

## **THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS**

<b>TO:</b>	Horsham District Council – Planning Dept
<b>SITE ADDRESS:</b>	Land East of Coolham Road West Chiltington West Sussex RH20 2LT
<b>PROPOSAL:</b>	Change of use of land to residential/caravans, stable block and keeping of horses, constructing a dayroom.
<b>REFERENCE:</b>	DC/25/1416
<b>RECOMMENDATION:</b>	STRONG OBJECTION
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b> Thakeham Parish Council (TPC) Strongly Objects.	

**MAIN COMMENTS:**

Thakeham Parish Council (TPC) discussed the above application on 30.09.25.

Applicant moved on to land in 2020, without permission, and continues to live there in caravans without permission, having built stable block and constructed hardstanding.

HDC refused permission - unsustainable location. It became, and remains, an Enforcement issue.

The applicant went to appeal, dismissed in May 2020, mainly on water neutrality grounds.

As applicant did not have planning permission, the baseline for water usage is zero, not 85l/d as applicant is trying to claim for securing certification for offsetting through SNWCS scheme.

Application does not propose other means of obtaining water.

Re keeping of horses: 1 horse's intake of water is 25 - 50 litres per day, more in hot weather and more for lactating mares.

Environmental Health states insufficient sewerage and drainage information has been provided. We do not know current unauthorised arrangements..

To address issue of pedestrian sustainability applicant suggests long circuitous walk across fields in order to access bus stop at end of The Street.

TNP Policy 8, sub-division of agricultural land, states development on holdings between 0.4 ha and 5 ha will be resisted unless development is SOLELY for agricultural/horticultural purposes.

We understand applicant is connected to a fencing enterprise shown on Google Maps at Black Horse Farm.

The plot is 0.79 ha. The applicant also works in training/trading of horses.

Information from DEFRA Equine Welfare Code of Practice states 1 horse, kept mainly outdoors, requires at least 0.6ha, and ideally 1ha, to allow for rotation of land and to avoid overgrazing and poaching of land.

The applicant's plot is not large enough for 1 horse, let alone horses. A horse can be kept in a smaller area, housed for longer periods in a stable and with supplementary feed, but this is not recommended,

The proposed site plan reduces the area of the paddock even further. There is also the previously mentioned issue of water consumption.

Adjacent to the site is an area of Ancient Woodland, also owned by the applicant. On his application form he answered No to any nearby important habitat, which is incorrect.

In HDC Planning Report Dec 2018 the HDC Arboriculture Officer stated there should be a buffer zone of "semi-natural habitat" of about 15m along the Ancient Woodland edge of the plot, and that he would object if this was not implemented. It has not been implemented. There is also the issue of light pollution and its detrimental effects on wildlife in the woodland.

Biodiversity Net Gain does not apply to retrospective planning permissions. However, this application is not worded as retrospective and is, in fact, not totally retrospective, as the dayroom construction application is new. Lighting from said dayroom should be factored in to light pollution issues. This is an area where there has previously been no lighting whatsoever.

Fire risk is significant in areas with stables. The FRS Water and Access require a fire hydrant to be within 150m. The nearest hydrant to the site is 355m distant.

Access: minimum width of 3.1m through any gate and 3.7m for appliance to operate. Route should support 18 tonne axial weight, and turning facility should be sufficient.

Could HDC ensure they are provided with this information?

HDC Pre-occupation Conditions

Already queried drainage /sewerage arrangements and breach regarding buffer zone / Ancient Woodland.

Regulatory Conditions 12 and 13 refer to stables not being used for commercial purposes, and no commercial/business activities to be conducted, including storage of materials.

The trading of horses is commercial, and the fencing operations also constitute a breach.

As stated in DC/18/1488, HDC Planning Report, 6.9

"There is significant material consideration in the determination of this application of individual circumstances of the applicant and his family, adding weight to the granting of planning permission..."

We understand that these circumstances have now materially changed and therefore should carry no weight in the granting of permission.

Summary: because of issues with Water Neutrality, sewerage and drainage, plot size, equine welfare, Ancient Woodland concerns, breaches of conditions of commercial activity on the site, The Parish Council strongly objects to the application.

**ANY RECOMMENDED CONDITIONS:**

None.

<b>NAME:</b>	A.Brown (Parish Clerk)
<b>DATE:</b>	30.09.2025