

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 June 2026 13:07:35 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 1:07 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
----------	-------------------------

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 object to planning application DC/26/0671 for the proposed development of up to 120 dwellings at Newhouse Farm,

Old Crawley Road, Horsham.

Whilst I recognise that Horsham District Council must plan for future housing, I do not believe this proposal represents sustainable development or an appropriate location for further expansion. The development would result in the unnecessary loss of open countryside, place additional pressure on already stretched infrastructure and worsen traffic congestion on roads that are already heavily used.

My principal concerns are as follows:

The site lies partly within the High Weald National Landscape, where national planning policy requires great weight to be given to conserving and enhancing the landscape. This land has already been the subject of a dismissed planning appeal, with the Planning Inspector concluding that development would cause significant harm to the landscape and scenic beauty of the area. Although this application proposes fewer homes, I do not believe it overcomes the fundamental reasons why development on this site was previously found to be unacceptable.

I am also concerned that approving development on this site would set a precedent for further expansion into the countryside around Horsham. Once development extends beyond established settlement boundaries, it becomes increasingly difficult to resist further applications on neighbouring land. This would lead to the gradual erosion of the countryside setting of Horsham and the special qualities of the High Weald National Landscape.

Traffic around Moorhead Roundabout and Old Crawley Road is already a daily concern, particularly during peak commuting periods. An additional 120 homes will inevitably increase congestion, lengthen journey times and place further pressure on an already constrained road network. I am not convinced that the cumulative impact of this proposal, together with other housing developments in the area, has been fully assessed.

I am equally concerned that this application proposes 120 new homes without delivering any meaningful supporting infrastructure. Local GP surgeries, NHS dental services and hospital facilities are already under significant pressure, yet the application contains no proposals to improve these services or demonstrate how the additional demand will be accommodated.

Finally, Southern Water has confirmed that the existing foul sewer network does not currently have sufficient capacity to accommodate this development without reinforcement works. This demonstrates that existing infrastructure is already under pressure. Whilst water neutrality may no longer be a specific planning requirement, Horsham remains an area of water stress and it is essential that development does not outpace the capacity

of local water and sewer infrastructure.

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

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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