

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 September 2026 18:07:25 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 09/09/2026 6:07 PM.

Application Summary

Address:	Land at 518017 129871 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:	16 Weald Close Weald Close Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	The proposal would result in the permanent loss and urbanisation of an undeveloped green field which contributes to the transition between the existing residential area and the wider countryside, including Chesworth Farm, Muggeridge Field, Chesworth Allotments and Public Bridleway 1670/1.

The application appears to conflict with Policy HB10 of the Horsham Blueprint Business Neighbourhood Plan. This policy requires proposals to conserve and enhance green spaces and connect chains of green infrastructure. It also states that proposals which threaten to damage connectivity between wildlife areas and green spaces will be strongly resisted.

Although the applicant proposes landscaping and biodiversity net gain measures, these should not automatically be considered an adequate replacement for the existing open field and its role within the wider green infrastructure network. The Council should be satisfied that habitat connectivity will genuinely be conserved and enhanced, with any mitigation and 30-year habitat management arrangements clearly secured.

The applicant also relies on the HB27 Athelstan Way assessment to suggest that the site could be sensitively developed. However, that assessment states that the SHELAA found the site was "not currently developable due to impact on townscape character and access". HB27 did not allocate the site for housing. It only suggested that development might be considered if supported by the Council and community and delivered sensitively at an appropriate density to reduce harm to the countryside.

In my view, the proposed scale, density, roads, parking, lighting and associated residential activity would introduce a suburban form of development that fails to respect the site's sensitive countryside-edge location.

The development would also materially alter the rural setting and enjoyment of Public Bridleway 1670/1 through the introduction of buildings, vehicles, lighting, noise, garden boundaries and increased domestic activity alongside the route.

I am also concerned about surface-water drainage. The site slopes towards an existing drainage ditch and the plans include a detention basin. The Council should require clear evidence that the development will not increase runoff or flood risk to existing properties, roads or neighbouring land, together with enforceable arrangements for long-term maintenance.

For these reasons, I request that the application is refused due to:

conflict with Policy HB10 and harm to green infrastructure connectivity
loss of countryside and townscape character
failure to demonstrate the sensitive development envisaged by the conditional HB27 assessment
harm to the rural setting of Public Bridleway 1670/1
cumulative erosion of the countryside edge
insufficient assurance regarding biodiversity, drainage, lighting and long-term mitigation

Kind regards

Telephone:

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