

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 September 2026 11:14:56 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0954
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 30/09/2026 11:14 AM.

Application Summary

Address:	Land South of Athelstan Way Horsham West Sussex
Proposal:	Residential development for 21no. 1, 2, 3 and 4 bedroom dwellings with associated parking, hard and soft landscaping at Land South of Athelstan Way, Horsham.
Case Officer:	Nicola Pettifer

[Click for further information](#)

Customer Details

Address:	4 Weald Close Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	Design: The gradient of the site is considerable and my concern is that the height of the majority of the properties could be much higher than neighbouring properties. I would like to see confirmed dimensions

of all the proposed dwellings.

Highway Access and Parking:

I am concerned about potential overflow parking onto Athelstan Way and Weald Close, which already suffer from commuter/local worker parking. Athelstan Way must remain clear for emergency access to the Glen Arun nursing and care home. Contrary to WSCC Highways' findings, I believe there is the likelihood for overflow parking to spread into Athelstan Way, Weald Close and Paget Close, causing inconvenience to local residents.

Conditions to be considered: No builder/contractor parking or waiting to be allowed in Athelstan Way, Weald Close or Paget Close at any time. Construction work to be limited to the hours of 8am to 5pm, Monday to Friday.

Loss of General Amenity:

The site, known as the Triangle, is a beautiful open space that together with neighbouring fields is a crucial green lung for local people's physical and mental health and general wellbeing. Should this site be developed, this would be lost forever.

Overdevelopment:

The proposed development is much too dense for the size of the site.

The site in its current state provides refreshing views to open countryside beyond, both from Athelstan Way, Weald Close and the bridleway. The height of the two-storey houses towards the southern end of the proposed development would block these views; they are also higher than the bungalows at that end. The proposed scale, density, road layout, parking provision, lighting and associated residential activity would, in my view, result in an inappropriate suburban form of development that fails to respect or respond sensitively to the site's important countryside-edge location.

Conditions to be considered: No loft conversions, dormer windows or any increase in the height of any of the dwellings to be allowed for an indefinite period of time.

Drainage:

This proposed development could mean flooding becoming worse at the bottom of Athelstan Way, in the Brighton Road, and at the Kennedy Road flats car park. This is very concerning in view of the proximity to the allotments and is a potential health hazard when considering food is grown on the allotments. The Council should require robust and conclusive evidence that the proposed development will not increase surface water runoff or exacerbate flood risk to existing properties, roads or neighbouring land. Any drainage and flood mitigation measures should also be subject to clear, enforceable arrangements for their long-term maintenance and management.

Water Supply, Sewage & Infrastructure:

I am concerned about the possible loss of water pressure and the capacity of the local sewage network.

There is insufficient local infrastructure such as GP surgeries and schools to support this number of additional dwellings.

Habitat, Wildlife & Biodiversity Net Gain:

The loss of trees and hedgerows when the site was first cleared has significantly altered the outcome of the surveys carried out recently. The dense hedgerows had previously been identified as a potential dormouse habitat. It is therefore important that any Biodiversity Net Gain Baseline should be taken from the time before the hedgerows and trees were removed.

Conditions to be considered: A 30-year habitat management plan and funds to be put in place and enforced. All of the trees that were removed by the applicant should be replaced.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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