

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 18:41:27 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 6:41 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:	59 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:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	I am writing to object in the strongest possible terms to the above planning application for up to 120 dwellings on Land Off Old Crawley Road. While the application references "Faygate", the proposed development site sits adjacent to the Crawley Road (B2195)-a

major, already strained entrance artery into Horsham town. It does not impact Faygate village itself, but rather poses a direct threat to the infrastructure, safety, and environment of North Horsham.

I object to this development based on the following material planning considerations:

1. Cumulative Traffic Congestion and Severe Highway Impact

The B2195/Crawley Road corridor is already under immense pressure. The nearby Mowbray development of over 2,000 homes is far from complete, meaning its true, staggering impact on the local road network has not yet been fully realized. To burden this specific area with an additional housing development and a new junction before the existing strategic allocation is even absorbed is premature and reckless. The network simply does not have the capacity. Traffic queues at the critical Moorhead Roundabout bottleneck where the B2195 meets the A264 are already severe; this proposal will cause total gridlock during peak hours.

2. Environmental Pollution and Public Health

The inevitable bumper-to-bumper traffic jams resulting from this development will severely degrade local air quality. Idling vehicles in prolonged rush-hour queues along the B2195 and Crawley Road will drastically elevate harmful emissions. Furthermore, the escalation of traffic noise will destroy the residential amenity of neighboring properties, exposing current residents to continuous environmental pollution.

3. Highway Safety and Creation of "Rat Runs"

To escape the worsening bottlenecks at the Moorhead Roundabout, high volumes of traffic are already diverting off the B2195 to cut through established residential zones. Specifically, Lambs Farm Road is being heavily exploited as a "rat run" by motorists trying to circumvent the queues to reach Rusper Road and the Bohunt roundabout quicker. Lambs Farm Road is a densely populated residential street used heavily by schoolchildren and pedestrians. Adding more vehicles to this network directly endangers vulnerable road users and presents an unacceptable highway safety risk.

4. Unviable Cycle Infrastructure and Ecological Destruction

The applicant's proposal to implement a cycle path linking into Earles Meadow is completely unviable and physically contradictory. The proposed path route consists of a steep, massive ditch choked with mature trees and dense brambles. Earles Meadow operates on what is practically a single-track road system. Inserting a cycle lane here would require extensive, destructive tearing up of natural green infrastructure on land that sits entirely outside the boundary of the development site. Furthermore, the Earles Meadow junction is already an overwhelmed pinch-point; compounding it with an ill-conceived transit path will exacerbate an already dangerous junction.

5. Failure to Resolve Prior Refusal Grounds

This site has been the subject of intensive local opposition and previous planning rejections (such as the dismissed wider scheme under DC/20/0470). The fundamental issues that led to previous refusals—namely severe traffic congestion, excessive noise, and

the unjustified loss of vital green spaces-remain entirely unchanged. Merely "re-jigging" the site boundaries or lowering the unit numbers to 120 does absolutely nothing to mitigate or solve these irreversible systemic constraints.

The area has absorbed more than its fair share of strategic housing via Mowbray without any proportional upgrades to local infrastructure. I urge Horsham District Council to robustly protect our remaining green space, prioritize highway safety, and refuse this application.

Please acknowledge receipt of this objection and ensure it is posted in full to the public planning portal.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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