From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 November 2026 22:07:58 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1664
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 23/11/2026 10:08 PM.

Application Summary

Address:	Rushfields High Bar Lane Thakeham West Sussex
Proposal:	Variation of condition 1 (Approved plans) and 21 (LEMP) and deletion of Condition 12 (custom build plot 8) of planning permission DC/26/0912 (Variation of condition 3 (water neutrality strategy) of DC/20/2577 (Demolition and erection of 25 dwellings including vehicular access, landscaping, parking and other related works.)) to incorporate revised plans for Plot 8 and deletion of custom-build requirement; removal of garages (plots 8 -14 and 17) with open parking in lieu; trigger for Landscape and Ecological Management Plan at first occupation instead of commencement.
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	Deevona High Bar Lane Thakeham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping

Comments:	FORMAL OBJECTION TO PLANNING APPLICATION DC/26/1664 Site: Rushfields, High Bar Lane, Thakeham, West Sussex Application Reference: DC/26/1664 Proposal: Variation of Conditions 1 and 21 and deletion of Condition 12 relating to planning permissions DC/26/0912 and DC/20/2577. To: Horsham District Council Planning Department Dear Sir/Madam, I wish to formally object to planning application DC/26/1664 and request that Horsham District Council gives careful consideration to the cumulative impact of this development on the village of Thakeham, its existing residents, local infrastructure and the surrounding environment. My objection is based on the following material planning considerations: 1.Cumulative pressure on a rural village and its infrastructure. 2.Accessibility and sustainability concerns. 3.Water supply and infrastructure capacity. 4.Removal of garages and implications for parking and amenity. 5.Deletion of the custom-build requirement. 6.Changes to landscape and ecological management arrangements. 1. Cumulative Impact on a Rural Community While the application does not increase the overall number of approved dwellings, it seeks to amend several elements of an already substantial residential development within a small rural village. Planning decisions should not be made in isolation. The Council must consider the cumulative impact of this scheme alongside other existing and approved developments within Thakeham and the surrounding area. Rural communities have finite capacity in terms of roads, utilities, public services and environmental resources. There is a legitimate concern that continuing development and amendment of approved schemes is placing increasing pressure on local infrastructure without corresponding improvements to support that growth. The Council should therefore assess whether the proposed amendments remain appropriate when considered against the wider cumulative impact of development within the village. 2. Accessibility and Sustainability The site occupies a rural location where many employment opportunities, healthcare services, retail facilities and other everyday amenities require travel beyond the immediate village. The Council should be satisfied that residents can access essential services safely and sustainably and should consider: -Whether pedestrian routes are safe, continuous and suitable for all users. -Whether local bus services provide a realistic and reliable alternative to private vehicle use. -The extent to which residents are likely to remain dependent on

private cars.
-The cumulative impact of additional traffic movements on High Bar Lane and surrounding rural roads.
The sustainability of development in rural locations depends heavily upon genuine accessibility. The Council should therefore ensure that the development remains consistent with local and national planning policies promoting sustainable patterns of development.
3. Water Supply and Infrastructure Capacity
I remain concerned about the capacity of local water infrastructure to support this development alongside other approved and proposed developments within the area.
Although the wider policy position regarding water neutrality has changed, this does not remove the need to demonstrate that adequate water supply infrastructure exists to meet future demand. Water neutrality and infrastructure capacity are separate planning considerations.
Before determining this application, the Council should be satisfied through up-to-date evidence that:
-Sufficient water supply capacity exists to serve the development.
-Existing residents will not be adversely affected through reduced reliability or pressure.
-The cumulative impact of development within Thakeham has been properly assessed.
-Any necessary infrastructure upgrades have been identified and secured.
-Appropriate water-efficiency measures will be incorporated throughout the development.
I also consider it important that any previous environmental mitigation measures are not removed or weakened without robust evidence demonstrating that equivalent protection remains in place.
4. Removal of Garages and Revised Parking Arrangements
I object to the proposed removal of garages serving plots 8-14 and 17 and their replacement with open parking arrangements.
Garages provide more than vehicle storage. They also contribute towards secure cycle storage, household storage and overall residential amenity.
Their removal raises concerns regarding:
-Increased external parking pressure.
-Potential overspill parking within the development and surrounding roads.
-The adequacy and practicality of the revised parking layout.
-Provision of secure cycle storage.
-Maintenance of suitable electric vehicle charging infrastructure.
The Council should ensure that the revised arrangements continue to provide sufficient and practical parking without detriment to the appearance and function of the development.
5. Deletion of Condition 12 (Custom-Build Requirement)
I also object to the proposed deletion of Condition 12 relating to custom-build provision.
This condition formed part of the approved planning framework

and contributed to the planning balance when permission was originally granted. The Council should clearly demonstrate why the condition is no longer necessary and explain how its removal aligns with planning objectives relating to housing choice and custom-build opportunities.
In the absence of clear justification, I do not consider the removal of this condition to be warranted.
6. Landscape and Ecological Management
I also object to the proposed amendment delaying implementation of the Landscape and Ecological Management Plan (LEMP) from commencement of development to first occupation.
The purpose of the original condition was to ensure that ecological protection, habitat enhancement and landscape management formed an integral part of the development process from the outset.
Delaying implementation risks weakening those safeguards and could result in avoidable impacts during the construction phase.
The Council should require robust justification for this amendment and ensure that ecological protection and habitat management measures remain fully secured throughout the development process.
Conclusion
While I recognise the need for housing, development must be supported by appropriate infrastructure and must remain compatible with the character and capacity of the community in which it is located.
For the reasons set out above, I respectfully request that Horsham District Council refuse planning application DC/26/1664 unless and until it is satisfied that the proposed amendments would not result in unacceptable impacts on local infrastructure, parking provision, ecological protection, landscape management, accessibility or the overall sustainability of the development.
At a minimum, the Council should obtain and consider satisfactory evidence regarding water infrastructure capacity, cumulative development impacts and the consequences of the proposed amendments before reaching a decision.
Thakeham is a rural community with its own character, infrastructure constraints and environmental sensitivities. Future development should respect those limitations and should not proceed without clear evidence that its impacts can be properly accommodated.
I therefore ask that this objection is given full consideration when determining the application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council