

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 18:53:40 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 15/09/2026 6:53 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:	3 Weald Close Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to strongly object to planning application DC/26/0954 for the construction of 21 dwellings on Land South of Athelstan Way. I live at 3 Weald Close, immediately adjacent to the site, and therefore have a direct understanding of the character and

importance of this land to the surrounding community.

1. Significant landscape and visual impact

The proposed development would result in the permanent urbanisation of an important open countryside landscape on the southern edge of Horsham. The field currently provides a valuable transition between the built-up area and the countryside around Chesworth Farm. Its open character, elevated/sloping topography and relationship with the surrounding fields are important to the landscape setting of this part of Horsham.

This is particularly concerning given that Horsham District Council's own assessment of the site (SA060) identifies the landscape impact as "Very Negative", noting that the site is highly sensitive to development and forms an important element of the green infrastructure network around Horsham.

2. The site has previously been found unsuitable for residential development

This is not a new planning issue. A previous proposal for up to 70 dwellings on the same land (DC/11/0224) was considered and ultimately dismissed on appeal. The reasons included the erosion of the gap between settlements, failure to enhance the landscape character, and erosion of the countryside setting of parts of Horsham.

Although the current proposal is smaller, the fundamental characteristics of the site have not changed. The fact that fewer houses are now proposed does not remove the underlying landscape and countryside-setting concerns that previously led to the appeal being dismissed.

3. Loss of an important green infrastructure and recreational resource

The field is used extensively by local residents for informal recreation and provides an important connection between the residential areas of Horsham and the wider countryside around Chesworth Farm. It contributes significantly to the sense of openness and the semi-rural character of the area.

Development would permanently remove this open landscape and replace it with built form, roads, parking and associated infrastructure. This would represent a substantial and irreversible loss of an important local green space and wildlife resource.

4. Biodiversity and wildlife

The Council's own site assessment identifies the land as being within a Local Wildlife Site and recognises its ecological

importance. The field and surrounding countryside support a variety of wildlife and provide valuable habitat and connectivity.

I am concerned that the ecological value of the site cannot be adequately replaced simply through landscaping or biodiversity measures associated with the proposed development. The existing open field forms part of a wider ecological and green infrastructure network, and its loss should be given significant weight.

5. Impact on the character of Horsham

This proposal would extend built development further into an area that currently provides a clear and valuable countryside setting to the town. The openness of the field is an important part of the character of this part of Horsham, and introducing 21 houses would fundamentally alter that relationship between the existing residential area and the surrounding countryside.

6. Conclusion

I recognise the need for new housing, but housing need should not automatically justify development on a site where there are significant and well-documented landscape, ecological and countryside-setting constraints.

In this case, the site has previously been rejected at appeal, remains identified by the Council as having very significant landscape sensitivity and very negative landscape impacts, and is recognised as an important element of Horsham's green infrastructure and Local Wildlife Site network.

I therefore respectfully ask Horsham District Council to refuse application DC/26/0954 and retain this important open field as part of the countryside and green infrastructure surrounding Horsham.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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