

From: Planning@horsham.gov.uk
Sent: 10 June 2026 16:31
To: Planning
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 4:31 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
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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:	Planning Application DC/26/0671 - Formal Objection Dear Sir/Madam, I am writing to register my strong objection to planning application DC/26/0671. The proposed development presents significant risks to the local environment, safety, and infrastructure, and should be refused based on the material planning considerations detailed below. The proposed development would inflict permanent damage on the character and setting of the High Weald National Landscape (formerly the Area of Outstanding Natural Beauty). This specific site serves as a vital green corridor that maintains the area's distinct rural identity. Furthermore, developing this land would sever crucial habitat connectivity, disrupting the wildlife corridor that links surrounding habitats to the Earles Meadow Nature Reserve. This fragmentation poses a direct threat to local biodiversity. The application site is heavily integrated with well-utilised public footpaths that are deeply

valued by the local community. These paths offer residents safe, scenic pedestrian access to the Riverside Walk and Strawberry Fields Farm Shop, completely removed from traffic. Developing this area would strip these routes of their open, countryside character, severely diminishing the recreational value and peace that residents currently enjoy.

The proposed access points introduce severe highway safety hazards. Crawley Road is already a heavily congested artery, and motorists routinely face dangerous difficulties when turning out from Earles Meadow and Old Crawley Road. Adding another access point will inevitably multiply vehicle movements and conflict points. The application fails to demonstrate that a safe, suitable, and sustainable access solution is achievable for drivers, cyclists, and pedestrians alike.

There is a distinct lack of clarity and accountability regarding how this development will interact with planned modifications to the nearby Moorhead Roundabout, including its proposed traffic signalisation. Without a comprehensive assessment of how these future highway changes will alter local traffic flows, it is technically impossible to accurately evaluate the full, long-term transport impact of this proposal.

North Horsham is already absorbing massive housing growth through major strategic developments, most notably Mowbray and Kilnwood Vale. The cumulative impact of continuously approving additional ad-hoc developments risks placing an unsustainable strain on the surrounding countryside and our remaining green spaces. This proposal cannot be viewed in isolation; its impact must be weighed against the broader, rapid expansion of the area.

Our local infrastructure is already operating at or beyond capacity. There is no evidence to suggest that public services can handle further housing growth. Local GP surgeries, schools, and community facilities are heavily oversubscribed, and this application offers no adequate mitigation or measures to address the inevitable surge in demand.

It is critical to highlight that previous development proposals on this land triggered widespread community opposition and were ultimately rejected by the Planning Inspectorate, which formally recognised the necessity of protecting this site. While the current application covers a smaller footprint, the core issues remain identical: landscape degradation, loss of countryside, infrastructure strain, and harm to local amenity. The logic behind those previous refusals carries significant material weight and should be applied here.

For the reasons detailed above, I respectfully urge Horsham District Council to refuse planning application DC/26/0671. The development would cause unacceptable and irreversible harm to our landscape, biodiversity, highway safety, and community infrastructure, while exacerbating the overdevelopment of North Horsham.

Yours faithfully,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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