

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 10 May 2026 12:02:56 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0230  
**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 10/05/2026 12:02 PM.

### Application Summary

|               |                                                                                                         |
|---------------|---------------------------------------------------------------------------------------------------------|
| Address:      | Cherry Tree Inn Crawley Road Faygate West Sussex RH12 4SA                                               |
| Proposal:     | Change of Use from a mixed use ground floor pub and first floor 3 bedroom apartment to a 7 bedroom HMO. |
| Case Officer: | Hannah Darley                                                                                           |

[Click for further information](#)

### Customer Details

|          |                                |
|----------|--------------------------------|
| Address: | 114 Illett Way Faygate Horsham |
|----------|--------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                        |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>                                                                     |
| Comments:            | <p>I wish to object to the proposed conversion of the former public house into a House in Multiple Occupation (HMO).</p> <p>My objections are based on the suitability and sustainability of the location for intensive residential occupation.</p> |

Firstly, the site is poorly served by public transport. There are limited public transport options available to future occupants, making the development heavily dependent on private car ownership and use. This conflicts with the principles of sustainable development and reducing reliance on private vehicles.

Secondly, the site lacks nearby amenities and services that would ordinarily support higher-density residential occupation. Residents would be required to travel by car for basic day-to-day needs, further increasing vehicle dependency and associated traffic movements.

In addition, there are no safe or practical public footpaths serving the site. The absence of pedestrian infrastructure means residents would be unable to safely walk to nearby destinations, public transport connections, or local services. This raises significant concerns regarding pedestrian safety and accessibility.

The location of the building immediately adjacent to a dual carriageway also raises concerns regarding the health and wellbeing of future occupants. The close proximity to a high-volume road is likely to expose residents to elevated levels of vehicle emissions, particulate pollution, and traffic noise. This does not appear to provide an appropriate standard of residential amenity for future occupiers.

Taken together, these issues suggest the site is fundamentally unsuitable for an HMO development, particularly given the increased intensity of occupation associated with such use.

I would respectfully ask the Council to give careful consideration to the sustainability, safety, accessibility, and residential amenity implications of this proposal when determining the application.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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