

Dear Planning Officer,

I am writing to **formally object** to the proposed development at Crays Barn Crays Lane Goose Green West Sussex RH20 2LR, for the following material planning reasons:

1. Unsuitable Access and Infrastructure

Our lane is a **narrow, unadopted rural road** that already struggles to support the volume of traffic from existing residents and is in a shocking state of disrepair. There is:

- **No pedestrian footpath**
- **Limited passing places**
- **Frequent surface deterioration**, with potholes and water-logging
- **Restricted emergency and refuse vehicle access**

This proposal would intensify vehicle movements significantly on an already overstretched and unsafe route, contrary to **Paragraph 110 of the NPPF**, which requires developments to provide safe and suitable access for all users.

2. Increased Noise and Environmental Impact

This is a quiet, peaceful village setting. The proposed development would introduce:

- **Construction disruption** on a sensitive lane
- **Long-term vehicle noise** and movement
- **Increased light pollution** in an otherwise low-illumination area

These are not minor inconveniences – they fundamentally alter the **rural character** of the locality, which is protected under **Policy 33 of the Horsham District Planning Framework (HDPF)**.

3. Strain on Local Amenities and Services

Thakeham is already under pressure from existing over and inconsiderate development, with:

- **Limited GP and school capacity**
- **Rural utilities** (water pressure, drainage, broadband) that are often inadequate

The proposal makes **no provision to mitigate** or support these

constraints, directly conflicting with **Policy 39 (Infrastructure Provision)** of the HDPF.

4. No Demonstrable Community Benefit

This proposal appears to be driven entirely by private commercial gain, with no affordable housing, no contribution to shared infrastructure, and no benefit to the wider community.

It risks setting a dangerous precedent for piecemeal, speculative infill on unsuitable rural plots, undermining the village's long-term sustainability and coherence.

5. Contradiction with the Thakeham Neighbourhood Plan

The Thakeham Parish Neighbourhood Plan (TPNP) clearly identified a need to limit sporadic development and protect the rural identity of the village. While the plan is now more than five years old, it remains an expression of the community's vision and values. This proposal directly contradicts the spatial principles established in the TPNP and should be refused on those grounds. The fact this is even under consideration amazes me.

6. Overdevelopment in a Rural Setting

This development constitutes inappropriate overdevelopment of a rural site. It introduces new residential mass into a location not designed for further intensification and undermines the dispersed, low-density character of the surrounding landscape. The proposal conflicts with Policies 25 and 26 of the HDPF, which seek to protect the character of the countryside and avoid unsustainable urbanisation. Something this council have been appalling at upholding.

Conclusion

This proposal would cause detrimental harm to the amenity, safety, and rural character of our community. It represents unsustainable, unjustified development in an unsuitable location. The developments is driven purely by personal financial greed and gain.

I urge Horsham District Council to refuse this application, in alignment with the HDPF, the Thakeham Parish Neighbourhood Plan, and national planning guidance.