

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2026 23:14:50 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 11:14 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:	28 Wood End ROFFEY HORSHAM
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I've reviewed the documents. The most significant point is that the current application (DC26/0671) is for up to 120 dwellings on substantially the same land that was the subject of the dismissed planning appeal 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 (now the High Weald National Landscape), would represent an inappropriate incursion into the countryside, and would conflict with the district's spatial strategy.

The following draft objection is based primarily on the Inspector's findings while acknowledging that the scale has been reduced from 473 dwellings to 120 dwellings.

Planning Application: DC26/0671

Land off Crawley Road, Horsham (Land to the east of Crawley Road and south of Old Crawley Road)

OBJECTION TO OUTLINE PLANNING APPLICATION

I wish to object to planning application DC26/0671 for the development of up to 120 dwellings on land east of Crawley Road and south of Old Crawley Road, Horsham.

My objection is based on the planning history of the site, the findings of the Planning Inspector in Appeal Ref.

APP/Z3825/W/21/3266503, and the continuing conflict of the proposal with landscape protection and countryside policies.

1. Harm to the High Weald National Landscape

The application site lies within the nationally protected High Weald National Landscape (formerly the High Weald Area of Outstanding Natural Beauty). The Planning Inspector previously undertook a detailed assessment of this site and concluded that residential development would not conserve and enhance the landscape and scenic beauty of the protected landscape.

The Inspector found that the site forms part of an important mosaic of fields, woodland and historic routes that contribute to the character and natural beauty of the High Weald. Particular importance was attached to the eastern field, which was identified as having a strong rural character, a close relationship with the wider landscape and an important function as a gateway into the countryside.

The Inspector concluded that development of the site would:

- Result in a significant incursion into a rural and sensitive landscape.
- Cause moderate to major adverse effects on landscape character and visual amenity.
- Diminish the appreciation of the area's natural beauty.
- Erode the sense of tranquillity experienced by users of the public rights of way crossing the site.
- Fail to conserve and enhance the landscape and scenic beauty of the protected landscape.

Although the current proposal is smaller than the previous 473-dwelling scheme, the fundamental planning issue remains unchanged. The proposal would still introduce substantial residential development into a protected landscape where the Inspector found the principle of development to be harmful.

2. Conflict with National Landscape Protection Policies

The Inspector specifically found conflict with policies designed to protect the High Weald landscape and countryside. The site remains within the same protected designation and continues to perform the same landscape function.

National policy affords the highest status of protection to

landscapes of this importance. Major development should only be permitted in exceptional circumstances and where it can clearly be demonstrated to be in the public interest.

The applicant has not demonstrated any exceptional circumstances that outweigh the significant and acknowledged landscape harm associated with developing this site.

3. Inappropriate Encroachment into the Countryside

The Inspector concluded that the eastern part of the site has only a tenuous relationship with the existing settlement edge and that development would amount to a clear incursion into the countryside.

That conclusion remains highly relevant. The site continues to form part of the rural setting of Horsham and contributes to the transition between the built-up area and the wider High Weald landscape.

Development would urbanise an open greenfield site that currently provides visual separation, landscape character and recreational value.

4. Harm to Public Rights of Way and Recreational Enjoyment

The Inspector recognised that Public Right of Way 1587 and associated routes are highly valued by local residents and provide opportunities to experience the rural qualities of the landscape.

The previous appeal decision concluded that residential development would fundamentally alter the character of these routes and diminish their tranquillity and enjoyment.

The same concerns apply to the current proposal. Increased urbanisation, housing, roads, lighting and associated infrastructure would materially change the experience of users of these well-used countryside routes.

5. Conflict with the Spatial Strategy for Horsham District

The Inspector found that development on this site conflicted with the District's spatial strategy because it lay outside the built-up area boundary, was not allocated for development, and would fail to protect landscape character.

The application remains contrary to the principles of plan-led development and would extend housing into countryside that has not been allocated for this purpose.

Approval would undermine the strategic approach to managing growth and protecting the countryside around Horsham.

6. Cumulative Landscape Impact

The Inspector specifically considered the relationship between this site and the wider pattern of development around Horsham, including strategic growth to the north.

Granting permission on this site would further extend urban development into the High Weald landscape and contribute to the gradual erosion of the countryside setting that planning policy seeks to protect.

Conclusion

The Planning Inspector's detailed assessment of this site remains a highly material consideration. The appeal was dismissed because the development would fail to conserve and enhance the landscape and scenic beauty of the High Weald, would represent

an inappropriate encroachment into the countryside, and would conflict with the spatial strategy for the district.

While the number of dwellings has been reduced, the proposal still seeks residential development on the same sensitive site within the High Weald National Landscape. The key landscape, countryside and policy objections identified by the Inspector remain applicable.

For these reasons I respectfully request that Horsham District Council refuse planning application DC26/0671.

A further strengthening point is that the applicant's own pre-application advice from Horsham District Council recorded that the proposal remained unacceptable in landscape terms and that the Council's view was that "no exceptional circumstance(s) exist to justify major development within the HWNL as a protected landscape."

That quotation is particularly valuable because it relates to the current proposal rather than the earlier 473-home scheme.

Kind regards

Telephone:

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**Horsham
District
Council**

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