

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 September 2026 11:17:52 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 28/09/2026 11:17 AM.

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: Horsham Town Council Office 12 The Courtyard 30 Worthing Road Horsham West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other
Comments:	Horsham Town Council Planning Committee objects to this application as the proposal appears to conflict with the adopted Horsham Blueprint Business Neighbourhood Plan and raises a number of significant planning concerns that, in the Council's view, have not yet been satisfactorily addressed. The Council notes that the site lies outside the established Built-Up Area Boundary (BUAB) and is not identified for development

within the current planning policy framework. Furthermore, the site was not identified and supported within the Horsham Blueprint Business Neighbourhood Plan, and the Town Council is not currently satisfied that sufficient justification has been provided to depart from the strategy and site safeguarding established through the adopted management plan. The Council therefore considers that there is a significant policy conflict that must be carefully assessed and clearly justified by the Planning Authority. Whilst Members acknowledge the considerable effort that has been invested in developing the scheme and recognise a number of positive aspects, including the proposed mitigation measures and affordable housing provision, the Council remains concerned that several key matters require further clarification and assessment before the application can be properly determined. In particular, the Town Council requests that the Planning Authority fully address the following matters:

- The principle of development in relation to the adopted development plan and the site's location outside the BUAB.
- Clarification of what material circumstances have changed since the site's previous consideration in 2012 and whether those changes justify a different planning conclusion.
- The effect of the proposal on the character of the wider Chesworth Farm landscape, surrounding countryside, and the Local Wildlife Site.
- The landscape and visual impact of the development, including whether building heights and massing would adversely affect the character and appearance of the area.
- The ecological baseline assessment, Biodiversity Net Gain calculations and the methodology used to establish the baseline from which gains are measured.
- The proposed access arrangements and wider highway impacts.
- Drainage, flood risk and surface water management, including consultation with the Lead Local Flood Authority and the imposition of appropriate conditions to ensure all flood risks are adequately mitigated.
- Long-term arrangements for drainage infrastructure, including who will be responsible for ongoing maintenance and associated costs.
- The deliverability of the proposed affordable housing and whether a robust Section 106 Agreement, preferably involving a Registered Provider, should be secured to guarantee delivery.
- The retention and enhancement of public footpaths as accessible routes, landscape buffers and wildlife corridors.
- The provision of secure and appropriate access to the existing allotments.

Given the level of public interest, the strategic importance of the site, the apparent conflict with the adopted Horsham Blueprint Business Neighbourhood Plan, and the range of unresolved planning issues identified above, the Town Council formally requests that the application be referred to and determined by the Horsham District Council Planning Committee rather than under delegated powers. The Council considers that the proposal merits

full public scrutiny and debate by elected Members to ensure that all material planning considerations are thoroughly examined. Accordingly, the Town Council objects to the application and requests that the concerns set out above are comprehensively assessed and addressed within the case officer's report before any decision is taken.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton