

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Land Adjoining nos 2 and 3 Townhouse Cottages, Coolham Road, Thakeham
PROPOSAL:	Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.
REFERENCE:	DC/25/1909
RECOMMENDATION:	STRONG OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION:	
Thakeham Parish Council (TPC) Strongly Objects to this application.	
MAIN COMMENTS:	
<p>TPC Strongly Objects to this application as we feel that this is an overdevelopment of the site, outside the built up area and not in Thakeham's Neighbourhood plan. The proposed construction and look of the properties do not match the street scene – in which previous applications for this area had to strictly adhere too.</p> <p>TPC would also like to point out that WSCC Highways comments have been made as a desk top study and no site visit has been undertaken. Consequently, the data used is not correct and not an accurate picture of the site. Currently, the units at the site (not just the storage unit at the centre of this application) are used for commercial purposes and event storage. This means that there is a large volume of traffic in the vicinity, especially the local focused events that take place most weekends. A site visit by the officer at WSCC would have witnessed this during the week and would then, not have submitted a report as they did. As a minimum, TPC would not expect any planning to be granted until a new report has been submitted after a site visit to confirm sight lines, distances and layouts of commercial units and associated traffic.</p> <p>TPC share the multiple concerns raised by Southern Water and one of the main issues we would like to point out – as part of our objection – is the surface water drainage issues that will impact on the existing properties situated at the back and considerably lower than the proposed development. The proximity of the proposed development on what is effectively a ridge line will cause a cascade of water and drainage issue on to the properties below. That has been experienced all across Thakeham where dwellings suffer from a properties being developed below existing topography with little or no SUDS in place or effective systems to capture waters natural flow downwards.</p> <p>Furthermore, by placing such a large development on top of the ridge and so close to the existing dwelling below – there will be a large amount of natural light loss due to the dominance on the skyline being raised. Not to mention a loss of privacy.</p> <p>There is also insufficient evidence to suggest that any subsidence that this development causes can and will be adequately mitigated – being so close to the boundary with no plans in place to shore up any land – which is too soft to hold multiple buildings in place – with the added drainage/water storage issues which are not being addressed (see Southern Water) within the application.</p>	
ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	A.Brown (Parish Clerk)
DATE:	30.12.2025

