

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 June 2026 08:56:22 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 30/06/2026 8:56 AM.

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:	116 Beech Road Horsham
----------	------------------------

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	1. Loss of Green Belt and Open Green Space The proposed development would result in the irreversible loss of valuable green space within the Mowbray Village area. This land provides an important visual break between built up areas, contributes to the character of the local community and serves as an essential recreational and environmental asset. Development

would undermine the purpose of protecting open countryside and set an undesirable precedent for further encroachment into surrounding green areas.

2. Impact on Wildlife and Biodiversity

The site supports wildlife habitats that contribute to local biodiversity. Hedgerows, mature trees, grassland and connecting green corridors provide habitat and movement routes for birds, bats, hedgehogs, insects and other protected or declining species. Development risks habitat fragmentation, disturbance from increased human activity, light pollution and long term ecological decline. The proposal appears contrary to the principle of achieving measurable Biodiversity Net Gain and protecting ecological networks.

3. Precedent for Further Development

Approval of this application would establish a precedent for additional development on neighbouring green spaces. Once one section of open land is lost, it becomes increasingly difficult to resist future applications, resulting in gradual urbanisation and permanent loss of the area's rural character.

4. Traffic Congestion and Highway Safety

The local road network already experiences congestion during peak periods. Additional residential traffic would increase delays, place further pressure on existing junctions and reduce road safety for motorists, cyclists and pedestrians. Increased congestion would also have adverse impacts on emergency vehicle access, public transport reliability and local air quality.

5. Pressure on Local Infrastructure

Additional housing would increase demand on GP surgeries, schools, dental services, drainage systems and other public infrastructure. Unless there is clear evidence that these services have sufficient spare capacity, the development risks placing an unacceptable burden on existing residents.

6. Loss of Community Amenity

The green space is an important community asset providing opportunities for recreation, exercise and mental wellbeing. Its loss would reduce access to natural environments and diminish the quality of life for existing residents.

For these reasons, I respectfully request that the Local Planning Authority refuses planning permission. The environmental, ecological and community harm caused by the proposal significantly outweigh any potential benefits, and the development would not represent sustainable development in accordance with national and local planning policies.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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