

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 September 2026 20:12:10 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 24/09/2026 8:12 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:	22 Weald Close Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to object to planning application DC/26/0954, which proposes the construction of 21 dwellings on the land south of Athelstan Way. My concerns relate particularly to the impact that this development would have on the landscape character of the area, wildlife and

biodiversity, and the experience of users of the surrounding countryside and public rights of way.

-Landscape and visual impact

The proposed development would result in the permanent loss of an open green field and would substantially change the character and appearance of this part of Horsham.

The site is particularly sensitive because of its elevated position. The proposed dwellings would therefore be prominent within the surrounding landscape and would appear imposing when viewed from the surrounding countryside and public rights of way. I am concerned that 21 dwellings, together with associated roads, parking, lighting, hard landscaping and other infrastructure, would create a significant visual intrusion into what is currently an open rural setting.

The site is on the edge of the extensively used Chesworth Farm area, which is regularly accessed by members of the public, via Bridleway 1670 (Pedlars Way). Horsham District Council's own Chesworth Farm management documentation refers to Pedlars Way Bridleway 1670 and the management of the surrounding countryside.

The development would therefore not only affect views from neighbouring properties but also the character and visual amenity experienced by people using the surrounding countryside and public rights of way.

-Ecology and biodiversity

I understand that an ecological assessment has been undertaken for the application. However, I am concerned about the timing and reliability of any ecological assessment where substantial vegetation and habitat had already been removed from the site. The field was extensively cleared, including the removal of hedgerows and other vegetation, before the ecological assessment was carried out. This raises a concern that the survey may not accurately represent the site's previous ecological value, the wildlife that used the field and its boundaries, or the site's potential to support biodiversity.

The removal of hedgerows and vegetation may itself have altered or removed habitats and displaced wildlife before the ecological survey was undertaken.

Consequently, I would ask the Council to satisfy itself that the ecological information submitted with the application represents an adequate and robust assessment of the site's baseline ecological condition, rather than simply recording the condition of the land after clearance.

I would also ask that the Council considers whether any further ecological survey work is necessary, including consideration of the site's previous habitat and its potential value, before determining the application.

-Impact on the setting of Chesworth Farm and public enjoyment

The field forms part of the wider open landscape surrounding Chesworth Farm. This is an area that is regularly used and enjoyed by local residents and visitors.

The introduction of 21 houses into this open landscape would fundamentally alter the experience of this area. The combination of buildings, domestic gardens, fencing, vehicles, lighting and associated infrastructure would change what is currently an open rural landscape into a residential environment.

Particular consideration should therefore be given to the effect of the development when viewed from Bridleway 1670 and other surrounding public routes.

-Height and future alterations

The site's elevated position is of particular concern. The proposed houses would be clearly visible from the surrounding countryside and public rights of way. I note that bungalows have been positioned on the higher ground, which appears to be intended to reduce the visual impact of the development resulting from the site's elevation.

However, I am concerned that this mitigation could be undermined in the future if these properties were subsequently altered, extended or their roofs changed in a way that increased their apparent height and prominence.

If planning permission were to be granted, I would ask the Council to consider whether appropriate planning conditions are necessary to control future alterations that could materially increase the height or visual prominence of these dwellings, particularly those located on the higher ground. This should include consideration of whether permitted development rights should be restricted where appropriate.

▪ ☐ Conclusion

For the reasons set out above, I respectfully ask Horsham District Council to refuse planning application DC/26/0954.

In particular, I ask the Council to give careful consideration to:

-The loss of an open green field and the resulting change in landscape character.

-The prominent elevated position of the site and the visual impact of 21 dwellings.

-The effect of the development on views and the rural character experienced from Bridleway 1670 and the surrounding countryside.

-The relationship of the site to the extensively used Chesworth

Farm area.

-The potential impact on wildlife and biodiversity.

-Whether the ecological assessment provides a reliable representation of the site's ecological value given that significant vegetation and hedgerows had already been removed before the assessment.

-The potential for future alterations to increase the height and visual prominence of properties on the higher ground.

I therefore ask that these matters are fully considered before any decision is made on the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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