

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 June 2026 09:43:21 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 24/06/2026 9:43 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:	9 Derwent Close Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to Application DC/26/0671 I am writing to object in the strongest possible terms to the outline application for up to 120 dwellings on the land off Old Crawley Road. While the inclusion of 45% affordable housing is noted, the

scale and location of this development present critical issues that constitute unsustainable overdevelopment. I urge the planning committee to refuse this application based on the following material planning grounds:

1. Highways Safety and Traffic Congestion: Old Crawley Road and the surrounding junctions (including connections to the A264) are already under immense strain from existing local developments. Adding traffic from up to 120 additional households will severely exacerbate congestion, particularly during peak hours, and creates a distinct highway safety hazard at the proposed access point. The local road network is simply not designed to safely accommodate this volume of vehicular movement.

2. Sustainability and Severe Lack of Local Infrastructure: Faygate lacks the essential day-to-day infrastructure required to support a influx of this scale. Local primary schools, GP surgeries, and dental practices are already operating at or over capacity. This development would force residents to commute by car for basic amenities, directly conflicting with the council's sustainability objectives and policies aimed at reducing carbon emissions.

3. Landscape Character and Environmental Impact: This site acts as a vital green buffer that preserves the rural character of the area. Developing it with a high-density estate of 120 houses will cause irreversible harm to the local landscape, destroy established wildlife habitats, and significantly increase urban sprawl between Faygate and Crawley.

4. Drainage and Flood Risk: The introduction of extensive impermeable surfaces (roofs, roads, and driveways) poses a significant risk of increasing surface water runoff. Local residents are highly concerned about the potential for localized flooding and the capacity of the current drainage network to absorb this additional pressure.

For these reasons, the proposal represents an unsustainable and inappropriate overdevelopment of a greenfield site. I strongly request that this application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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