



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The North of High Bar Lane Thakeham West Sussex
DESCRIPTION:	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.
REFERENCE:	DC/26/0209
RECOMMENDATION:	Holding Objection / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Updated comments: In light of recent discussion with the parks team, it has been confirmed that activity zone in this instance is the edge of the basketball pad and therefore the required buffer zones are complied with eliminating the concern noted in point 2 below with regards plots 28 & 27. We do not wish to comment on conditions related to water neutrality (12, 13, 14, 15, 19, 37, 38, 39, 44, 45, 46) With regards Condition 1 (approved plans) I have the following observations to make: 1. The proposed change from the approved block of flats to 6 individual plots significantly changes the relationship of the existing western tree belt and future residents, increasing the risk of future development pressure to fell or lop the trees in pursuit of the afternoon/evening sun. It is therefore recommended that the gardens are significantly reduced in size and tree officer to consider if a TPO for T32, 33 and 34 is necessary to protect the future retention of these. With regards group 35, identified as a row of Leyland cypress within the tree survey, considering the size of the proposed gardens (plots 24-25) and the existing 10m average height, this is highly unlikely to be a positive relationship. 2. Plots 28 and 27 sit within the 20m buffer zone between the existing play area and nearest dwelling and thus do not comply with the requirements of the OSSR. These 2 plots will need to be removed.	

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/03/2026 27/03/2026