

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 September 2026 15:37:30 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 3:37 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: 6 Paget Close Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment
Comments:	I am a nearby resident of Athelstan Way and wish to submit formal representations regarding the above application. While I recognise the need for sustainable housing delivery, I object to the proposal in its current form because it conflicts with key provisions of both Horsham District planning policy and the National Planning Policy Framework (NPPF). Should the Local Planning Authority be

mindful to approve the scheme, I request that robust, enforceable planning conditions be secured to mitigate the significant harms outlined below.

1. Character, Landscape and Visual Impact on Rising Terrain

The site forms a sensitive transition between the built-up area of Horsham and the open landscape of Chesworth Farm. The public bridleway at the end of Arun Way is a well-used gateway into this countryside setting. The land rises noticeably, meaning any multi-storey dwellings will appear disproportionately tall and visually intrusive when viewed from surrounding roads, footpaths and the bridleway.

The resulting massing would create an abrupt, overbearing urban edge that fails to respect the established urban-rural gradient. This is contrary to NPPF Paragraph 135, which requires development to be sympathetic to local character, landscape setting and the pattern of surrounding built form.

Requested Condition: A condition prohibiting any future increase in building height, including additional storeys, dormers, roof extensions or other vertical enlargements.

2. Highways, Parking and Essential Access to Glen Arun Care Home

The proposed parking provision is inadequate for a development of 21 family dwellings. The inevitable overspill onto Athelstan Way and neighbouring roads will compromise highway safety and obstruct traffic flow.

Of particular concern is Glen Arun Care Home. Increased on-street parking and delivery congestion will impede access for heavy goods vehicles, routine visitors and critically-ambulances and emergency services. This directly conflicts with NPPF Paragraph 115, which requires development to provide safe and suitable access for all users, including vulnerable groups and essential services.

Requested Condition: A revised on-site parking layout that demonstrably meets demand, and a legally binding Construction Management Plan (CMP) guaranteeing uninterrupted 24/7 access for emergency vehicles, service deliveries, and residents/visitors to surrounding properties.

3. Hydrology, Surface Water Drainage and Flood Risk

The Triangle currently functions as a natural drainage buffer. Replacing permeable greenfield land with roofs, roads and hardstanding will significantly increase surface water run-off. Given the sloping topography, unmanaged run-off risks

overwhelming local drainage systems and causing flooding on adjacent land and highways.

The NPPF requires planning decisions to ensure development does not increase flood risk elsewhere. The applicant has not provided sufficient evidence that post-development run-off will be safely managed.

Requested Condition: A fully costed, independently verified Sustainable Drainage System (SuDS) strategy must be secured before commencement, ensuring post-development run-off rates do not exceed greenfield levels.

4. Ecology, Biodiversity and Protected Species

The site supports established habitats for protected species including dormice, bats and skylarks. The proposed development will fragment habitat corridors and introduce significant light pollution, adversely affecting nocturnal species.

The applicant has not demonstrated that it can achieve the required minimum 10% Biodiversity Net Gain (BNG) without harming priority species. This conflicts with NPPF requirements to minimise biodiversity impacts and enhance the natural environment.

Requested Condition: A detailed Ecological Mitigation and Management Plan, including strict controls on external lighting to protect bat flight paths and other sensitive species.

Conclusion

The proposed development fails to meet the environmental and social objectives of sustainable development. It would harm a prominent landscape gateway, threaten protected wildlife, increase flood risk, and compromise essential access to Glen Arun Care Home. I therefore urge the Local Planning Authority to refuse the application or, if it considers approval, to impose the stringent conditions outlined above.

Thank you for considering these representations.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





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