

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 June 2026 16:21:14 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 10/06/2026 4:21 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:	12 Earles Meadow Horsham
----------	--------------------------

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	Re: Planning Application DC/26/0671 - Formal Objection Dear Sir/Madam, I wish to register my strong objection to planning application

DC/26/0671 for the following reasons.

1. Harm to the High Weald National Landscape and Biodiversity

The proposed development would cause permanent harm to the setting and character of the High Weald National Landscape (formerly the Area of Outstanding Natural Beauty). The site forms part of an important green corridor and contributes to the rural character of the area.

In addition, the development would adversely affect local wildlife by reducing habitat connectivity. The field currently provides a route for wildlife movement between surrounding habitats and the Earles Meadow Nature Reserve. Development of the site would create a barrier that could restrict access for wildlife and diminish biodiversity within the area.

2. Impact on Public Rights of Way and Recreational Enjoyment

The site is crossed by, and closely associated with, well-used public walking routes that are highly valued by local residents. These routes provide access to the Riverside Walk and Strawberry Fields Farm Shop without the need to use busy roads.

The development would significantly alter the character and enjoyment of these recreational routes, reducing the sense of openness and countryside that currently makes them attractive and well used by the community.

3. Highway Safety Concerns

The proposed access arrangements raise serious highway safety concerns. Crawley Road is already a busy route, and motorists frequently experience difficulty when turning out from Earles Meadow and the Old Crawley Road.

Introducing an additional access point onto this often highly congested and fast road would increase vehicle movements and potential conflict points, creating further risks for drivers, cyclists and pedestrians. The application does not appear to demonstrate adequately that safe and suitable access can be achieved to benefit existing and future users.

4. Lack of Clarity Regarding Future Traffic Impacts

The application fails to provide sufficient accountability or assessment regarding the cumulative impact of planned changes to the nearby Moorhead Roundabout, including proposals for traffic signalisation.

Without a clear understanding of how these future highway alterations will affect traffic flows and congestion, it is not possible

to properly assess the full transport impacts of the proposed development.

5. Cumulative Overdevelopment in North Horsham

The north Horsham area is already experiencing substantial housing growth through major developments such as Mowbray and Kilnwood Vale.

The cumulative effect of continuing to approve additional housing developments risks placing unsustainable pressure on local infrastructure, roads, public services and the surrounding countryside. The impact of this proposal cannot be considered in isolation and must be assessed alongside other significant developments in the area.

6. Insufficient Local Infrastructure and Services

Existing local services are already under considerable pressure. There is insufficient evidence that the necessary infrastructure is available to support further housing growth.

Local GP surgeries, schools, and community facilities are already heavily used, and the application does not provide adequate measures to address the increased demand that would arise from additional development.

7. Previous Planning and Inspectorate Considerations

It is important to note that previous proposals affecting this area attracted significant public opposition and were ultimately rejected following consideration by the Planning Inspectorate, which recognised the importance of protecting the site from development.

Although the current proposal relates to a smaller site, many of the same concerns remain relevant, including landscape impact, loss of countryside, pressure on infrastructure, and harm to local amenity. The reasoning that supported previous decisions should therefore be given substantial weight when determining this application.

Conclusion

For the reasons outlined above, I respectfully request that Horsham District Council refuse planning application DC/26/0671. The proposal would result in unacceptable harm to the landscape, biodiversity, recreational value of the area, highway safety and local infrastructure, while contributing to the cumulative overdevelopment of north Horsham.

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