

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Oakwood Farm Storrington Road Thakeham West Sussex
PROPOSAL:	Erection of chalet style (self-build) dwelling
REFERENCE:	DC/26/0149
RECOMMENDATION:	STRONG OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Thakeham Parish Council (TPC) Strongly Objects to the application (see below).	

MAIN COMMENTS:

So being outside the BUA and not included in any current or draft local plans, I consider this application entirely inappropriate on this site.

This farm is very small (19 acres) and its viability should be evidenced.

There seems to be another very large barn next to the proposed house on the location plan - has there been an application for this?

As there is this already a very large barn on site, it seems out of proportion to the activities on site.

Although described as a farm, the land area is very small and in essence consists of one field so is more smallholding than farm. It follows that it does not require a large amount of supervision.

Committee members who live in the vicinity point out that at different times and on many occasions, they have seen less than 6 pigs, less than 10 cows and currently there are only some sheep.

Therefore, some of the applicants statements on the need for a dwelling on the land seem to be a little over stated with regards what livestock is carried on the land and need for 24 hour presence on the site for livestock welfare etc

TPC feel that the numbers of livestock are completely exaggerated, and other than a chicken house and a few sheep we have never seen any great numbers to justify the applicant's claims.

The applicant has a dwelling within 2 mins drive of the land and no more than 5 mins by his usual bicycle transport, which means provision can be supplied without the need for accommodation.

This site was the subject of many applications around 2011 (DC/11/1862, DC/11/1992 etc) and these were for equestrian use and latterly for a log cabin to live in to keep an eye on horses etc. HDC refused many and the committee are of the opinion that there were two appeals which the applicant lost.

The reasons given were:

'unacceptable form and scale of development with a detrimental impact on rural character and visual amenities of this countryside location.'

'undesirable element of sporadic development in the rural area'

'highly visible and intrusive within the landscape'.

TPC contend that these factors have not changed.

The applicant's Design and Access Doc. refers to the policies in the TPC Neighbourhood Plan and their numbers but we cannot see any evidence as to how their application does or does not meet these policies.

Furthermore, there are some inaccuracies in the application for which are;

a) It IS within 20 metres of a water course. I would estimate about 5 metres.

b) The site CAN be clearly seen from an adjacent bridleway. Only metres away.

TPC would be happy to submit further photographic evidence if required.

The plot is outside the built up area, nor is it adjacent.

TTPC's NP does not designate this area for development.

The site, descending from a ridge, is highly visible to pedestrians and all who pass through the village and a house here would indeed be sporadic development.

Much is made in the D & A statement of HDC's lack of a local plan, shortage of housing supply etc but this application is also referred to as a windfall site.

Our NP supports windfall sites but only when they fall inside a built up area. We have resisted all residences outside built up areas - eg those behind The Street and Dukes Hill and we believe a consistent approach is necessary to appear to be fair to all parishioners.

Approval for one house will have no significance when assessing HDC's housing supply.

The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan.

Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), which the applicant suggests.

Unfortunately the site is very untidy which in itself has a detrimental effect on this highly visible landscape but this is not a sufficient reason to approve this application. If another barn is built there, it will, in effect be ribbon development along this stretch.

Finally, TPC is concerned that Southern Water identified some unanswered queries in relation to foul sewage, surface water disposal and water storage.

ANY RECOMMENDED CONDITIONS:

NAME:	A.Brown (Parish Clerk)
DATE:	04.03.2026 (DA)