

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 March 2026 19:58:57 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0149
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 31/03/2026 7:58 PM.

Application Summary

Address:	Oakwood Farm Storrington Road Thakeham West Sussex RH20 3QT
Proposal:	Erection of a chalet style (self-build) dwelling.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Green Dene Farmhouse Storrington Road Thakeham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	We are writing as neighbouring residents to strongly object to the proposed dwelling at Oakwood Farm. At the outset, we wish to make clear that we have not seen any site notice displayed in relation to this application and have only very recently become aware of it. As immediate neighbours, this is unacceptable and has limited our ability to engage with the process in a timely way. While we recognise the applicants' stated intention to operate a

smallholding, the reality of what is taking place on the land does not support the case being made for a permanent dwelling.

For context, one of us has previous experience in farming and is familiar with what is typically required to run a viable and properly managed agricultural enterprise. Based on that experience, the level of activity taking place on this land falls well short of what would normally justify a full-time on-site presence.

Lack of Genuine Farming Activity

The land amounts to approximately 19 acres and in practice functions as a single field. It does not operate as a farm of any meaningful scale.

Over a prolonged period, we have consistently observed very low levels of livestock on the land. At no point have we seen anything approaching the scale suggested in the application. Typically, this has amounted to only a handful of animals - a few pigs at most, a small number of cattle, and more recently just a few sheep.

Despite this, produce is being sold from the site, including eggs and now meat via a kiosk. Given the extremely limited number of animals present, it is difficult to see how this produce could be generated solely from this land. This calls into question the accuracy of the claims being made about the level of agricultural activity.

On this basis, the assertion that there is a need for a full-time residential presence for animal welfare is not credible.

No Justification for a Dwelling

The applicants already live within a few minutes of the site. From a practical perspective, this provides more than sufficient access to manage the land and attend to livestock if required.

There is no clear or convincing justification for introducing a new dwelling into open countryside on the basis of the activity that is actually taking place.

Significant Visual Harm and Poor Site Condition

The site is highly visible from Storrington Road and from the adjacent bridleway. It sits within open countryside and is seen clearly by residents and those passing through the area.

Importantly, the site already appears poorly maintained and visually intrusive. There is a noticeable accumulation of structures, materials and general clutter, all of which are clearly visible from public viewpoints. This detracts from the rural character of the area.

Allowing a dwelling here would not improve this situation - it would entrench and intensify it. A permanent residential building, along with associated domestic activity, would introduce a far more urban and intrusive presence into what should remain open countryside.

Existing Development Already Disproportionate

There is already a large barn on the site, which appears excessive given the limited level of activity observed. The addition of a dwelling would further increase the scale of development on what is, in reality, a small and lightly used holding.

Previous Refusals Remain Relevant

We understand that previous applications for residential use on this site have been refused and dismissed at appeal due to concerns about visual impact and unsustainable development. Those concerns clearly still apply.

Amenity Impact - Ongoing Noise Disturbance

The application refers to dogs being used in connection with the smallholding. In reality, dogs on the site bark frequently and often continuously, which already disrupts the quiet rural environment.

This is not an occasional or incidental issue - it is a regular and noticeable disturbance. The introduction of a permanent dwelling is likely to increase activity on the site and could reasonably be expected to worsen this situation.

Inaccuracies in the Application

There are also elements of the application which do not reflect the reality of the site. For example, the visibility from surrounding routes is understated, and the proximity to the nearby watercourse appears closer than indicated.

These discrepancies raise further concerns about the reliability of the information submitted.

Drainage and Infrastructure Concerns

The site does not have a mains water connection and relies on alternative arrangements, as outlined in the application. There are also unresolved questions regarding drainage and water management. These are fundamental issues which should be fully addressed before any development is considered.

Precedent

Granting permission in this case would set a concerning precedent for further residential development in the countryside, making it more difficult to resist similar proposals in the future.

Conclusion

In summary, the case for a dwelling on this land is not supported by the reality of how it is being used. The level of agricultural activity is minimal, the applicants already live nearby, and the site is both highly visible and currently detrimental to the character of the area.

Approving this application would introduce an unnecessary and intrusive residential presence into open countryside and would risk further erosion of the rural character of this area.

For these reasons, we strongly urge that the application be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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