

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 May 2026 21:28:09 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 29/05/2026 9:28 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: 4 Roffeyhurst Forest Road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Trees and Landscaping
Comments:	I strongly object to this proposal. The application site occupies a highly sensitive location immediately adjacent to the boundary of the Area of Outstanding Natural Beauty (AONB). While technically outside the designated area, it forms an important part of the wider landscape setting that contributes to the character, appearance and protection of the

AONB. The site currently provides a clear transition between the built-up edge of Horsham and the surrounding countryside. Development in this location would weaken that transition and result in the gradual erosion of the landscape setting of the AONB.

This concern is reinforced by a highly relevant Planning Inspectorate appeal decision relating to nearby land at Newhouse Farm, Old Crawley Road (APP/Z3825/W/21/3266503), which was dismissed in 2021. In that case, the Inspector attached substantial weight to the impact on landscape character and the setting of the AONB. The decision recognised the sensitivity of this part of Horsham's rural edge and concluded that development extending further east could be perceived as a significant incursion towards the AONB.

The Inspector found that the area has only limited capacity to accommodate further development and emphasised the importance of maintaining a clear and defensible boundary between the urban area and the surrounding countryside. Those conclusions remain directly relevant to the current proposal.

Approval of this application would not only result in harm to the character of the landscape in its own right, but would also establish a precedent for further development along this sensitive edge. Whilst each application must be considered on its own merits, permitting development here would inevitably increase pressure for additional schemes on neighbouring land, leading to cumulative harm and the progressive urbanisation of countryside that currently forms part of the setting of the AONB.

The planning system rightly recognises that harm can arise not only from development within a protected landscape, but also from development that affects its setting. Once the distinction between the urban edge and the protected countryside begins to be eroded, it becomes increasingly difficult to maintain a clear and defensible boundary in future planning decisions.

Furthermore, substantial housing growth is already being delivered and planned in locations around Horsham that do not raise the same landscape concerns. Given the availability of less sensitive sites elsewhere in the district, there is no compelling justification for releasing land that performs an important role in safeguarding the setting of the AONB.

For these reasons, the proposal conflicts with the principles established by the Newhouse Farm appeal decision, would harm the character and setting of the AONB, would contribute to the incremental erosion of the countryside surrounding Horsham, and would create pressure for further encroachment in the future.

I therefore strongly object to the proposal and respectfully request that the application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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