

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 20:55:58 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 8:55 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: 2 Grasmere Gardens Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	OBJECTION TO OUTLINE PLANNING APPLICATION DC26/0671 I am writing to object to planning application DC26/0671, which proposes up to 120 dwellings on land east of Crawley Road and south of Old Crawley Road, Horsham. My objection is based on the long planning history of this site, the findings of the Planning Inspector in Appeal Ref.

APP/Z3825/W/21/3266503, and the fact that the current proposal still conflicts with landscape protection policies and the purpose of the High Weald National Landscape.

1. Harm to the High Weald National Landscape

This site sits within the nationally protected High Weald National Landscape (formerly the AONB). The Planning Inspector has already carried out a detailed assessment and was very clear that residential development here would not conserve or enhance the landscape or its scenic beauty.

The Inspector highlighted that the site forms part of a distinctive pattern of fields, woodland and historic routes that are characteristic of the High Weald. The eastern field in particular was identified as having a strong rural character and acting as an important gateway into the wider countryside.

The Inspector concluded that development would:

Create a significant intrusion into a rural and sensitive landscape

Cause moderate to major adverse effects on landscape character and views

Reduce people's ability to appreciate the area's natural beauty

Erode the tranquillity of the public rights of way crossing the site

Fail to conserve or enhance the protected landscape

Although this application is smaller than the previous 473-home scheme, the fundamental issue remains exactly the same: any residential development here would still harm a nationally protected landscape.

2. Conflict with National Landscape Protection Policies

The Inspector previously found that the proposal conflicted with policies designed to protect the High Weald. Nothing about the site's designation or landscape role has changed.

National policy gives the highest level of protection to landscapes like this. Major development should only be allowed in exceptional circumstances and only if it is clearly in the public interest.

The applicant has not demonstrated any exceptional circumstances, nor have they shown that the acknowledged landscape harm can be outweighed.

3. Inappropriate Encroachment into the Countryside

The Inspector also concluded that the eastern part of the site has only a weak relationship with the existing settlement edge and that development would represent a clear encroachment into open

countryside.

That remains true today. The site still forms part of Horsham's rural setting and plays an important role in the transition between the built-up area and the wider High Weald landscape.

Developing it would urbanise a greenfield site that currently provides visual separation, landscape character and recreational value.

4. Harm to Public Rights of Way and Recreational Enjoyment
Public Right of Way 1587 and the surrounding routes are well used and valued by local residents. The Inspector recognised that these paths offer a chance to experience the rural qualities and tranquillity of the landscape.

The previous appeal decision made it clear that residential development would fundamentally change the character of these routes.

The same applies now. Housing, roads, lighting and associated infrastructure would significantly alter the experience for walkers and reduce the sense of peace and rural enjoyment.

5. Conflict with Horsham District's Spatial Strategy
The Inspector found that development here conflicted with the District's spatial strategy because the site lies outside the built-up area boundary, is not allocated for development, and would not protect landscape character.

Those points remain unchanged. Allowing this application would undermine the plan-led approach to growth and extend housing into countryside that has never been earmarked for development.

6. Cumulative Landscape Impact
The Inspector also considered how this site relates to the wider pattern of development around Horsham, including strategic growth to the north.

Granting permission here would push urban development further into the High Weald landscape and contribute to the gradual erosion of Horsham's countryside setting - exactly what planning policy seeks to avoid.

Conclusion

The Planning Inspector's previous assessment remains highly relevant and should carry significant weight. The appeal was dismissed because the development would harm the High Weald National Landscape, encroach into the countryside, and conflict with the district's spatial strategy.

Although the number of dwellings has been reduced, the proposal

still involves residential development on the same sensitive and protected site. The key landscape, countryside and policy objections identified by the Inspector still apply.

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

It is also worth noting that the applicant's own pre-application advice from Horsham District Council confirmed that the proposal remained unacceptable in landscape terms and that the Council considered that "no exceptional circumstance(s) exist to justify major development within the HWNL as a protected landscape."

Kind regards

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