

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2026 18:20:01 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 31/05/2026 6:20 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:	21 Wood End Horsham
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Comments Details

Comme nter Type:	Neighbour
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Stance:	Customer objects to the Planning Application
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Reason s for commen t:	- Trees and Landscaping
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Comme nts:	I object to this proposal.
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	This site sits directly on the boundary of the Area of Outstanding Natural Beauty and forms part of the landscape setting that helps define and protect that boundary. Development in this location would contribute to the incremental erosion of the AONB,
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gradually weakening what should remain a clear and defensible edge.

A highly relevant appeal on nearby land at Newhouse Farm, Old Crawley Road (APP/Z3825/W/21/3266503), was dismissed by the Planning Inspectorate in 2021, due to landscape harm and conflict with planning policy.

This is not simply a site that has previously been refused planning permission. A closely related proposal affecting the same sensitive AONB boundary area was dismissed on appeal by the Planning Inspectorate. Unless there has been a material change in circumstances, the conclusions reached by the Inspector regarding landscape harm, the sensitivity of the AONB edge and the principle of development in this location remain highly relevant.

The Inspector gave substantial weight to harm to landscape character and the setting of the AONB:

<https://n-somerset.gov.uk/sites/default/files/2024-08/18.%20land%20south%20of%20Newhouse%20Farm%2C%20Old%20Crawley%20Road%2C%20Horsham%20-%203266503.pdf>

The Inspector identified the sensitivity of this AONB edge location and concluded that development further east "could be perceived as a significant incursion into the AONB". The appeal was ultimately dismissed due to conflict with the development plan, landscape harm and the inappropriateness of the location for development.

The Inspector also recognised that this area has only limited capacity for development and warned against extending development beyond the existing urban edge into the AONB setting.

There is already substantial housing growth underway and allocated in non-AONB locations around Horsham. Given the availability of more appropriate sites, there is no justification for releasing sensitive land on the AONB boundary.

Approval of this proposal would undermine the integrity of the AONB edge, conflict with the established appeal precedent for this area, and contribute to the gradual encroachment of development into protected countryside.

I therefore strongly object to the proposal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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