

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 June 2026 07:41:11 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 21/06/2026 7:41 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:	18 Reynard Close Horsham
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Comments Details

Commenter Type:	Neighbour
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 am writing to submit a formal objection to planning application DC/26/0671. The proposal to construct 120 houses on greenfield land at Newhouse Farm represents an inappropriate incursion into the countryside. It threatens a highly protected landscape and

must be refused.

1. Binding Planning Precedent: The 2021 Appeal Dismissal

The principle of residential development on this exact site has already been tested and rejected. A previous application under reference DC/20/0470 was dismissed at appeal in July 2021 (Appeal Ref: APP/Z3825/W/21/3266503).

The Planning Inspector concluded that development on this site would cause significant harm to the landscape and scenic beauty of the High Weald AONB. The Inspector also ruled that it would conflict with the district's spatial strategy. There have been no material changes to the site or planning policy since 2021. The previous dismissal establishes a powerful material consideration that dictates refusal.

2. Fatal Conflict with National Protected Landscape Policy

The application site sits entirely within the High Weald National Landscape. National planning policy dictates that great weight must be given to conserving and enhancing these areas. These landscapes hold the highest status of protection nationwide.

A development of 120 houses constitutes a major development within a designated landscape. Exceptional circumstances do not exist here and the development is not in the public interest. The site is bounded by Old Crawley Road, New Moorhead Drive and Beech Road. Building here breaches the clear spatial boundary between the urban edge of Horsham and the protected rural landscape.

3. Irreparable Harm to Biodiversity and Ancient Woodland

The proposed development site serves as a vital ecological buffer zone. The site sits next to a designated Public Footpath and a substantial tract of Ancient Woodland including High Wood and Sponsorchard Wood. Constructing 120 homes will introduce severe domestic light pollution, urban noise and car pollution into this fragile ecosystem. The area currently supports thriving native wildlife populations including deer. The loss of open foraging habitats will cause permanent ecological fragmentation.

4. Unacceptable Highways and Infrastructure Impact

The local infrastructure cannot absorb the strain of 120 additional households.

Traffic Congestion: The primary traffic egress will severely impact the Moorhead Roundabout. This junction already suffers from heavy congestion. Adding hundreds of daily vehicular trips will compromise road safety.

Inadequate Public Services: The area lacks the structural capacity to support this expansion. There is a documented deficit in local schools, hospitals, doctor surgeries and emergency services.

This application is legally and factually flawed. It directly contradicts the binding 2021 Planning Inspector appeal decision. The proposal offers no public benefits that outweigh the permanent destruction of the High Weald National Landscape. I urge Horsham District Council to refuse application DC/26/0671.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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