

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 September 2026 20:49:16 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 8:49 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 am writing to formally object to this application for 21 dwellings. 1. Traffic and highway safety Athelstan Way and the surrounding residential roads, including

Weald Close, are already used by pedestrians, cyclists and children travelling to and from local schools. The introduction of a new residential development of 21 dwellings would inevitably increase vehicle movements on the surrounding road network and place additional pressure on existing access arrangements.

I am particularly concerned about the proposed access from Athelstan Way and the additional traffic movements this would generate on an established residential road. I would ask the Highway Authority to scrutinise the Transport Statement carefully and ensure that it accurately reflects current, real-world traffic, pedestrian and cycling conditions, rather than relying solely on modelled assumptions.

This concern is also relevant in light of the previous proposal for residential development on this same site, where highway safety, access and parking were specifically identified as matters requiring consideration.

2. Loss of green space and ecological harm

This field forms a valued area of open countryside on the edge of Horsham and has been the subject of sustained community concern about development for many years. It provides an important green buffer between the existing built-up area and the wider countryside and contributes to the landscape and ecological character of this part of Horsham.

The field and its boundaries contain established vegetation, hedgerows and mature trees which provide habitat and connectivity for local wildlife. Owls, deer and a variety of bird species are regularly observed in and around this area, demonstrating that the field is not simply an unused area of grassland but forms part of an established local habitat.

I am concerned that the loss and fragmentation of this habitat cannot be adequately compensated for through landscaping within a residential development. I would therefore ask the Council to scrutinise the ecological assessment carefully, including the timing and methodology of species surveys, and to ensure that the claimed biodiversity net gain does not obscure the loss of an established open green space and ecological corridor.

3. Scale, density and character

The proposed development of 21 houses would represent a significant intensification of this currently open field and would fundamentally alter the character of this edge-of-settlement location.

The site currently provides a valuable soft transition between the existing residential area and the open countryside. Introducing 21

dwellings, together with roads, parking, lighting, boundary treatments and associated infrastructure, would urbanise this currently open landscape and cause harm to its visual and landscape character.

This concern is particularly significant because the same site was previously considered for residential development of up to 70 dwellings. Horsham District Council previously concluded that development would have a significant adverse impact on the character of this part of the countryside and would be detrimental to the landscape character of the locality. The subsequent appeal was dismissed.

Although the current proposal is smaller, the fundamental characteristics of the site have not changed. A reduction in the number of dwellings does not remove the underlying landscape and countryside-setting concerns.

4. Loss of an important countryside setting

The field is an important part of the setting of this part of Horsham and contributes to the sense of openness experienced by existing residents and people using the surrounding footpaths and countryside.

The Council's previous consideration of this site recognised the importance of its landscape setting and rural character. I am concerned that the current proposal would result in the permanent loss of this open character and would extend built development further into the countryside.

Conclusion

For the reasons above - highway safety, increased traffic, ecological and green-space impacts, and harm to the landscape and countryside character of this edge-of-settlement site - I respectfully ask Horsham District Council to refuse application DC/26/0954.

I recognise the need for new housing, but housing provision should be balanced against the specific environmental, landscape and infrastructure constraints of individual sites. In this case, I believe the harm caused by developing this particular field would outweigh the benefits of providing 21 additional dwellings.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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