

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 July 2026 15:25:32 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 3:25 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: 12 Springett Close Thakeham Pulborough

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: I wish to object to this application.

My objection is not to the proposed drainage swale itself. I recognise that drainage infrastructure is necessary. My concern is that the information submitted with this application is insufficient to allow neighbouring residents or the Local Planning Authority to fully understand how the completed development will operate.

The plans introduce new access arrangements and changes to the buffer zone, but they do not adequately explain how these areas will be managed in the future. Given the history of this site and the uncertainty that has already existed regarding the future use of the buffer zone, I believe it is particularly important that the approved plans are clear, precise and leave no scope for differing interpretations.

Unclear purpose of the proposed access gate

The plans show the construction of a new vehicular five-bar gate between the private estate road and the Public Right of Way. However, there is no accompanying explanation of why this gate is required or how it is intended to be used.

The application does not explain:

- * the purpose of the gate;
- * who will have authority to use it;
- * whether it will remain locked when not in use;
- * who will be responsible for its management; or
- * whether its use will be limited to specific maintenance activities.

Without this information it is impossible to understand whether the gate simply provides occasional maintenance access or whether it has a wider function.

Future management of the buffer zone

The application also lacks clarity regarding the future relationship between the Public Right of Way and the adjoining buffer zone.

At present the swale is separated from the Public Right of Way by fencing. However, the application does not clearly indicate whether this fencing is intended to remain permanently or whether it will be removed once construction has been completed.

As the swale will be owned and maintained by the management company, the application should clearly describe how access for inspection and maintenance will be achieved and identify the permanent boundary arrangements.

Without that information there is uncertainty regarding the future use of the buffer zone.

Safety considerations

If access into the swale is to become possible following removal of the existing fencing, the application should explain how public safety will be protected.

The swale is a functioning drainage feature which may contain water following heavy rainfall. The application contains no assessment of:

- * how members of the public will be prevented from entering the swale if appropriate;
- * whether replacement barriers or other protective measures are proposed;
- * how children and vulnerable people will be protected; or
- * how the drainage infrastructure itself will be safeguarded from accidental damage.

These issues should be properly considered before permission is granted.

Privacy and residential amenity

The application also fails to consider the implications for neighbouring residents if access to the buffer zone is possible in the future.

The land behind the properties is elevated above the adjoining gardens and rear elevations. Any access into this area would create opportunities for overlooking into neighbouring gardens and homes, with a consequent loss of privacy and residential amenity.

If the applicant does not intend the public to have access to the buffer zone, this should be clearly stated within the application. If access is anticipated in the future, the impact on neighbouring residents should be assessed and any mitigation measures identified.

Conclusion

In my view, this application leaves too many important matters unresolved. It does not adequately explain:

- * the intended purpose and management of the proposed vehicular gate;
 - * the long-term access arrangements relating to the Public Right of Way and the buffer zone;
 - * whether the existing fencing forms part of the permanent scheme; or
 - * how issues of safety and residential amenity will be addressed if access arrangements change in the future.
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I respectfully ask the Local Planning Authority to require further information before determining this application so that the approved scheme clearly defines these matters and cannot be interpreted differently at a later date

Kind regards

Telephone:

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