
From: Planning@horsham.gov.uk
Sent: 26 September 2026 22:14
To: Planning
Subject: Comments for Planning Application DC/26/0954

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/09/2026 10:13 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

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Customer Details

Address:	74 Brighton Road Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to the submitted plans for development of the triangle field due to the following reasons: 1. Loss of vital green field space and wildlife corridors. The Triangle abuts both Chesworth allotments and Chesworth Farm, a much-loved and greatly-used green space owned and

managed by HDC and a team of volunteers. We are currently facing a climate crisis which can only be exacerbated by the loss of green space between our towns and villages. Horsham is currently being extended at an unsustainable rate, with its boundaries becoming ever wider and stretching towards the surrounding towns, such as Crawley, and villages. The Triangle may only be a small field, but if it too succumbs to the current trend for building on green space, it pushes the Horsham boundary ever further outwards.

I have lived in Horsham for 50 years, and have seen its centripetal spread into the countryside, with the resulting loss of wildlife habitat.

For the past 22 years I have walked around this field almost daily (and for the most part through the field, until the permissive footpath was cut off by the previous owner), and have enjoyed the birdsong and insect noise as I have walked by. The current owner wasted no time in removing the hedgerows, and the resulting silence speaks volumes.

It is highly likely that, given the assessments of dormouse numbers on the rest of the Chesworth site, dormice were present within the hedgerows surrounding the Triangle. The dormouse is a protected species under the Wildlife and Countryside Act 1981, and is a UK priority species under the post-2010 Biodiversity Framework, as well as being a European Protected Species under Annex IV of the European Habitats Directive. Its numbers have dropped by 52% between 2009 and 2018. It is imperative that we do everything we can to prevent further decline of this species. If an area is thought to contain dormouse populations, then it should be thoroughly checked before any building is allowed. Of course, the fact that the new owner of the Triangle has already removed all dormouse nesting sites means that we are now unable to quantify populations in this field. However, wildlife has no respect for human-created boundaries so the presence of dormice in hedgerows surrounding adjacent fields gives a fair idea of their presence in the Triangle before the hedges were removed. Historically this site has been designated as important in the local Horsham environment 1996: Muggeridge Field + Triangle proposed for inclusion in the Local Plan; this was later deleted after Inspector Stephen Fox ruled the site should remain outside the built-up boundary to protect Horsham's rural edge.

2011: Muggeridge Field application for 70 homes rejected. A Phase 1 habitat survey by WSCC identified a good to moderate potential for dormice in the dense scrubs on the western and northern boundaries on the Triangle. As already mentioned, these hedges were taken out by the applicant before he submitted the planning application.

Neighbourhood Plan: early draft referenced "HB27" (Triangle + Muggeridge Field) as a possible aspirational site but this was removed before the referendum.

Neighbourhood Plan: Policy HB10 sets out green and blue infrastructure policy including that there should be "sufficient funding to support at least 30 years of post-development habitat management or land use change".

Chesworth Farm and surrounding area, including the Triangle and Muggeridge Field has Local Wildlife status.

We must stop removing wildlife corridors and reducing the size of green spaces before it is too late.

Whilst not directly relevant to the case here, I would like to refer you to the issue of invasive American mink decimating our native water vole populations from the 1950s onwards. In this case, there is strong evidence to suggest that the mink would have had far less adverse impact on the water voles had the vole populations not already been fragmented by human interference on our waterways. This is a strong reminder of how fragile ecosystems are, and how easily affected by fragmentation.

The current Labour government have subjected us to the Infrastructure and Planning Bill, which reduces the rights of citizens to object to building on green spaces. This is a disgusting intrusion on our civil rights, an attempt to reduce all objections to the loss of green space as "NIMBYism", and is a bill which was robustly fought by British wildlife and environmental charities, and by the House of Lords. We must not allow a government who we in this region have not elected to reduce all of our green space to nothing.

If you do allow this development to go ahead, then you must ensure that the 10% biodiversity net gain is achieved, and that 10% gain must not be from a starting point of what is in the field now, in 2026, after the owner has removed all of the hedgerows, but from a starting point of how the field was before he removed all wildlife habitats.

One more point that I must make here, which is maybe more emotive is, how do you feel when you hear that another playing-field sized area of the Amazon rainforest has been destroyed? I suspect that you, like me, are devastated at the loss of habitat and the potential extinction of multiple species that looms nearer. Yet how can we possibly object to this when we are allowing the same thing to happen unchecked in our own country? Do we really need

this much housing so desperately? Could we not use brown field spaces? In Horsham, the old Sun Alliance buildings remain empty and unused. How many flats could be built here to satisfy the government in their insatiable land grab?

Please remember that humans share this world and this country with many other species (sadly, a rapidly decreasing number of them), and we are not the only ones who are important. Is it really adequate of us to only consider ourselves whilst obliterating other species?

Wildlife will not survive if its habitats are reduced in size and fragmented. Please take other lives into account when assessing this application.

2. Drainage. We are currently experiencing drier and hotter summers, but these are combined with wetter, warmer winters. Green spaces, especially those with hedgerows and trees, as used to be the case with the Triangle, absorb more water than built-up areas. The Triangle slopes down towards Chesworth allotments and the Brighton Road. There are already multiple floods each winter on the Brighton Road, Kerves Lane, and Kennedy Road. With fewer fields to absorb the rain before it reaches these low spots, flooding is bound to worsen. Even with the best-laid plans regarding drainage, how can you guarantee that sewage will not drain off onto Chesworth allotments, poisoning the people who grow and eat vegetables there? If you were to allow the owner planning permission to build on the Triangle, you must be able to give a 100% guarantee that this will not happen. Can you ever be that sure given the unpredictability of our climate?

3. Loss of views. The view from the top of the Triangle, out across St Leonard's Forest, is beautiful. With the current plans, even though the buildings at the top are bungalows, this view will be blocked by houses/flats lower down the slope.

4. Parking. Current estimates are that most homes have an average of around 2 cars. Given the parking space allocated for the 21 dwellings, this will only just be enough. Visitors will be forced to park elsewhere. The first place to try will be Athelstan Way, where there is a care home, which must be left with enough access for emergency vehicles. The next place to try will be Arun Way, which is already under massive parking pressure. My house backs onto Arun Way and I am unable to park on my own road (Brighton Road, double yellow lines outside my house) so I have parked in Arun Way for the past 18 years. I am often late home from work and have to park a long way from my house, which is very difficult if I have heavy bags to carry in. If more non-residents also start to park down here then I, and many other residents, will be unable to park within a reasonable distance of our homes.

5. Noise pollution. The Triangle is currently an unoccupied field. Building on this field will cause a high degree of noise pollution and once the houses are built, there will be more noise than there was when the area was unoccupied. Many people these days take on allotments in order to improve their mental health by spending time in nature. The proximity of this postulated site to Chesworth allotments could have a marked detrimental effect on the mental well-being of many allotment-holders.

6. Light pollution. More houses = more street lighting, stretching further out from the town and imposing on the surrounding countryside, including Chesworth Farm. We have documented at least nine species on bat on HDC's Chesworth site, but these are going to be stressed by light pollution and forced into ever smaller areas of darkness.

7.

Whoever puts forward plans to concrete over a green field site should rightly be met with objections. People are objecting to his plans,

In short, please, please do not allow this plan to go ahead. This is a small field which, in the grand scheme of things, has little use for housing but a great deal of importance for local wildlife, drainage, human mental health, and maintenance of town boundaries. We must not allow Labour's build, build, build policy dictate what we do with our town, and we must not allow rich land-owners to push us into being too scared to object to plans which are to the detriment of us all.

Kind regards

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**Horsham
District
Council**



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