

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 17 March 2026 20:30:36 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0209  
**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 17/03/2026 8:30 PM.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Land To The North of High Bar Lane Thakeham West Sussex                                                                                                                                                                                                                                                                                                                                                |
| Proposal:     | Variation of Condition 1 and Removal of Conditions 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 and 46 of previously approved application DC/23/2152 (Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply) to allow for the use of HEMSPAN as a construction method and replace flats with terraced houses, and relating to water neutrality. |
| Case Officer: | Matthew Porter                                                                                                                                                                                                                                                                                                                                                                                         |

[Click for further information](#)

### Customer Details

Address: Deevona High Bar Lane Thakeham

### Comments Details

|                      |                                                                                                                                                                         |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                               |
| Stance:              | Customer objects to the Planning Application                                                                                                                            |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul> |
| Comments:            | Planning Objection                                                                                                                                                      |

I wish to object to the proposed development on the following grounds:

The request to remove so many conditions included in the previously approved application fundamentally change that initial application. As a result the application should be refused and the developer should re apply in full incorporating the removal of these conditions. My objections regarding this development remain as follows.

1. Overdevelopment and inadequate infrastructure

The proposal represents overdevelopment of a small rural village with inadequate local infrastructure, including education, health services and transport. As such, the development is not compliant with the National Planning Policy Framework (NPPF) 2024.

2. Existing housing commitments

There is already an accumulation of planning approvals within the village, with existing sites approved for around 180 houses. Approval of this additional proposal would increase the total housing provision in the village to approximately 330 houses, including Phase 2. This scale of development is disproportionate for a rural settlement.

3. Lack of legally binding proposal for unused land

There is currently no legally binding proposal outlining what would happen to the unused land on the site. This land could instead be gifted to the community for public benefit.

4. Ecological impact

The proposal presents a potentially adverse ecological impact, with risks to endangered bird species including Linnets and Black Redstarts, as well as other wildlife. If the land were naturalised, it could become a valuable wildlife haven.

5. Traffic and highway safety concerns

The development would result in a significant increase in local traffic through the village. Access would be through dangerous north and south cuttings, placing unacceptable pressure on already stressed road junctions. These concerns have previously been recognised by the Planning Inspector when refusing Bellway's original application. The proposal would also reinforce 100% reliance on car journeys, which is unsustainable.

For these reasons, I respectfully request that the planning authority refuse this application.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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