

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 June 2026 21:29:56 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 04/06/2026 9:29 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 The Pines 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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Formal Objection Concerning: Proposed Residential Development on Land South of Newhouse Farm, West of Old Crawley Road, Horsham.

I am writing to register my strongest formal objection to the residential building proposal on the designated field parcel located west of Old Crawley Road. As a local resident, I have severe concerns regarding the personal, social, and environmental impact of this development on this natural field and its wider surroundings. This objection is grounded entirely on material planning considerations regarding irreversible landscape degradation, highway safety issues, the destruction of irreplaceable ecological habitats, and severe visual amenity impacts.

1. Personal Observations of Active Biodiversity and Wildlife

This field and its perimeter provide a critical human and animal place of nurture, leisure, and wellbeing. It is home to a large array of mammals, birds, and insects that rely on this specific habitat and return year after year.

* Avian Species: I have personally witnessed and documented breeding pairs of Skylarks nesting directly in this field annually. Furthermore, Buzzards actively nest in the immediate tree line of High Wood bordering the southern boundary. These nesting environments will be entirely eradicated by construction.

* Mammals and Insects: Deer regularly utilize the woodland buffer and field perimeter to pass through and feed on brambles. Additionally, this site acts as a key habitat for insect biodiversity; I have witnessed a marked increase in butterflies over the last three years, including populations of Small Blues and Painted Ladies, which will be lost if this greenfield is paved.

2. Severe Encroachment on Irreplaceable Ancient Habitat (High Wood)

Developing this field directly contradicts Paragraph 180(c) of the National Planning Policy Framework (NPPF), which states that development resulting in the loss or deterioration of irreplaceable habitats-including ancient woodland and veteran trees-should be refused unless there are wholly exceptional reasons.

* Root Protection Zone (RPZ) Breach: The southern tip of the field slopes into the canopy line of High Wood. The heavy machinery, deep foundation trenching, and utility routing required will compact the soil and sever the critical root networks of these ancient trees, causing long-term dieback.

* 15-Metre Buffer Zone Rule: National planning standards require a minimum 15-metre buffer zone between any development and ancient woodland. Given the geometry of this narrow field, any residential layout will inherently encroach upon, fragment, or pollute this buffer zone.

* The "Edge Effect": Bringing residential fencing, artificial garden lighting, and domestic pets directly against High Wood creates a destructive edge effect. This fragmentation disrupts the dark, quiet corridors needed by protected nocturnal species, specifically foraging bats, dormice, and barn owls.

3. Breach of the Hedgerow Regulations 1997

The mature hedgerows flanking Old Crawley Road and framing this field are clearly historic field boundaries visible on early Ordnance Survey maps. Under UK law, these qualify as

"Important Hedgerows" due to their age and historical role in the parish layout. Removing sections of these hedgerows to create vehicle access roads or site visibility splays drastically fragments the local network of wildlife pathways, isolating small mammals and nesting birds.

4. Landscape and Visual Amenity Impacts (Surrey Hills Panoramas)

This field provides an invaluable public visual amenity for the surrounding neighborhood and public rights of way.

* Destruction of Panoramic Views: Currently, looking northward across this field and from the surrounding neighborhood, there are clear, unobstructed panoramic views stretching for miles. This landscape allows residents to see directly across the county border to the far-away hills of Surrey, including prominent landmarks such as Leith Hill, Box Hill, and the Haslemere hills. Even in summer nights balloon flights can be seen over head.

* Irreversible Shielding of the Landscape: Placing a dense, multi-story residential development on this rising greenfield parcel will completely obscure these iconic, long-distance vistas forever. It changes a valuable, wide-open rural landscape feature into a closed-off, generic urban environment, directly contradicting local policies designed to protect key visual corridors.

5. Highway Safety, Unsuitable Access, and Traffic Capacity

The proposed vehicular access onto the rural network introduces unacceptable risks to highway safety, directly breaching local and national transport planning guidelines.

* Road Geometry and Speed Risks: Old Crawley Road is historically a narrow, winding rural lane lacking continuous pedestrian footpaths, street lighting, and structural width necessary for heavy residential traffic. Introducing an influx of residential vehicles onto a lane characterized by blind bends significantly escalates the risk of vehicular and pedestrian collisions.

* Junction Strain: The additional traffic generation will severely compound delays at the key exit junctions connecting to the wider Horsham network. This lane cannot absorb additional traffic without creating gridlock, particularly during peak commuter hours.

* Construction Traffic Danger: The physical geometry of Old Crawley Road makes it entirely unsuitable for heavy goods vehicles (HGVs) and large construction plant machinery. The construction phase alone poses a severe hazard to existing local residents, pedestrians, and cyclists who utilize this quiet rural periphery.

6. High Weald National Landscape Protections (AONB)

This field sits within or directly adjacent to the High Weald National Landscape (formerly Area of Outstanding Natural Beauty). Local planning authorities have a statutory duty to conserve and enhance the natural beauty of these protected landscapes. Bulldozing the historic layout of fields and ancient boundaries directly violates local conservation aims and further erodes the informal rural character of Horsham's periphery.

7. Hydrological Damage and Water Infrastructure Pressures

The field currently acts as a natural sponge, absorbing rainwater and feeding the water table of the ancient woodland below.

* Hydrological Shift: Covering this site in non-permeable tarmac and concrete will cause rapid surface runoff contaminated with urban pollutants (such as vehicle fluids) to flash-flood directly into the woodland floor, altering the soil chemistry and moisture levels the ancient trees rely on.

* Water Consumption Strain: Horsham Council and Southern Water regularly advise residents to heavily conserve water due to regional shortages. Introducing an intensive housing block on this field runs entirely counter to local resource preservation goals and unnecessarily compounds the water supply stresses affecting the Sussex North region.

8. Prioritization of Alternative Sites

Sustainable planning policy dictates that brownfield sites within inner-town boundaries should be exhausted before greenfield land is released. If housing is required for younger generations, it should be delivered within central urban areas where residents can live and work closely with existing infrastructure, rather than encroaching on sensitive ecological buffers.

For these reasons, the proposal represents an unsustainable and destructive over-development of a highly sensitive greenfield buffer zone. I strongly urge the Planning Committee to refuse this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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