
From: Planning@horsham.gov.uk
Sent: 27 September 2026 13:00
To: Planning
Subject: Comments for Planning Application DC/26/0954

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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 27/09/2026 1:00 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:	38 Arthur 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 - Loss of General Amenity - Other - Overdevelopment
Comments:	I am very distressed by this planning proposal to build 21 homes in the Triangle field, as are all my fellow local residents that I have spoken and all those who love this field. Local people are basically heartbroken to think this field could be lost causing the character of the whole Chesworth Farm wildlife area to be severely eroded. This remains a beautiful field despite all the recent clearing, with wonderful views to the countryside ahead up the hill and beyond and which is so appreciated by the hundreds of walkers, runners, families, and dogwalkers who pass through it every day, as well as by the neighbouring allotment holders and residents. The bridle way that goes through this field must

be one of the most, if not THE most well used bridle ways in Horsham. And the reason people choose to walk here and love to walk through this field and why it is so popular is its location, at the start of a walk around the Chesworth Farm countryside site, where they can immediately be in a field and experience the peace and tranquility of open countryside the minute they open the gate at the end of the little lane in Arun Lane. From where they glimpse the stunning countryside opening up ahead of them across the field, instantly lifting the spirit and making you feel that you have escaped the town and are away from it all. I feel noticeably calmer and less stressed as soon as I go through the gate. As I and others do when we get a glimpse of it when we stop at the gateway to the allotments.

This field acts as the only easily accessible entry point to Chesworth Farm from this part of Brighton Road. And Chesworth is a big attraction. The Gorings Mead entrance is not accessible for people of limited mobility who feel worried about slipping and pushchairs and the like. The Triangle field may not legally part of Chesworth Farm wildlife area, but it does in practice form an integral part in the whole Chesworth Farm experience and essentially sets the scene and provides the entrance for what is to come. The whole Chesworth experience will be hugely diminished without this wonderful approach which is very important to the whole overall enjoyment of the walk. People who visit the Pyramids in Egypt are often disappointed by their experience when they find buildings right up to them which diminishes their experience. The setting and approach to an important site like Chesworth are likewise important.

This Triangle field acts a very important wildlife corridor at this end of town where so much wildlife is being pushed out by increasingly high density housing in this local area, with a tremendously rich diversity of bird life (see my recordings sent separately) and other wildlife and its location next to Chesworth.

I have worked in several preschool nurseries at this end of Horsham for many years and know that increasingly many families with young children in the area do not have gardens and many are living in flats. These children have no access to the outside in their homes and I have found many who did not even know that plants needed water to grow. Increasingly children are living lives in artificial environments, dominated by screens and disassociated from nature. It is important for them to have the opportunity to have fun in the countryside and to be able to access it quickly and easily, learning about nature whilst getting fresh air and exercise. For them and their parents the ability to simply turn off the busy Brighton Road and find a lovely country lane with puddles leading directly to visible open real countryside is so important. We should be encouraging this sort of healthy activity, not putting barriers in the way to make it tedious and less enjoyable. The whole Chesworth Farm walk experience starts at the end of Arun Way. As you emerge from the leafy lane in Arun Way the beautiful fields open up ahead of you and I was noticing this week how the sunlight streams down the hillside. As a child my son told me recently that he used to imagine the sea lay over the brow of the hill. The view ahead from the gate sparks the imagination and whets the appetite for seeing more, encouraging children to walk on to actually see what is over the hill. From the minute they start to walk along the lane in Arun Way their countryside adventure has begun. It is not always easy to get children to walk far but this makes the perfect start for an interesting fun walk for them. This immediate proximity to open countryside is why so many families choose to live in this part of town, myself included. We moved here 30 years ago for this reason. Many people and especially young families choose Horsham and especially this side of the town because it still retains features of being a market town with natural countryside on the doorstep, often moving out of more characterless sprawling urbanised areas with sterile green spaces specifically to have this true natural countryside on their doorstep to explore with their children. As well as living locally, I also have an allotment and from the allotments at weekends I can hear a constant stream of families chattering happily as they start on a walk up the bridle path, excitedly commenting on what they can see and hear around them. Families with young children and others are going to be far less likely to take a walk if they have to traipse past a load of buildings, bin stores, parking spaces in a narrow corridor behind houses, devoid of sunlight, up a hill with no view of what lies ahead. This is not going to inspire young minds to carry on to Chesworth Farm itself but will want to give up, who will be reluctant to do it again, and for the rest of us what has been an uplifting experience will be a depressing one. What they will find for months if not years is a building site which certainly will put everyone off. Parents are busy and they are only going to want to go for a walk to the Chesworth area if the whole experience is enjoyable and easy for them and their children. For

children first impressions count and attention spans are lower. And if you tell them you are going on a country walk then they will expect to see countryside quickly. If you are going on a walk to Chesworth countryside site and you walk down a country lane you expect to find countryside at the end not the beginning of a housing development. This would ruin the experience.

Some might argue that there is a need for housing. I don't see that this plan is meeting a great local need at this end of town as currently there are rather a lot of houses and flats currently for sale in the Brighton Road and surrounding roads which don't appear to be selling quickly and additionally there are a number of empty houses locally that have been allowed to stay vacant for many years. One house in Arthur Road has been empty for 20 years plus. I would suggest that these houses need to be brought back into use before a much cherished field and entry point to the Chesworth Farm wildlife area is concreted over. In terms of social housing then New Street, Livingstone Road, Arthur Road and Brighton Road all have a large share of social housing, with some large developments built very recently in the area. And I would argue that those people in this quite high density social housing need quick access to open countryside for their quality of life. This end of town feels increasingly congested. This plan for the Triangle provides for only 4 social/affordable dwellings I believe anyway and I would argue that the benefit of providing a relatively small number of homes is far outweighed by the huge loss to the entire local community and will have a detrimental effect on quality of life, access to exercise and mental health of literally hundreds of residents and allotment holders as well as the enormous impact to the unusually diverse bird and wildlife in this area.

This is a sensitive environmental area, adjoining the much treasured Chesworth Farm wildlife site. From the hedgerow by the bridle path I have recorded a huge diversity of bird life this year. Greater than in any of the other recordings I have taken at any other sites in Sussex. For example in one morning snap shot recording in Spring this year, 9th May 2026, I recorded 19 separate species of bird in just 21 minutes. I have kept my recordings and will send in details separately to support my comments. This striking diversity of birdlife will be lost by building in this field.

What unites all of us that love this field - walkers, families, dog walkers, allotment holders and local residents is the peace and quiet that it offers and the immediate sense of feeling you are away from it all. Walking along the lane makes you feel you have left the busy town behind you and are somewhere rural with a totally different feel to the road behind you. Emerging naturally ahead the countryside comes into vision and opens up ahead.

So much of life now is pressurised and busy and a lot of people like me crave time in nature, for some peace to listen to just the sound of birdsong, to observe the changing seasons in the countryside for and to rebalance. Parks do not have the same effect. My son's final year dissertation study for his Geography degree at Exeter University in 2023, and for which he was awarded a first, was conducted on the Chesworth Allotment site as a sustainable green space. What became clear from his research was that a huge part of the appeal of having an allotment at the Chesworth Allotments was about engagement with nature. This came up repeatedly in interviews and it was as important to plot holders as the resulting crops they produced. The location of Chesworth Allotments with fields and undisturbed countryside on 3 sides was therefore very significant to them. Allotment holders explained that being up there away and feeling away from everything, cultivating the soil whilst being immersed in nature helped them cope with home and work worries.

onset Alzheimer's disease, [REDACTED] the allotment became a place of solace for him where the peace that he found there meant that the world made some sense to him, in a way that it didn't anywhere else. There is a lot of research about the importance of accessing and engaging with nature for mental health and certainly the peace at the allotments has helped me with my grieving process to spend time up there with just the sound of birds all around me. The building work proposed will turn this area beyond the hedgerow into an urban landscape, with buildings close to this bridle path, transforming the whole rural atmosphere and destroying the magical tranquility of this allotment area. It will certainly lose its appeal for me as well as its amazing diversity of birdlife which depend on the undisturbed countryside and lack of artificial lights and building close by.

Horsham works hard and does well to improve environments within the town and spends a lot of money with expensive planting schemes and other landscaping projects and there is great

concern locally and nationally about mental health, obesity and importance of exercise, the issue of children spending too much time on social media, decreasing numbers of pollinators and policies to try to encourage biodiversity. Here in the Triangle Field is a ready made area of natural beauty with rich wildlife diversity, so close to town that people can walk to it without cars, with a pathway easily accessible to all and which is incredibly well used by the whole local community, helping people and families get exercise, fresh air and supporting mental health and general well being. It would seem madness from all perspectives for the council to approve destroying such a hugely valued local green space which ticks so many important boxes so simply and naturally.

At the allotments we do all we can to garden naturally without pesticides, using sustainable practices, saving water and encouraging wildlife with specified wildlife plots etc always conscious of our proximity to Chesworth Farm and working in tandem with them to ensure that we all play our part to protect and enhance this wonderful wildlife area surrounding us. The current plans proposed for the Triangle field seem to fly in face of all we are trying to do and don't appear to have sufficiently taken account of the hugely important environmental area that this field is part of. I feel the same bafflement and deep unease thinking about the dedicated volunteers at Chesworth Farm who spend hours restoring habitats, rewilding and trying to improve diversity to encourage wildlife when a few yards from their land - literally at their entrance - the council is being asked to seriously consider a plan that will concrete over and urbanise a beautiful green field with hugely damaging effects to the wildlife and overall character of the area.

The triangle field leads to Great Horsham Hill. Great Horsham Hill is so called for a reason. It has a magnificent position with wide ranging scenic views. It is an important local landmark and where local folk flock to in the evenings to watch birds, sunsets and if there is any astrological event of interest such as the recent partial eclipse, shooting stars and even the northern lights were visible and enjoyed by many of us year last year due to its high position, unspoilt views and dark skies There is currently a dark sky area stretching right across from the Kerves Lane area across The Triangle and Muggeridge Fields, the allotments and on over across Chesworth Farm to the Gorings Mead area. This is really important for wildlife and birds and will be much changed by an encroaching road up the hillside directly towards the top of Great Horsham Hill itself ! , with associated street light, cars, buildings and all the sorts of light and noise pollution.

I wish to voice my objection to building on the Triangle Field in the strongest possible terms. The plan is not suitable for this field with its important location adjoining the Chesworth Farm area with its huge diversity of wildlife. I do not consider any building on this land is necessary or appropriate and request that it remains a green field with land use remaining agricultural or environmental in context.

If the council have no choice but to allow some housing in this field then on such an environmentally sensitive site there should be strict conditions attached for a much reduced number of SINGLE storey homes at the very bottom left of the field without a damaging roadway carving its way up towards Great Horsham Hill and the rest of the wildlife site. A very modest development and with strict conditions attached restricting height of buildings and any further development, far away from the Bridle Path so that views and sunlight could still be enjoyed across the field and away from the hedgerows by the bridle path which are so rich in diversity and further away from Great Horsham Hill. To minimise the impact on the landscape and views of the hill from the bridle path then eco friendly living roofs would be appropriate with the single storey dwellings carefully landscaped into the bottom of the hillside with specialist eco and bat friendly, low level, downward shielding lighting so as to minimise disruption to wildlife. Conventional street lighting disrupts the circadian rhythms of nocturnal animals and disturbs birdlife. And most importantly there should be large open green space across the hillside allowing a wide corridor for wildlife to pass to and from the Chesworth wildlife site and the allotment area, undisturbed away from lights and roads and so that natural wildflowers of this field can once again flourish on this field. This would go some way to offset the loss of important pollinating meadow flowers strimmed away in this field by the owner over the last 2 years. I will send in some photos separately to the planning office relevant to this. I also request that if any building work at all is permitted that firm conditions are attached that no building work at all is undertaken at weekends and evenings so that there can at least be some period of quiet for those of us with allotments to garden in peace at some time in the week.

I trust that the members of the planning inspectorate will themselves take a walk down the lane at Arun Way on a beautiful autumn day to experience walking out at the end and the joy of the seeing the Triangle field with its views of the open countryside opening up ahead of them as they approach the bridle path. And will therefore be able to appreciate how integral this field is to the whole Chesworth Farm experience.
Thank you for your consideration of my comments.

Kind regards

Telephone:

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**Horsham
District
Council**



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