and local planning policy seeks to protect the countryside unless there is clear justification, and I do not believe that justification has been demonstrated.

The site also forms part of a wider ecological network linking surrounding habitats, including those associated with Earls Meadow. Although the applicant refers to biodiversity enhancements, I am not convinced that the permanent loss of undeveloped land and existing habitats can be adequately compensated. The council should be satisfied that any biodiversity gains are genuine, deliverable, long term and do not simply offset the loss of an established wildlife corridor elsewhere.

The impact on the local highway network is another significant concern. Crawley road and the surrounding road network already experience congestion, particularly during weekday morning and evening peak periods. The nearby Moorhead roundabout regularly carries heavy traffic, with queues forming during rush hour.

Introducing traffic generated by up to 120 additional dwellings will inevitably place further pressure on a junction that already operates under significant demand.

Any suggestion that future traffic signals could resolve these issues should be carefully scrutinised. Signalising the roundabout may simply transfer or increase queuing on one or more approaches, resulting in longer delays, increased vehicle idling, poor air quality and greater carbon emissions. It would also urbanise an important gateway into the area. Mitigation measures should genuinely resolve highway impacts rather than merely redistribute congestion.

The cumulative impact of this proposal, together with existing and approved development in the wider area, must also be fully assessed. The local road network, healthcare services, schools and other infrastructure are already under pressure. Existing residents should not be expected to absorb further strain without clear evidence that sufficient infrastructure can be delivered alongside the development.

The council should also carefully consider the adequacy of the drainage strategy. Greenfield land naturally absorbs rainfall and slows surface water runoff. Replacing permeable land with buildings, roads and hard surfaces has the potential to increase runoff unless robust and proven drainage measures are in place. The existing undeveloped site allows rainfall to infiltrate naturally before entering the tributaries that ultimately feed the Earls Meadow conservation area, Chennells Brook and Warnham Nature Reserve. These water courses currently support a high quality freshwater environment. Although sustainable drainage is proposed, there remains concern that increase surface water runoff, sediment, hydrocarbons, heavy metals and other pollutants associated with roads, parking areas and residential development could adversely affect water quality if drainage systems do not perform as intended throughout the lifetime of the development. The council should therefore be fully satisfied that there will be no deterioration in the quality or quantity of water entering the

tributaries connected to Earles Meadow. Any uncertainty should weigh against granting permission.

Finally, this proposal would erode the rural character of the area and contribute to the gradual loss of open countryside around the entrance to Horsham. Incremental development of greenfield sites fundamentally changes the character of settlements and sets an undesirable precedent for further encroachment into the countryside.

For these reasons, I respectfully request that Horsham District Council refuses planning application DC/ 26/ 0671, or at the very least requires the applicant to demonstrate, through robust independent evidence, that the proposal would not result in unacceptable harm to the countryside, biodiversity, highway capacity, air quality, drainage, local infrastructure or the character of the area.

Kind regards

Telephone:

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