

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 16:13:21 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 01/06/2026 4:13 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:	1 Earles Meadow Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I wish to register my objection to planning application DC26/0671 for the erection of up to 120 dwellings on land east of Crawley Road and south of Old Crawley Road. In considering this proposal, I believe significant weight should be given to the planning history of the site and, in particular, the findings of the Planning Inspector in Appeal Ref. APP/Z3825/W/21/3266503. Although the scale of development has been reduced from the previously proposed 473 dwellings,

the application still seeks to introduce substantial residential development onto the same sensitive site within the High Weald National Landscape. The central concerns identified by the Inspector have not been overcome.

The site occupies a prominent position within a nationally protected landscape. The High Weald National Landscape derives its character from the interaction of its rolling countryside, historic field patterns, woodland, rural lanes and long-established public rights of way. These qualities are not incidental; they are the very features that national and local planning policies are intended to safeguard.

The Inspector previously concluded that development of this land would fail to conserve and enhance the area's landscape and scenic qualities. That conclusion was based not simply on the number of houses proposed, but on the intrinsic characteristics of the site itself. The land forms part of a wider countryside setting and contributes to the transition between the urban edge of Horsham and the open landscape beyond. Development would inevitably introduce built form, lighting, roads, domestic activity and associated infrastructure into an area that currently retains a distinctly rural character.

The reduction in dwelling numbers does not alter the fundamental issue that residential development would urbanise land that presently performs an important landscape function. The proposal would still represent a substantial extension of development into countryside that has been specifically recognised as sensitive and valuable.

Particular concern should also be attached to the effect on public enjoyment of the area. Local footpaths crossing and adjoining the site provide opportunities for residents and visitors to experience the character and tranquillity of the High Weald landscape. These routes are valued not merely as connections between locations but as recreational assets in their own right. Introducing a housing development of this scale would inevitably alter the experience of those using these paths and diminish the sense of openness and countryside setting that currently exists.

The proposal also raises concerns regarding compliance with the established spatial strategy for Horsham District. The site lies outside the built-up area boundary and has not been allocated for development through the plan-led process. Allowing housing on this site would extend the urban area into open countryside and weaken the distinction between the settlement edge and the surrounding landscape. Such an outcome would be contrary to the principles that underpin the district's approach to managing growth.

A further matter that should be given considerable weight is the

requirement for exceptional justification when major development is proposed within a nationally protected landscape. The applicant must demonstrate that the public benefits clearly outweigh the harm and that exceptional circumstances exist. Based on the information available, I do not consider that such a case has been made.

Indeed, the Council's own pre-application advice in relation to this proposal reportedly concluded that the development remained unacceptable in landscape terms and stated that no exceptional circumstances existed to justify major development within the High Weald National Landscape. This is a significant consideration because it relates directly to the current proposal rather than to the earlier, larger scheme.

Taken together, the planning history, the previous appeal decision, the continuing harm to landscape character, the impact on public enjoyment of the countryside, and the conflict with the district's spatial strategy all point towards the same conclusion. While the scale of development has changed, the principal planning objections remain substantially the same.

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

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton