

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 July 2026 13:39:38 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 21/07/2026 1:39 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:	12 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:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to planning application DC/26/0671 for the following planning reasons. The site currently forms part of the open countryside and

contributes significantly to the rural setting of Faygate. The construction of up to 120 dwellings would result in a substantial and irreversible urbanisation of this landscape.

The proposal would erode the important distinction between the village and surrounding countryside, replacing open land with a dense residential estate that is out of keeping with the existing character. The scale of development would have a significant adverse effect on local landscape character.

The proposal would introduce a considerable increase in traffic onto Old Crawley Road and the surrounding highway network. The Council should be satisfied that:

junctions can safely accommodate additional vehicle movements;
pedestrian and cyclist safety will not be compromised;
emergency vehicle access can be maintained;
existing congestion will not be worsened.

Given the scale of 120 dwellings, the cumulative traffic impact is likely to be significant and should not be underestimated.

The development has the potential to cause increased noise and disturbance from both construction and future occupation. Depending on the final layout, neighbouring residents may also experience overlooking, loss of privacy and overshadowing. These matters should carry substantial weight given the scale of the proposal.

If the development requires removal of established trees, hedgerows or other natural features, this would have a lasting impact on biodiversity and the appearance of the area. Existing mature vegetation provides important wildlife habitat as well as screening and contributes to the rural character of the site. Replacement planting cannot compensate for the immediate loss of mature landscape features.

Although appearance is reserved, the Council must still consider whether a development of this size is appropriate in principle. An estate of up to 120 homes would appear as a major extension to the existing settlement and risks creating an incongruous form of development that fails to respect the established pattern of Faygate.

This proposal should not be considered in isolation. The cumulative impact of recent and proposed developments in the wider area places increasing pressure on local roads, services and the rural landscape. The cumulative effect is material and should be carefully assessed.

Whilst I recognise the importance of delivering new homes, planning decisions must ensure that development is sustainable and does not cause unacceptable harm.

In this case the permanent loss of open countryside, adverse effects on landscape character, increased traffic, potential harm to residential amenity and loss of natural features outweigh the benefits of the proposal.

For these reasons, I respectfully request that Horsham District Council refuses planning permission.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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