# THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

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| **TO:** | Horsham District Council – Planning Dept |
| **SITE ADDRESS:** | Crescent Place Storrington Road Thakeham West Sussex RH20 3ED |
| **PROPOSAL:** | Erection of a detached 4no. bedroom chalet bungalow including detached garage/ car port. |
| **REFERENCE:** | DC/24/0015 |
| **RECOMMENDATION:** | STRONG OBJECTION |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

Thakeham Parish Council (TPC) Strongly Objects to the proposed development due to the size of the development and the impact on the local area which will affect the street scene, affect the wildlife and due to the poor design and layout, will affect the drainage and as a consequence, will impact on local roads with excessive flooding.

**MAIN COMMENTS:**

TPC wishes HDC to note that the location of the property sits on a busy road that is prone to flooding due to the topographical layout banking the property downwards to the entrance. It is locally known that this area is prone to flooding 10 meters to the north and south of the property. The construction of the driveway with a lack of SUDS will cause the nearby stream to flood down and bring the surface water on to the road – creating a hazard on a blind bend. Also other neighbouring properties will be affected by the excess water flows.

The size and scope of the proposed dwelling is reminiscent of a previous application (DC/19/1093) which compromised of two smaller houses at the same site. This was turned down by the LPA and TPC sees no difference in the mass to the previous application. It would be a large imposition on the street scene – out of keeping with the surrounding houses and in breach of the housing size guidelines in the Thakeham Neighbourhood Plan.

The property is to be built up along the neighbouring boundary and from the documents, it is unclear whether it encroaches to the land in the north. To accommodate the size of the development, hedgerows will be lost and the building would cause site line issues on the road.

As well as the hedge loss, there would need to be a felling of 11 mature oak trees. This, in conjunction with the hedgerow loss would has a devastating impact on the wild life and result in a loss in biodiversity as many species of bird, mouse and bat will be affected.

After analysis, TPC conclude that the accompanying report fails to understand and does not give enough clarity on the ecological loss that will happen to the site and requests that this report is scrutinised by the LPA.

Therefore TPC believes the application does not meet policies 6, 8, 9, 10, 13, 14, 17, 39, 45 and HA19 of the Horsham District Local Plan and Policies Thakeham6, Thakeham9 and Thakeham10 of the Thakeham Parish Neighbourhood Plan.

**ANY RECOMMENDED CONDITIONS:**

See above

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| **NAME:** | A.Brown (Parish Clerk) |
| **DATE:** | 16.01.24 |