

To: Horsham District Council, for the attention of: Robert Hermitage - Case Officer

Re: Fairfax Properties - Planning Application DC/20/0470

Horsham Society have taken the opportunity to review outline Planning Application DC/20/0470, submitted by Fairfax Properties for the construction of 473 dwellings on land situated at Newhouse farm, off Crawley Road, North Horsham. We have considered the submission and object to the proposals for the following reasons:-

- 1) The proposed site is beyond the North East boundary for Horsham and builds on two fields, which are separated by an area of woodland. In order to link the two fields, it would be necessary to cut through existing woodland, which we consider to be unacceptable. The result of this proposed development is a piecemeal extension of the town in an unwelcome direction, which would create pockets of land that would become developable from Forest Road and also conveniently opens the door for further sites to the North and North West.
- 2) The Design and Access Statement claims that this is a sustainable location, based purely on it being next to the road. There is no evidence of the site being sustainable in any way, requiring a car to reach the nearest shops.
- 3) The New House farm site is not earmarked as a site for future development in the Local Plan, produced by Horsham District Council.
- 4) New House farm is within an Area of Outstanding Natural Beauty (AONB), with no exceptional circumstances to justify developing the site. The boundaries of the AONB should be maintained. The area is also the start of the AONB, that extends from the Old Crawley Road, stretching Eastwards and contains the High Weald Landscape Trail. The area is administered by the High Weald JAC, who also object strongly to the proposals.
- 5) Planning Application DC/20/0470 is contrary to the stated green spaces policy in the Horsham District Local Plan, Strategic Policy 30: Protected Landscapes page 138.
- 6) There is a major concern, tabled by the Environment Agency regarding connectivity of the site to the foul drainage network.
- 7) This site, which is an AONB, was of sufficient importance that one of the criteria for permitting the North of Horsham development was that it should not be visible from it.
- 8) Should approval ultimately be granted for the scheme, the tree buffer screen whilst welcome, is in entirely the wrong place, as it should be set against central woodland on the ancient woodland situated on the Eastern boundary, and not the Northern boundary, where it would be 'standalone' against open fields. If situated against ancient woodland to the Eastern boundary, it should incorporate a 50 metre wide tree screen, as recommended by the Woodland Trust.

Yours faithfully, David Griffiths (secretary to Horsham Society Planning Sub Committee)