

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 September 2026 20:53:44 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 8:53 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 Allcard Close Horsham
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Comments Details

Commenter Type:	Member of the Public
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:	Dear Planning Officer, I wish to object to the proposed development of 21 dwellings on the land south of Athelstan Way. My principal concern is that this is not simply a proposal for 21 houses on the edge of an existing residential area. It would

represent a further extension of Horsham into the open countryside and could have significant consequences for the future character and protection of the wider Chesworth Farm landscape.

Planning history

There is a particularly important history to this site which I believe should be given substantial weight.

The land was previously considered for housing as part of the Local Plan process. The Planning Inspector recommended that the proposed allocation at Athelstan Way be deleted, placing significant weight on the environmental considerations and the site's importance as part of the wider rural area south of Horsham and the setting of the town.

A subsequent application, DC/11/0224, proposed up to 70 dwellings and was also rejected. The Council's records identify serious concerns about the effect of development on the character and environment of the area.

The fact that the current proposal is smaller does not fundamentally change the location or the relationship of the site to the countryside.

Indeed, the Council's more recent assessment of SA060 - Land South of Athelstan Way continues to identify significant constraints. It records that the site is outside the settlement boundary, lies within Chesworth Farm, is a Local Wildlife Site, has high landscape sensitivity and is visually affected by its sloping topography. The assessment did not recommend the site for housing allocation.

I therefore believe the Council should require the applicant to demonstrate clearly what has materially changed since these previous assessments and decisions to make this site appropriate for housing now.

The future of Chesworth Farm

I am particularly concerned about the precedent created by developing this field.

The site forms part of the transition between Horsham's existing built-up area and the wider open countryside of Chesworth Farm. Developing it would move the effective built edge further into that countryside.

I appreciate that granting this application would not automatically mean that further development of Chesworth Farm or land towards Kerves Lane would be permitted. However, it would establish a new relationship between the built-up area and the open countryside.

That makes the cumulative effect important.

If development is permitted progressively on individual parcels around the edge of Chesworth Farm, the result could be the gradual erosion of the open landscape which currently provides Horsham with an important rural setting.

The Council's own evidence describes the land south of Athelstan Way as connected to Chesworth Farm, which is used extensively for informal recreation and forms an important part of the green infrastructure around Horsham.

I therefore ask the Council to consider not only the effect of these 21 houses in isolation, but whether the proposal would weaken the existing defensible boundary between Horsham and Chesworth Farm and make further incremental development of the surrounding countryside more difficult to resist.

This is particularly important given that the Council is currently working through its Local Plan process to establish a plan-led approach to future housing and development. The Council itself has described the emerging plan as a means of returning Horsham to plan-led development rather than accepting haphazard development.

Traffic and parking

There are also significant existing highway and parking problems on Athelstan Way.

Despite existing houses generally having driveways, the road is regularly heavily parked, including by people working in Horsham town centre. Cars can be parked along substantial lengths of the road on a daily basis and there is often little or no space for visitors to existing properties.

The expansion of Glen Arun care home has also increased staff and visitor activity and consequently added to parking pressure in the street.

Against this existing background, I have serious concerns about accommodating:

- construction traffic and construction workers' vehicles;

- deliveries and plant during construction;

- traffic generated by 21 additional households;

- additional visitor parking;

- refuse and service vehicles; and

- the need to maintain unobstructed access for emergency vehicles serving Glen Arun.

I ask the Highway Authority to assess the actual existing conditions on Athelstan Way, rather than assuming that existing driveways mean there is no significant parking pressure.

The applicant should also demonstrate how construction workers and construction vehicles will be accommodated without placing additional pressure on the existing residential street, and how emergency access to Glen Arun will remain safe and unobstructed throughout construction and following occupation.

Conclusion

I recognise the need for new housing, but I do not believe that housing need should override the particular environmental, landscape and spatial considerations applying to this site.

There is a clear planning history of this land being considered unsuitable for housing allocation, followed by the refusal of a substantial residential proposal. The Council's more recent evidence continues to identify the same fundamental concerns.

Most importantly, this is an opportunity to consider whether the open land south of Athelstan Way should continue to provide a clear and meaningful transition between Horsham and the wider Chesworth Farm countryside, rather than allowing that boundary to be gradually eroded by incremental development.

For these reasons, I respectfully ask the Council to refuse application DC/26/0954.

Kind regards

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