

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 June 2026 12:46:08 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 26/06/2026 12:46 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:	3 Rowlands Road Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Trees and Landscaping
Comments:	Planning Application DC/26/0671 Objection to the Proposed Development at Land at Newhouse Farm, Old Crawley Road, Horsham I wish to formally object to planning application DC/26/0671 for the proposed development of up to 120 dwellings on land at

Newhouse Farm, bounded by Old Crawley Road, Moorhead Drive and Beech Road.

Whilst I recognise that Horsham District Council must plan for future housing, I do not believe this site is an appropriate or sustainable location for further development. Significant housing growth is already taking place nearby, including the (still in development) brand new village of Mowbray less than half a mile from the application site. The cumulative effect of continuing to expand into the surrounding countryside is placing increasing pressure on local infrastructure and eroding the rural character that makes this part of Horsham distinctive.

Whilst secondary educational provision has benefited from the relocation of Bohunt Horsham to its current larger site within Mowbray, there has been no equivalent expansion of healthcare or dental services there. More importantly, this application contains not a single proposal - that I can find - to deliver any additional GP provision, NHS dental services, schools, or other community facilities that would support an additional 120 homes. I do not believe it has been demonstrated that the existing infrastructure within the Horsham area can accommodate this additional demand.

As a local resident, I experience the daily morning and evening traffic congestion at the Moorhead Roundabout, rely on local healthcare services and value the countryside setting that makes this part of Horsham such an attractive place to live. The following objections are therefore based on both my own experience and the evidence submitted as part of this application.

My objections are set out below.

1. Significant harm to the High Weald National Landscape

A substantial part of the application site lies within the High Weald National Landscape, one of the country's nationally protected landscapes.

National planning policy is clear that great weight should be given to conserving and enhancing the landscape and scenic beauty of National Landscapes. Major development should only be permitted in exceptional circumstances and where it can clearly be demonstrated to be in the public interest.

This site has already been the subject of a planning appeal. In July 2021, the Planning Inspector dismissed the previous application because of the significant harm that development would cause to the landscape and scenic beauty of the High Weald. The Inspector concluded that this conflict was significant and determinative and that there were no material considerations sufficient to outweigh that harm.

Although this proposal is smaller than the previous scheme, it still results in the permanent urbanisation of an important area of open countryside. The reduction in dwelling numbers does not remove the fundamental conflict with national and local planning policy or overcome the reasons why the previous appeal was dismissed.

2. Conflict with Horsham's Planning Strategy

The proposal also conflicts with Horsham District Council's own planning strategy.

The Council's 'Shaping Development in Horsham District Planning Advice Note' was prepared specifically to guide appropriate development in the absence of a five-year housing land supply. It makes clear that a lack of housing supply does not automatically justify development in unsuitable locations.

This proposal does not satisfy the key criteria set out within the Planning Advice Note. It lies outside the built-up area boundary, represents an inappropriate expansion into open countryside, lacks a defensible long-term settlement boundary and would encourage further encroachment into the countryside.

The site is also contrary to the spatial strategy contained within the Horsham District Planning Framework, which seeks to direct development to appropriate and sustainable locations whilst protecting the countryside from inappropriate development.

3. Traffic congestion and highway safety

Traffic congestion is already a significant issue in this part of Horsham.

The Moorhead Roundabout and Old Crawley Road regularly experience congestion during peak periods, with queues extending along surrounding roads. We residents frequently experience delays when accessing the wider road network.

An additional 120 dwellings will inevitably increase traffic movements and place further pressure on junctions that already operate under considerable strain. This impact should also be considered alongside other housing developments in the surrounding area.

I am not convinced that the proposed highway improvements adequately address existing congestion or future traffic growth.

Increased congestion will also have implications for emergency vehicle access, bus reliability, road safety for pedestrians and cyclists, and local air quality.

4. Failure to deliver supporting infrastructure

Sustainable development is about more than delivering housing. It also requires the infrastructure needed to support new communities.

This application proposes 120 new homes but provides no new healthcare facilities, community services or other essential infrastructure to meet the needs of future residents.

Residents already experience difficulty obtaining GP appointments, NHS dental provision is extremely limited and local hospital services continue to operate under significant pressure.

The application does not demonstrate how these additional demands will be met.

Without clear and deliverable commitments to improve supporting infrastructure, I do not believe this proposal represents sustainable development.

5. Water infrastructure and drainage

Water infrastructure is another significant concern.

Southern Water has confirmed that the existing foul sewer network does not currently have sufficient capacity to accommodate the proposed development without reinforcement works. The company has identified potential increased risk of impacts on the sewer network and has requested that occupation of the development is phased until the required upgrades have been completed.

The Horsham area also continues to experience pressure on water resources, and it is essential that new development does not outpace the provision of supporting infrastructure.

In addition, concerns remain regarding drainage and flood risk. Local properties already experience flooding following periods of heavy rainfall. Given the site's topography, clay soils and existing drainage constraints, I am not satisfied that the proposed drainage strategy sufficiently demonstrates that neighbouring land and properties will not experience increased flood risk.

6. Biodiversity and environmental impact

The application would result in the permanent loss of open countryside that currently supports wildlife and contributes to a wider ecological network.

Whilst mitigation measures are proposed, they cannot fully

compensate for the loss of established habitats or the fragmentation of wildlife corridors.

The increase in vehicle movements would also contribute to additional air pollution, noise and artificial lighting, all of which would have adverse effects on wildlife and the surrounding environment.

It is also notable that Horsham District Council's own Environmental Health Officer has requested further information regarding the Air Quality Assessment, including additional assessment of PM2.5 impacts, emissions calculations and mitigation measures. This indicates that the environmental impacts of the proposal have not yet been fully demonstrated.

7. Harm to local character and heritage

The proposal would fundamentally alter the rural character of this area by replacing open countryside with a substantial housing estate.

Even Horsham District Council's Conservation Officer has acknowledged that the development would result in the loss of open countryside that contributes to the setting of the listed Moorhead Cottages and the historic Moorhead Farm.

Although the level of harm has been described as limited, it nevertheless represents an additional adverse impact which should be carefully weighed alongside the wider landscape and environmental harm.

Conclusion

Whilst I recognise that Horsham District Council must plan for future housing, I do not believe every greenfield site is suitable for development. Housing growth should be directed to locations where it can be accommodated without causing unacceptable harm to nationally protected landscapes and where supporting infrastructure is available or delivered alongside development.

In my view, this proposal would:

- Cause unacceptable harm to the High Weald National Landscape.
 - Conflict with the Council's own planning strategy and spatial policies.
 - Increase traffic congestion and highway safety concerns.
 - Fail to provide the supporting infrastructure required for a development of this scale.
 - Exacerbate existing water and drainage constraints.
 - Harm biodiversity, air quality and the rural character of the area.
 - Add to the cumulative impacts of significant housing growth
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already taking place nearby.

The previous Planning Inspector concluded that development on this site would cause significant harm to the protected landscape and that this harm outweighed the benefits of the proposal. I do not believe the current application has overcome those concerns.

For these reasons, I respectfully request that Horsham District Council refuses planning permission for application DC/26/0671.

Kind regards

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