

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 September 2026 14:21:48 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 2:21 PM.

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:	30 Brighton Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Objection to Residential Development - Land South of Athelstan Way, Horsham I wish to strongly object to the proposed residential development of 21 dwellings on the land south of Athelstan Way, including the

proposed access from Athelstan Way and the development running alongside the public bridleway at the end of Arun Way.

I regularly use the area for walking and running and, importantly, simply to enjoy the countryside and open space. The field and bridleway provide me with an accessible opportunity to get away from the built environment, spend time in nature and benefit from the positive impact that this has on my mental wellbeing.

The proposed development would fundamentally change and diminish this important local amenity.

Loss of an important green and recreational space

Muggeridge Field currently provides an important area of open, undeveloped green space immediately adjacent to a densely populated residential area. It creates a valuable transition between the built-up environment and the countryside and allows local residents to experience open space and nature without having to travel further afield.

I use this area regularly for walking and running. I also value it simply as somewhere to experience the countryside and enjoy some peace and tranquillity. The ability to access this environment easily and locally is particularly important to me because of the benefits it provides to my mental wellbeing.

The proposed development would permanently alter that experience.

The construction of 21 dwellings, associated parking, access roads, hard landscaping and other infrastructure would introduce a substantial urban presence into what is currently an open and tranquil setting. The proposed houses would run alongside the public bridleway for approximately 100 metres.

This would transform the character of the route. Instead of walking or running through an open green landscape, users would effectively be passing through a built-up residential corridor. The openness, views, tranquillity and sense of being in the countryside would be substantially diminished.

I do not believe this loss can be adequately mitigated through landscaping. The fundamental problem is the introduction of a substantial residential development into an area which is currently open and undeveloped.

Impact on the public bridleway

The public bridleway at the end of Arun Way is much more than simply a route from one place to another. The surrounding open landscape is an important part of the experience for people who

walk, run and otherwise use the route for recreation.

For me personally, the bridleway and surrounding field are an important part of my regular walking and running and provide an opportunity to escape the built environment and enjoy nature.

The proposal would substantially diminish this experience. The development would extend alongside the bridleway for approximately 100 metres, replacing the current sense of openness with housing, gardens, parking and associated infrastructure.

The impact on existing users should therefore be considered not merely in terms of physical access to the bridleway, but also in terms of the quality and character of the environment through which people travel.

Impact on allotments and the wider community

I am also particularly concerned about the impact of the proposal on the allotments located on this land.

The allotments provide an important community resource and give local residents the opportunity to grow their own food, spend time outdoors and participate in gardening and other forms of productive outdoor activity.

They are another example of how this area provides benefits that go well beyond simply being undeveloped land. The allotments contribute to community wellbeing, physical activity, access to nature and opportunities for residents to spend time outdoors.

The proposed development and associated construction activity, access arrangements and introduction of housing alongside the existing facilities could severely affect the character and enjoyment of the allotments.

The Council should therefore carefully consider the cumulative impact of the proposal on the allotment users as well as on users of the bridleway and surrounding green space.

Health and mental wellbeing

The importance of accessible green space should not be underestimated.

For me, being able to walk or run in this open environment and enjoy the countryside provides a valuable opportunity to improve my mental wellbeing. The fact that this space is immediately accessible from the surrounding residential area is a significant part of its value.

The loss of this particular area cannot simply be dismissed on the basis that other green spaces exist elsewhere. Accessibility matters. A nearby green space that can be reached easily on foot is more readily available for regular walking, running, recreation and informal enjoyment of nature.

This is particularly important for people who may not have access to a car or who may find travelling further afield difficult, including older residents, young families and people with reduced mobility.

The proposal would therefore result in the loss or significant degradation of an important local resource for physical activity, recreation and mental wellbeing.

Sustainable and healthy communities

The existing environment encourages residents to undertake short recreational journeys on foot and provides an immediate connection between the residential area and the countryside.

Replacing part of this open environment with a substantial housing development would reduce the quality of that connection and undermine the benefits that the current landscape provides.

The proposal should therefore be assessed against the relevant policies concerning access to green space, health and wellbeing, sustainable development and the protection of recreational amenities, including HDPF Policies 42 and 43 and the relevant provisions of the National Planning Policy Framework and emerging Local Plan.

Overall objection

I strongly object to this application.

This is not simply a case of building houses on an unused piece of land. The land currently performs a number of important functions for the local community. It provides an open countryside setting, supports walking and running, provides a valued public bridleway, contributes to mental and physical wellbeing and accommodates allotments which provide an additional important community resource.

For me personally, the ability to walk and run through this open environment and enjoy the countryside has a real and meaningful benefit to my mental wellbeing. The proposed development would permanently change that experience.

The proposed 21 dwellings would urbanise an area which currently provides a valuable green setting and would create a built-up corridor alongside approximately 100 metres of the public bridleway.

The cumulative loss of openness, tranquillity, visual amenity, recreational value and community benefit would be significant.

I therefore ask the Council to give substantial weight to these impacts when determining the application and, having regard to the relevant planning policies and material considerations, refuse the application.

Kind regards

Telephone:

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