

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 September 2026 22:16:35 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 30/09/2026 10:16 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:	8 Oxford Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	My objection is based on the following grounds: 1. Loss of General Amenity and Landscape Character Horsham is fortunate to have the countryside of Chesworth Farm and Denne Hill in such close proximity to the town centre. The bridleway from Athelstan Way towards Chesworth Farm provides

an important 'gateway' from the East Horsham/Oakhill area into this rural landscape. The 'triangle' field proposed for development is the first area of green space encountered in a rural setting once leaving the residential settlement boundary.

The development would effectively push this transition between the built-up area and open countryside further into the rural landscape, to the detriment of residents, walkers and others who currently enjoy this setting. The development would also obstruct views from the bridleway towards the tree-lined hills beyond, particularly given that the land rises towards the south.

This impact appears to be acknowledged in the applicant's own Landscape and Visual Impact Assessment, which concludes that the development would have a moderate adverse impact when viewed from Public Bridleway 1670/1. Although the houses at the highest point of the development are proposed to be single-storey, which may reduce the visual impact to some extent, this does not provide a permanent safeguard. Future residents could potentially apply for loft conversions or other alterations that increase the height and visual prominence of these properties.

The proposed development also appears to conflict with the Council's own recent assessment of Land South of Athelstan Way - SA60, which identified the following characteristics:

- its countryside location;
- its relationship with Chesworth Farm;
- its recreational and amenity value;
- its designation as a Local Wildlife Site;
- its high landscape sensitivity; and
- its visual sensitivity arising from the site's topography.

That assessment concluded that SA060 was not recommended for allocation for housing.

It is difficult to reconcile that conclusion with subsequently permitting residential development on the same land, particularly where the development would result in the loss or substantial reduction of the very landscape, recreational and amenity benefits identified by the Council itself.

I therefore urge the Council to give significant weight to its own assessment of this site and to uphold its conclusion that this land is unsuitable for housing development.

2. Ecology

The ecological assessment appears to have been based on the condition of the site at the time of the survey, rather than properly considering its condition before preparatory clearance was undertaken by the landowner.

Shrubs, hedgerows and trees have previously been cleared from the site. This potentially means that the ecological baseline used in the assessment does not accurately represent the site's former ecological value or the habitats that were present before these works were undertaken.

The ecological assessment should therefore take account of the site's condition prior to the clearance works, rather than allowing the removal of vegetation to reduce the ecological value attributed to the site.

Although the proposal indicates that existing trees will not be removed, it seems unlikely that wildlife, including bats and other species associated with the hedgerows and trees bordering the site, would be unaffected by the introduction of 21 residential properties immediately adjacent to these habitats. Increased artificial lighting, noise, domestic activity and disturbance could displace wildlife and adversely affect the ecological function of these features.

The Council should therefore ensure that the ecological impacts of the development are fully assessed, including the indirect effects of lighting, noise and increased human activity on the habitats surrounding the site.

3. Flooding and Drainage

The northern end of Public Bridleway 1670/1, adjacent to the access gate to the allotments, regularly experiences flooding during the winter months.

The proposed development would introduce houses, roads, driveways and other areas of hardstanding onto land which slopes towards this existing problem area. This could increase surface-water runoff and exacerbate the existing flooding, particularly when compared with the current field, which provides a degree of natural water absorption.

If planning permission is granted, it should be subject to a robust condition requiring appropriate drainage and surface-water management measures to ensure that the development does not worsen existing flooding conditions on the bridleway or surrounding land. These measures should be demonstrated through an appropriate drainage strategy before development commences and should provide sufficient capacity for extreme rainfall events as well as normal winter conditions.

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