

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 July 2026 10:09:38 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 02/07/2026 10:09 AM.

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: 89 Earles Meadow Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	As a local resident living in close proximity to the proposed development site , I formally object to Planning Application DC/26/0671, submitted by FCP Land 4 Ltd, for the erection of 120 dwellings at Newhouse Farm, Old Crawley Road, Roffey, Horsham. I respectfully urge Horsham District Council to refuse

this application on the following grounds.

1. The site falls within the High Weald area of outstanding natural beauty (AONB). It is my understanding that National planning policy affords the highest level of protection to AONBs, and the National Planning Policy Framework (NPPF) is unambiguous in this regard: major developments within AONBs should be refused unless there are exceptional circumstances and a demonstrated public interest that cannot be met in any other way.

In my view, no such exceptional circumstances have been demonstrated. The proposed development of 120 dwellings represents a major development by any reasonable definition and would cause irreversible harm to the natural beauty, character, and landscape setting of the High Weald AONB. This alone constitutes a compelling and fundamental ground for refusal under national planning policy.

2. A clear and directly relevant planning precedent supports refusal. This is not the first time development has been proposed on land at Newhouse Farm. A previous application (DC/20/0470) by the same developer, FCP Land 4 Ltd, for 473 dwellings on an adjacent and overlapping site was refused by Horsham District Council and subsequently dismissed on appeal by a Planning Inspector.

In dismissing that appeal, the Planning Inspector concluded that the development "would be a significant intrusion into this essentially rural space" and that it "would amount to a clear incursion into the countryside." The Inspector further noted that 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."

The present application, whilst reduced in scale, proposes development on the same site. The Inspector's conclusions regarding the character and rural sensitivity of this location remain wholly relevant and applicable. The same fundamental harm to the rural setting and AONB landscape identified in the previous appeal would be caused by this new application. The developer has provided no material change in circumstances or new evidence that would justify departing from the Inspector's findings.

3. Severe and evidenced impact on the highway network, particularly the Moorhead Roundabout. According to my research, the Moorhead Roundabout is already operating at or beyond its designed capacity. The Horsham Local Plan Transport Assessment, prepared by Stantec UK Ltd on behalf of West Sussex County Council, identified the B2195 exit at Moorhead Roundabout as a confirmed congestion hotspot, with Volume to Capacity (V/C) ratios exceeding 100% during peak periods. A V/C ratio at this level indicates that the junction is at absolute capacity,

resulting in increasing queues and serious delays. This is not anecdotal; it is established by the Council's own commissioned transport evidence.

This situation has been further compounded in recent years. Reports of regular tailbacks stretching from Rusper Road roundabout back to Moorhead Roundabout along the A264 are well-documented and widely reported. The Moorhead Roundabout is the primary arterial link between Horsham and Crawley along the A264 corridor, and it is already failing to cope with existing traffic demand.

Introducing 120 additional dwellings immediately adjacent to this junction, without a credible and fully funded mitigation scheme, would be wholly unacceptable and contrary to the transport policies within both the NPPF and the Horsham District Local Plan.

4. Unacceptable impact on wildlife and ecological systems. The proposed development site and its surroundings form part of a wider ecological network of significant value. The land at Newhouse Farm is working agricultural land which supports a range of habitats and species. Critically, ancient bluebell woodland borders the site. Ancient woodland is an irreplaceable habitat which, once lost or degraded, cannot be recreated. Development of 120 dwellings on an adjacent field would cause substantial harm to this habitat through construction disturbance, fragmentation, increased recreational pressure, and long-term edge effects.

5. Inadequate local infrastructure to support additional development. The infrastructure serving the Roffey and north Horsham area is already under significant strain. The addition of 120 new dwellings would place further unsustainable pressure on a range of already over-stretched public services, including:

Schools: Primary and secondary schools in the Roffey area are already operating at or near capacity. The developer has not demonstrated that sufficient school places exist or will be funded and provided to serve the additional child population this development would generate.

GP Surgeries and Primary Healthcare: The Horsham area faces a significant primary care shortfall. GP surgeries in the area are already reporting full patient lists, and NHS Sussex has faced ongoing challenges in ensuring adequate provision. An additional 120 households (representing potentially 250-300 or more residents) would exacerbate this crisis further.

Hospital Services: Horsham Hospital operates a limited and specialist service. The nearest full District General Hospitals (East Surrey Hospital and Worthing Hospital) are already under

sustained pressure. Increased population in the area without corresponding investment in acute services is irresponsible.

Emergency Services: Police and fire services covering north Horsham are already stretched across a wide geographic area. Increased residential density in this location, particularly given the associated traffic congestion, risks compromising emergency response times.

For all the reasons listed above, I respectfully and strongly object this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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