



2 Old Denne Gardens
Horsham
West Sussex
RH12 1JA

29 September 2026



For the attention of Nicola Pettifer

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham, RH12 GB

Dear Sir

DC/26/0954 – Residential development for 21 dwellings, Land South of Athelstan Way

I am writing on behalf of the Horsham Society to object strongly to this application.

The land in question, together with the adjacent larger Muggeridge Field it adjoins, forms part of the southern fringe of the town characterized by the open space of Chesworth Farm. To the south and west is open land. A planning application for housing on the Muggeridge Field site was refused on appeal in 2011 in part on grounds of the landscape character, topography and impact on the views from Chesworth Farm.

The land in question is outside the built-up area boundary and has not been allocated for development in the District Council's Draft Local Plan, nor in the recent Main Modifications to that Plan which included provision for a very substantial increase in land for housing development. This is not a site that has ever been deemed suitable for development and nothing has changed to alter that view.

If approved, the development would create an incongruous, and visually unwelcome, urban finger poking into the open space to the south of the town. Although some attention has been given to the height of the proposed building nearest the high point of the site this is insufficient to ensure that the development would not be over-prominent when viewed from the south and south west.

In summary, development of this site would be highly inappropriate and detrimental to the setting of the town.

Yours faithfully



John Steele
Secretary, Planning Sub Committee