

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 July 2026 10:22:23 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0945
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 14/07/2026 10:22 AM.

Application Summary

Address: Abingworth Nurseries Storrington Road Thakeham West Sussex

Proposal: Variation of condition 1 of previously approved application reference DC/22/0773 (Variation of Condition 1 of previously approved application DC/19/1707 (Revised layout for Phase 3 of the Abingworth Meadows development (Original application ref: DC/10/1314) to provide for 75 dwellings including 26 affordable dwellings and community studio workshops). Amendment to buffer strip to reflect an additional swale with landscaping (part retrospective).

Case Officer: Jason Hawkes

[Click for further information](#)

Customer Details

Address: 10 Springett Close Thakeham Pulborough West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Other
- Privacy Light and Noise

Comments: I would like to object to this application in its current form.

My objection is not to the construction of the drainage swale itself, which I recognise is an important part of the site's drainage strategy. My concern is that the application does not clearly define how the buffer zone will be managed once the works are complete. As submitted, the drawings leave significant uncertainty regarding future access, boundary treatment and the long-term protection of neighbouring residents and the drainage infrastructure.

1. Future use of the buffer zone is unclear

The plans do not make it sufficiently clear whether the buffer zone is intended to remain inaccessible to the public once construction has been completed.

Whilst fencing currently separates the Public Right of Way from the drainage area, the application does not confirm whether this fencing is permanent, whether alternative boundary measures will be installed or whether access into the buffer zone is intended in the future.

Given the history of discussions regarding this land and its future use, it is important that any planning permission clearly defines what is and is not permitted. Without this clarity, the approved plans could be interpreted differently in the future, leading to unnecessary disputes between residents, HDC and TPC.

2. Residential privacy and amenity

The application does not properly consider the impact that future access to the buffer zone could have on neighbouring homes.

The buffer zone sits above the level of the adjoining rear gardens. If people were able to enter this area, there would be direct views into private gardens and towards the rear of residential properties, significantly affecting the privacy and enjoyment of those homes.

If public access is not intended, the application should clearly state this and demonstrate how it will be prevented on a permanent basis. If access is intended, the likely impact on neighbouring residents should be fully assessed before any decision is made.

3. Public safety

The buffer zone contains an operational drainage swale designed to manage surface water. During periods of heavy rainfall this feature may contain water and includes varying ground levels and sloped sides.

The application does not explain whether public access to this area is intended in the future. If unrestricted public access is not proposed, this potential safety risk can be largely avoided through the retention of appropriate boundary measures preventing entry into the swale. However, if access is intended, the application should clearly demonstrate how public safety will be protected and what mitigation measures are proposed.

Without this information, it is difficult to understand whether appropriate consideration has been given to public safety before the application is determined.

4. Protection of the drainage feature

The drainage swale is an engineered piece of infrastructure rather than an area intended for recreation.

If access into the buffer zone were to become possible, there is potential for damage to the landscaping, planted areas and drainage infrastructure through increased footfall. This could also increase future maintenance responsibilities for the management company, the costs of which are ultimately borne by residents. The application should therefore clearly explain how the drainage feature will be protected over the long term.

5. Insufficient detail regarding the proposed vehicular access gate and future site management

The submitted drawings include a new approximately 4m wide vehicular five-bar access gate connecting the development to the Public Right of Way. However, the supporting documents provide little explanation as to why this feature is required or how it will operate once the development has been completed.

The application does not clarify the intended purpose of the gate, who will be authorised to use it, whether it will remain locked when not in use or how access will be controlled in the long term. Whilst the gate may be intended solely to facilitate maintenance of the drainage infrastructure, this is not clearly stated within the application.

This lack of detail is representative of a wider issue throughout the submission. A number of important aspects relating to the long-term management of the buffer zone, including access arrangements, boundary treatment and operational responsibilities, remain undefined.

Planning permissions should provide certainty to both the Local Planning Authority and those affected by the development. In its current form, the application leaves too many matters open to interpretation, creating unnecessary uncertainty regarding how the site will function and be managed in the future. I therefore consider that further clarification should be provided before the application is determined.

Conclusion

My objection is based on the lack of clarity within the application rather than the principle of the drainage works themselves.

Before any planning permission is granted, I believe the applicant should be required to provide clear information regarding:

- The long-term status of the buffer zone and whether public access will ever be permitted.
 - The permanent boundary treatment separating the Public Right of Way from the drainage area.
 - How public safety will be managed around the operational drainage feature.
-

- How neighbouring residents' privacy and residential amenity will be protected.
 - How the drainage infrastructure and landscaped buffer zone will be safeguarded from unnecessary access and future damage.
- Until these matters are clearly defined, I do not believe the application provides sufficient certainty for either neighbouring residents or the Local Planning Authority.
-

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton