

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 11 July 2026 17:09:03 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 5:09 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
----------	-------------------------

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 - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to formally object to this application. My objection is not based on opposition to housing in principle, but on the significant harm this proposal would cause to the local environment, wildlife, highway network, infrastructure and character of the area.

The proposed development would result in the permanent loss of open greenfield land which currently contributes to the rural character and landscape setting of the area. Once developed, this countryside cannot be replaced. The council should require a clear justification for the loss of this undeveloped land and demonstrate that more sustainable alternatives, including previously developed land where available, had been properly considered.

The development would contribute to the gradual erosion of the open countryside around North Horsham and set an undesirable precedent for further encroachment into the surrounding fields.

The fields are not an isolated area of land but form part of a wider ecological network providing a wildlife corridor towards Earles meadow. This connectivity is important for the movement and survival of wildlife and helps maintain biodiversity across the wider landscape.

Earles Meadow is a valued local conservation area owned by North Horsham Parish Council and managed with the support of local volunteers. It provides a range of habitats including meadow, woodland, wet areas and streams which support local wildlife.

Biodiversity improvements within the development should not simply compensate for the loss of established habitats. The council should be satisfied that any claimed biodiversity gains are genuine, deliverable and capable of being maintained over the lifetime of the development.

The proposal will place additional pressure on an already heavily used local road network. Moorhead roundabout experiences significant congestion during peak morning and evening periods, with existing traffic queues and delays affecting local residents and commuters.

The additional vehicle movements generated by up to 120 dwellings are likely to increase congestion, queue lengths, delays, vehicle idling and associated air quality impacts.

Any suggestion that future traffic signals or junction alterations could resolve these issues should be carefully examined. Signalization should not simply transfer congestion to other approaches, increased queuing or create additional delays. It would also change the character of this area by introducing more urban highway infrastructure into an already pressured location. Mitigation should genuinely address the impact of the development rather than merely redistribute existing congestion.

The existing fields provide natural water absorption and help manage surface water before it reaches the surrounding water courses. These water courses ultimately connect with the wider

environment around Eeales Meadow leading to Chennells Brook and Warnham Nature Reserve and currently support a good quality freshwater habitat.

The introduction of roads, driveways, parking areas and other impermeable surfaces create potential risks from increased runoff, sediment, hydrocarbons and other pollutants unless drainage systems are proven to be robust, properly maintained and effective for the lifetime of the development.

The council should be satisfied that the development will not result in deterioration in the quality or quantity of water entering the tributaries connected with Earls Meadow.

The development should also be considered in the context of existing pressure on water resources in the South East. The council must be satisfied that additional residential development can be supported by adequate water infrastructure without placing unacceptable pressure on existing supplies or the environment.

The cumulative impact of further housing growth must also be considered, including pressure on local services, healthcare, schools, roads and other infrastructure.

The proposal will change the character of the area for existing residents through increased traffic, noise, activity, loss of open views and the urbanisation of what is currently open countryside.

The cumulative effect of this development alongside other existing and proposed developments should be fully addressed. Local communities should not be expected to absorb further growth without sufficient infrastructure and environmental safeguards.

For the reasons above, I respectfully request that Horsham District Council refuses planning application DC/ 26/ 0671.

At the very least, the council should require robust, independently verified evidence that the proposal will not cause unacceptable harm to biodiversity, wildlife corridors, landscape character, highway capacity, water drainage, water quality comma drainage comma local infrastructure and the of existing residents.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E
aton