THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Rusty Barn Farm, Bramble Lane, Thakeham RH20 3DZ
PROPOSAL:	Change of use to allow the siting of a travelling showman's caravan. (Retrospective).
REFERENCE:	DC/25/1970
RECOMMENDATION:	STRONG OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Thakeham Parish Council (TPC) Strongly Objects to this application.	

MAIN COMMENTS:

TPC Strongly Objects to this application for three main reasons.

Firstly, this application is a rehash of previous applications for the site that have not been approved and also rejected at appeal, as no previous application has addressed the reasons for refusal and this application before us offers no evidence or enough of a variance to alter the facts that;

The reasons for the TPC's previous objections and the LPA's decision to refuse to permit the previous development are;

1. The proposed development would be located in the countryside, outside of ay defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework or an adopted Neighbourhood Plan.

2. The proposed development, by virtue of its scale and nature in this rural setting, would encroach into the countryside and detract from the visual amenity and landscape character of the area. The proposal is therefore contrary to Policies 25(1) and 26 of the Horsham District Planning Framework (2015) and Policy 8 of the Thakeham Neighbourhood Plan.

3. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4. Insufficient information has been provided to demonstrate that the proposed development would have no adverse impact on protected species and its habitat, and to establish how the development will contribute to measurable Biodiversity Net Gain, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 174 and 180 of the NPPF.

Secondly, TPC contend that there is insufficient information within the application to qualify the applicant as a 'Showman'. Previous applications have requested that the dwelling be a Temporary site for a mobile home for the use as a rural workers dwelling.

Since the previous Retrospective Application (Number DC/23/0905) submitted to the Council on 31/05/2023, has there been any information submitted to show that the applicant was an agricultural worker, nor that this agricultural worker has transitioned into the employment category of a Showman.

This application is a retrospective application meaning that there must be some evidential paperwork to suggest that from May 2023, the applicant had engaged in seasonal work for the last 2.5 years. None has been provided. In fact, the site is known locally for building/roofing works – which are not a) Seasonal and b) Related to Showman activities. There is no equipment on site to suggest this occupation or storage requirement.

Finally, TPC contend that since this is a retrospective application, it is covering a development that is neither mobile nor temporary – but a fixed residence/dwelling that is not transportable under the terms and classification of a Showman's Caravan.

This residence has been in place for 3 years and the subject of multiple applications and enforcement notices so the dwelling in situ is, by default, the reason that this application must be refused. Had the applicant demolished the residence, cleared the site and used it for the purposes of this retrospective application – TPC could consider the authenticity of the application. However, given the history of the site, TPC contend that the applicant

has no intention of adhering to the spirit of the application and is only using this planning classification to try and remain (unlawfully) in residence.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A.Brown (Parish Clerk)
DATE:	30.12.2025