

From: Planning@horsham.gov.uk
Sent: 30 September 2026 19:50
To: Planning
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 7:50 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:	137 Tanbridge Park 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 - Trees and Landscaping
Comments:	Dear Planning Department, I wish to register my objection to the planning application for 21 dwellings south of Athelstan Way. This specific location is entirely unsuitable for this purpose. I urge the council to refuse permission based on the following considerations: 1. Encroachment into the Countryside and Loss of Amenity Space - Inappropriate Development: The proposed site sits outside of the established built-up area boundaries, therefore representing an unjustified encroachment into the local countryside. - Harm to Muggeridge Field: The development absorbs a significant portion of Muggeridge Field which is a vital community asset used heavily by residents for recreation, exercise, and mental well-being. - Landscape Character: The replacement of an open green field with hard standings, access roads, and roofs will permanently degrade the rural edge and scenic character of the area, directly conflicting with local policies that protect the landscape.

2. Highway Safety and Traffic Congestion

- Inadequate Infrastructure: Access to this site relies on a residential road network (Athelstan Way) that is already congested. Adding the traffic of 21 multi-bedroom homes will create severe and noisy bottlenecks, especially at peak morning and evening hours, which could raise significant pedestrian safety issues. Particularly noting the presence of local schools with children on the move in this area.

- Unrealistic Parking Estimates: The housing mix includes 3- and 4-bedroom family homes. These properties will likely attract households with two or more vehicles. The proposed allocation will lead to inevitable overspill parking onto nearby streets, restricting visibility, obstructing delivery/emergency vehicles, and creating a severe safety hazard for pedestrians and children.

3. Ecological and Environmental Impact

- Biodiversity Loss: Muggeridge Field and its surrounding hedgerows provide established habitats for local wildlife, including birds, small mammals, and insects. The proposed "soft landscaping" cannot replicate or replace the complex biodiversity of a mature, untouched greenfield site.

- Surface Water Runoff: Replacing permeable soil with extensive hard landscaping will severely reduce natural drainage. This increases the risk of surface water flooding on the site and on neighbouring roads and properties during heavy rainfall. An issue regularly occurring in new build areas.

For these reasons, the harmful impact on the local environment, highway safety, and community infrastructure far outweighs any benefit of 21 additional dwellings. I respectfully request that the Planning Committee or Case Officer refuse this application.

Yours sincerely,

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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