From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 08 May 2025 08:31:19 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0614
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 08/05/2025 8:31 AM.

Application Summary

Address:	Crays Barn Crays Lane Goose Green West Sussex RH20 2LR
Proposal:	Prior Notification for the formation of four 3-bedroom dwellings within the footprint of the existing barn.
Case Officer:	Hannah Darley

Click for further information

Customer Details

Address:	The Walled House The Street Thakeham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment
Comments:	The approval of the previous proposals for housing at High Barn (DC/20/1870) were controversial and relied upon a prior approval under the GPDO 2015 class Q, and would not have otherwise met HDC's, TPC or NPPF policies. The current application for Long Barn should be refused on the following grounds:- - The application site is located within the countryside outside of any defined settlement and is not allocated in either the Local Plan or the Thakeham Neighbourhood Plan and hence the

proposals directly conflict with these policies.
The proposals therefore also fail to accord with the HDPF strategy for development, and granting of a planning permission would represent a departure from the Local Plan and the NPPF.
To grant the application would constitute overdevelopment in a rural area, and intensification of use of this site.
- The proposals are clearly not an "use essential to this countryside location", as stated in HDPF Policy 25 (Natural Environment & Landscape Character), and as such are an inappropriate form of development for this location.

- The proposals for housing on this site are unsustainable for the following reasons:-

o Car use is the only option for accessing the site. There are no connecting footpaths, or safe cycle ways, or bus routes close to the site (the bus services anyway are almost non-existent in Thakeham). The nearest facilities/shops are 2.4km distant. The nearest schools (at Rock Road, Storrington) are 4 km distant, and nearest school bus pick-up is a 1.4km walk.

o The nearest general shopping facilities are 3.5km (Ashington) and the nearest hub village is Storrington (>5km).

o Access to this site is via the fragile single-track Crays Lane, which is already difficult for vehicles, walkers and equestrians to safely negotiate.

- Dangerous Road Junctions: The junction of Crays Lane to the busy B2133 road (national speed limit 60mph Goose Green/Billingshurst Rd), is very dangerous with limited visibility to the west due to a bend close to the junction. Vehicles therefore have to edge out into the oncoming carriageway to the east to be able to see oncoming vehicles approaching from the west. The alternative route out via a junction of Peacock Lane to the B2133 also has poor visibility, and there have been a number of accidents at this spot.
A further alternative option would be to access the site via The Street from the Storrington Road but this is a long & circuitous route through the narrow and very busy Street, and a single lane cutting in Crays Lane with restricted width. The most likely option would therefore be to use the dangerous junctions to the B2133. The proposals if approved would intensify the use of these dangerous junctions.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council