

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 July 2026 08:34:02 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 13/07/2026 8:34 AM.

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: 12 Springett Close Thakeham Pulborough

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments:

I wish to object to this information in its current form.

My objection is not to the principle of the drainage swale, which I recognise is necessary infrastructure, but to the fact that the submitted plans do not provide sufficient clarity regarding the long term access arrangements, safety measures and protection of neighbouring residential amenity. In their current form, the plans leave important aspects of the development open to differing interpretations, making it difficult for the Local Planning Authority, neighbouring residents and the management company of Abingworth Meadows to understand exactly what is being approved.

1. Lack of clarity regarding the proposed vehicular access gate

The submitted plans show a new 1.2m high vehicular five-bar access gate, approximately 4m wide, providing access to and from the private development to the Public Right of Way. However, the application provides no explanation of its intended purpose or how it will operate.

In particular the application does not state:

- why a vehicular access gate is required;
- who will be authorised to use it;
- whether it will remain locked when not in use;
- who will control access or
- whether its use will be restricted solely to authorised maintenance.

These are important details because they determine how this part of the development will function in practice. They should be clearly defined within the application and, where appropriate, secured through planning conditions.

2. Lack of clarity regarding future access to the buffer zone

The application also fails to explain the long-term relationship between the Public Right of Way and the adjoining buffer zone containing the drainage swale.

Although fencing currently prevents access into the swale, the submitted plans do not make clear whether the fencing is intended to remain as part of the development or whether it is temporary and will be removed once construction is complete.

This creates uncertainty as to whether future access into the buffer zone is intended and, if so how that access will be controlled.

Given that the swale will be owned by the management company, the application should clearly explain the long-term access arrangements and define the permanent boundary treatment so

there is no ambiguity over the future use of the land.

3. Safety considerations have not been adequately addressed

If the existing fencing is to be removed, the application does not explain how the resulting safety implications will be managed.

The swale is an operational drainage feature that may periodically contain water and varying ground levels. Even supervised children or vulnerable adults would be at risk if they fell into the swale as the gradient of the sides would make it difficult to rescue a person in a safe amount of time. The application contains no assessment of:

- how unauthorised access into the swale will be prevented;
- how the safety of the public, particularly children and vulnerable adults, will be protected;
- whether any replacement barriers or other safety measures are proposed; or
- how damage to the drainage infrastructure and associated planting will be prevented.

These are material planning considerations which should be addressed before planning permission is granted.

4. Impact on residential amenity and privacy

The application also fails to assess the impact that any future access into the buffer zone could have on neighbouring residential properties.

The buffer zone sits at a significantly higher level than the adjoining rear gardens. If access into this area were permitted following the removal of the existing fencing, users of the land would have direct views into neighbouring gardens and the rear elevations of adjoining homes, resulting in significant loss of privacy and residential amenity.

If it is not the applicants intention that the public will have access to the buffer zone, the application should state this clearly and demonstrate how this will be secured. If public access is intended, the application should properly assess the resulting impacts on neighbouring residents and explain how those impacts will be mitigated.

5. Conclusion

The site has been subject of considerable discussion regarding its future ownership, management and use. It is therefore particularly important that any planning permission leaves no ambiguity about what is being approved.

At present the plans do not clearly define:

- The purpose and operation of the proposed vehicular gate;
- who will have access to it;
- the long-term access arrangements between the Public Right of Way and the buffer zone;
- whether the existing fencing is to remain or be removed; and
- if the fencing is removed, how issues of public safety, privacy and residential amenity will be mitigated.

I therefore respectfully request that the Local Planning Authority requires the applicant to amend the application or provide additional information to clearly define these matters before the application is determined. Any approved scheme must be sufficiently clear and precise that it cannot be subject to differing interpretations in the future.

Kind regards

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