

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 April 2026 09:10:36 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0514  
**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 15/04/2026 9:10 AM.

### Application Summary

|               |                                                                                             |
|---------------|---------------------------------------------------------------------------------------------|
| Address:      | Oakridge House The Street Thakeham West Sussex RH20 3EP                                     |
| Proposal:     | Conversion of existing barn to form 1no. detached self-build dwelling and associated works. |
| Case Officer: | Sophie Moore                                                                                |

[Click for further information](#)

### Customer Details

|          |                                     |
|----------|-------------------------------------|
| Address: | The Old Rectory The Street Thakeham |
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### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                                                                                                                                                                                                                     |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                  |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Loss of General Amenity</li><li>- Other</li></ul>                                                                                                                                                                                                                                                                                                     |
| Comments:            | <p>I object to this application.</p> <p>I am the applicant's neighbour and live in the other semi detached house. We also own the neighbouring field. Both fields are in the countryside: ours is rented by a local farmer for growing maize, our neighbour has used theirs for grazing their horses. Both fields are in the countryside and are outside the built-up area of The Street.</p> |

#### Impact on amenities of neighbouring properties

The nearest properties are Gran Cottage, Oakridge House and The Old Rectory. These are in the Conservation Area but are not in the built up area. The back of these properties have a very open aspect with views across the fields up to the ridge in the north. The western boundary (roadside) is treelined. This view (apart from the recently erected barn) has remained unchanged for decades, perhaps centuries.

The barn is at least relevant to its agricultural location ie it is for storage of hay. A house here would seem out of place as it is isolated from the building line and built up area of The Street and would be an example of sporadic development in the countryside which Thakeham's Neighbourhood Plan (TNP), Horsham's Local Plan and The NPPF all seek to avoid.

The proposed site is very visible from the public footpath which runs along the boundary between our gardens and the fields. (it begins at the start of Bramble Lane opposite the church and exits onto Duke's Hill). Users of the footpath all enjoy these wide open and uninterrupted views of the countryside to the north (as mentioned above).

#### Conservation Area

This footpath is the northern boundary of the Conservation Area (CA) of The Street. The Local Plan and TNP both seek to uphold the integrity of this area, part of which is to conserve views in and out of the CA. The proposed house and curtilage would be highly visible from the footpath and would be a glaring example of inappropriate development in the countryside. The house and its boundary will section off a quarter of this agricultural area in a harmful and urbanising way and as the access to the main road lies to the front of the house, vehicular movements will be increased from current use and will be highly visible as they drive along the side of the field.

#### Design

The proposed house would use the existing barn's green metal corrugated framework. It's extremely utilitarian appearance would be visually inappropriate for residential form.

#### TNP Policy 8

Mention should also be made of TNP. In order to protect Thakeham's CA and this much loved stretch of the parish's countryside, an Article 4 directive was placed on land to the north of this site when it was subdivided and sold off in small plots. The amenity of this area was considered to be under significant threat from inappropriate development. TPC and HDC have endeavoured to prevent homes being built in this area and to permit this application would undermine past and future efforts to protect the special landscape character of the area. As the proposed house is adjacent to the area under the Article 4

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directive, it would undermine past and future attempts to prevent residential development here.

Relevant TNP policies are:

The applicants planning statement only mentions Policies 1 and 6.

Also relevant are:

Policy 8 Subdivision of agricultural land (see comments made in para. above)

Policy 9 Development in the countryside

Relevant points in this policy with regard to this application are - the need to refer to the Parish's Design Statement; prevent conversion of isolated buildings of no merit (this in particular applies to this application)

Policy 10 Green Infrastructure and Valued Landscapes - aims to protect public rights of way and their settings.

Policy 14 Soils. Avoiding development on good grade agricultural soils. The application site is on greensand, good quality agricultural soil.

TNP was made in 2017 and is due to be reviewed. However housing provided in the parish during the life of the Plan to date, far exceeds original plans for development at Abingworth and Thakeham Tiles.

Sites approved:

DC/20/2577 -24 houses at Rushfield

DC/23/2146 -28 houses approved on appeal at Furze Common

DC/ -25 house at High Bar Lane

Abingworth -146 houses now 209 with additional applications

Thakeham Tiles anticipated 55 house is now more than 100.

These have been permitted because of HDC's lack of an up to date Local Plan, not because Thakeham has not provided sufficient housing from its own Plan. Those sites not included in TNP are all adjacent to a built up area

One house in an unsuitable location will not make a useful contribution.

Access

Access to Duke's Hill is on a stretch of road with difficult visibility due to its ups and downs and many bends. Vehicular movements for a household will be frequent compared with occasional access to the field for agricultural purposes.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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