

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 October 2026 14:17:05 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 02/10/2026 2:17 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:	45, Gorings Mead Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Trees and Landscaping
Comments:	We would appreciate these objections being taken into account under this application. Design

Some of the properties proposed will indent into the skyline, we hope enough has been done to investigate their relative heights in relation to the surrounding landscape. The applicant's own landscape report identifies a "moderate adverse" effect on the field's rural character and views from the adjoining bridleway. We also hope enough thought has been given to using sympathetic materials and environmentally-friendly functionality in term of energy saving and water re-use etc.

Highway access and parking

We have read the Highway reports with the application. We think the issues are underplayed, with the A281 busier by the year and a relatively tricky junction from Athelstan Way onto it - only metres from pedestrian lights, a busy junction with St Leonards Road and the even busier, narrow entrance/exit into/from Tesco Express. With 21 dwellings proposed, the statutory parking allowance will not match reality. Vehicle owners are bound to seek parking further away in Athelstan Way and its satellite roads. The proximity of the care home in Athelstan Way to the proposed entrance of the development will be added stress, with access for large-capacity and emergency vehicles required 24/7.

Loss of general amenity

This corner is wonderful gateway to the wider countryside especially onto Chesworth Farm, a Local Wildlife Site which, alongside the many rare and uncommon species it supports, also offers free rural recreation for local people over its 37-hectare site. As the farm site has not been intensively farmed for decades, before the proposed development site was cleared, all manner of birds and mammals could be spotted on or over the whole area, including the Triangle. Inevitably, with the removal of its northern hedge line and the close cutting of the grassland, this diminishing habitat on The Triangle signals the greater potential loss to come. An urban development with street furniture removes another area for quiet contemplation of nature for locals. If the development goes ahead in any form, we hope that the proposed buffers and lighting measures will adequately protect wildlife.

Other

We are concerned about the functionality of the proposed SUDS system, given the area is at the bottom of a hill. It is already prone to flooding. Will the development make this worse? Has enough been done to investigate the route of waste surface water, especially with food being grown on the allotments so close by? And is the applicant fully in control of the functionality of ditch system that runs on the northern boundary of the site, and which will be so key to the proposed drainage system?

Overdevelopment

Twenty-one dwellings appear to be a very large number for such a tiny area of land. We just cannot envisage how so many buildings

and their secondary builds like garages, plus street furniture, will fit in such a small area. We cannot see how anyone will have much privacy, especially with a new access road, apparently leading to the bridleway via a new footpath from the east side plus the already busy, popular bridleway on the west. Residents will be living in a proverbial goldfish bowl.

Trees and landscaping

We are concerned that hedge loss has already begun onsite. We are relatively reassured by the arboricultural reports added to the application that care will be taken of the trees around the site. Especially the mature oaks. We would appreciate it if the calculation relating to BNG could be double-checked due to the previously mentioned hedging loss. It would be more appropriate and more accurate if the calculation could be made on the state of the site before the hedging was removed. If the development goes ahead, we fully agree with the idea that all formal requirements regarding ongoing management and care of the environment on and around the site are maintained to a high standard.

Thank you for the opportunity to object.

Kind regards

Telephone:

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