

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 July 2026 19:51:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0945
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 05/07/2026 7:51 PM.

Application Summary

Address: Abingworth Nurseries Storrington Road Thakeham West Sussex

Proposal: Variation of condition 1 of previously approved application reference DC/22/0773 (Variation of Condition 1 of previously approved application DC/19/1707 (Revised layout for Phase 3 of the Abingworth Meadows development (Original application ref: DC/10/1314) to provide for 75 dwellings including 26 affordable dwellings and community studio workshops). Amendment to buffer strip to reflect an additional swale with landscaping (part retrospective).

Case Officer: Jason Hawkes

[Click for further information](#)

Customer Details

Address: 19 Penn Stone Way Thakeham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Other
- Trees and Landscaping

Comments: GATE AT THE HAMMERHEAD

We strongly object to this proposal.

The introduction of this gate represents a significant and unacceptable change from purchaser expectations, the approved development concept, and the protective function of the buffer zone.

Prior to these retrospective amendments:

- Springett Close terminated in a secure hammerhead arrangement.
- There was no open gateway encouraging movement between the development and the buffer zone.
- The boundary treatment acted as a clear separation between the residential estate and ecological land.

Homes were purchased upon: the approved planning layouts, Bellway sales information; landscape plans; site representations; and the understanding that the buffer zone formed a private ecological separation zone.

The introduction of a substantial access gate retrospectively changes the character and function of this area.

THE BUFFER ZONE MUST REMAIN CLOSED TO THE PUBLIC

We strongly object to any proposal which would permit public access; permissive access; informal access; future Public Right of Way creation; recreational use; pedestrian use within the buffer zone.

It was never approved as public open space.

We support the following annotation on Bellway's marked-up landscape plan:

EXISTING FENCE / BARRIER TO REMAIN

and

FLOOD WATER MITIGATION PROVISIONS TO BE
MAINTAINED - ALL OTHER AREAS TO BE LEFT TO NATURE

The existing fence line must remain intact.

Only flood mitigation works should be permitted.

The remainder of the buffer zone should be left in its intended ecological state.

The retrospective application should therefore be amended to explicitly confirm:

- no public access;
- no permissive access;
- no pedestrian access;
- no future connection to a PROW;
- retention of secure fencing.

PRIVACY, SAFEGUARDING AND RESIDENTIAL AMENITY

The buffer zone sits on elevated land behind residential properties.

Opening this area to public access would result in:

- overlooking of private gardens;
- overlooking of habitable room windows;
- increased trespass risk;
- increased burglary risk;
- safeguarding concerns for children;
- loss of residential amenity.

BUFFER ZONE SHOULD REMAIN A NATURE AREA

The revised proposals should incorporate a condition confirming:

- the buffer zone shall remain ecological land;
- no recreational use shall occur;
- no public access shall occur;
- no future permissive path shall occur;
- existing fencing shall remain;
- flood mitigation infrastructure only shall be managed and maintained.

The buffer zone should therefore remain:

"managed for nature with no right of pedestrian access"
consistent with the previously agreed position.

We support the necessary flood mitigation works and additional swale infrastructure.

However, we strongly object to the application unless it is amended to:

1. Remove the proposed five-bar gate at the Hammerhead.
2. Reinstate the original secure fencing arrangement.
3. Confirm the buffer zone shall remain closed to public access.
4. Confirm no PROW or permissive path will be permitted.
5. Retain existing fence and barrier arrangements.
7. Include complete SuDS information and maintenance details.
8. Preserve the buffer zone as ecological land managed exclusively for nature.

We respectfully request that Horsham District Council either:

- (a) refuse Application DC/26/0945 in its current form; or
 - (b) require Bellway to amend the application to incorporate the above safeguards before any approval is granted.
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Kind regards

Telephone:

Email: planning@horsham.gov.uk



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