

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 October 2026 16:37:58 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 01/10/2026 4:37 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:	21 Weald Close 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 - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to object to planning application DC/26/0954. Development and countryside The Council's site assessment identifies the site as being in the countryside, south of and connected to the Built-Up Area

Boundary of Horsham. It identifies the site's landscape sensitivity, its relationship with Chesworth Farm and its importance as part of the wider green infrastructure network.

The site is therefore not simply an undeveloped area within the existing built-up area; it forms part of the countryside adjoining Horsham.

The Policy 26, within the HDPF, which is Countryside Protection, is being violated with this planning.

Strategic Policy 14, within Horsham District Local Plan 2023-2040 contains a Countryside Protection policy. It appears that this planning does not comply with this policy.

Landscape character and negative visual impact

The Council's own assessment of SA060 previously identified the site as an open grassy field and its importance to the green infrastructure network and the high sensitivity of the wider landscape to development. This planning application goes against this.

The proposed construction of 21 dwellings, together with roads, parking, lighting, boundary treatments and associated infrastructure, would result in a permanent change from an open field to a residential development.

I am concerned that this would materially alter the existing rural character, openness and tranquillity of the site and its surroundings.

Ecology

I have concerns regarding the timing of ecological surveys in relation to vegetation clearance on the site.

The site was purchased in May 2024 and substantial clearance of hedgerows and shrubs appears to have taken place subsequently. These features would potentially have provided habitat, shelter, nesting opportunities and food sources for wildlife.

If vegetation was removed before the ecological surveys, the surveys may not represent the condition of the site before the clearance took place.

I believe the circumstances and timing of the clearance warrant investigation because they could be relevant to the ecological baseline used in determining the application.

This is particularly relevant to the proposed 10% Biodiversity Net Gain, as the baseline condition of the site is an important component of the biodiversity calculation.

Drainage and flood risk

Given the existing flooding experienced by myself and neighbouring residents, I would ask the Council to obtain and consider appropriate drainage and flood-risk evidence before determining the application.

The development increase surface-water runoff if not properly designed and managed.

In particular, I ask the Council to satisfy itself that the proposed Sustainable Drainage Systems (SuDS) have been appropriately designed, are capable of managing the additional surface-water runoff generated by the development, and will not increase flood risk to existing properties.

5. Reduced Privacy, increase noise and sound pollution

I am concerned about potential overlooking, loss of privacy, visual intrusion and overbearing effects arising from the proposed buildings, particularly those closest to the existing properties on Weald Close.

I request that the Council confirms the existing and proposed ground levels, finished floor levels, ridge heights and eaves heights of the proposed dwellings, particularly those closest to Weald Close.

The existing site is predominantly open and undeveloped. The proposed development would introduce residential occupation, vehicle movements, lighting, domestic activity and associated noise into an area that is currently comparatively tranquil.

I am particularly concerned about the potential cumulative effect of external lighting on neighbouring properties, the surrounding countryside and wildlife.

Further information requested before planning determination

I respectfully request that the following matters are clarified and, where necessary, assessed further before the application is determined:

- The existing and proposed ground levels, finished floor levels, ridge heights and eaves heights of the proposed dwellings.
 - Appropriate separation distances between the proposed dwellings and existing properties on Weald Close..
 - Whether the ecological assessment and Biodiversity Net Gain calculations remain appropriate having regard to the site's condition before the vegetation clearance.
 - Whether the proposed drainage and SuDS arrangements adequately address existing and additional surface-water flood
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risk.

Special provisions if planning has to be granted

I oppose this application, however, if planning is granted please can the following provisions be considered:

- No further development on the site in any way including loft extensions, permanent garden buildings inc. wendy houses, outbuildings
- Obscure windows for properties backing onto houses in Weald Close
- No change to plans without proper consultation
- Bungalows not to be extended.
- Decent landscaping and mature trees to be placed alongside the border with gardens in Weald Close to improve privacy

Thanks for reviewing my comments

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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