Appeal 6007707

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land adjoining No. 2 and No. 3 Townhouse Cottages, Townhouse Farm, Coolham Road, Thakeham, RH20 3EW
Agent contact details	[redacted]
Local planning authority	Horsham District Council
Application number	DC/25/1909

Interested party 1

Comments	Added as a document
Supporting documents	3P 6007707.docx (/published-document/d967586b-5ad5-4948-8782-cfe5b280ba00)

Interested party 2

Comments

NEW COMMENTS:
In addition to the comments listed below and in light of the Appeal that has been lodged by the applicant, TPC has sent in this revised document.

Thakeham Parish Council (TPC) responded to DC/25/1909 on 30 December 2025 with a strong objection.

In addition TPC would like to respond to the Statement of Case submitted by the appellant as follows:

6.3.3 refers to access to bus routes and there is indeed a bus stop which is easily accessed at the eastern end of The Street. There is however only one bus route - to Horsham- which operates weekly and allows the user 2 hours in Horsham before returning. This is not sustainable in terms of supporting employment opportunities or reliably accessing services in Horsham. There are no public transport possibilities for travelling to other nearby towns eg Chichester Worthing or Petworth without first getting to Storrington or West Chiltington. These are also infrequent. There is no public transport from Thakeham to the nearest train station at Billingshurst. Minimal amenities, lack of public transport and minimal employment opportunities render the village an 'unsustainable' location for

development.

6.5 “Absence of harm’.
Two large detached family homes represent a cramped form of infill compared to the adjacent semi-detached homes. A street elevation has now been provided but only shows one pre-existing house and one proposed home. As the proposed homes are on higher ground, a full street scene would demonstrate the ‘tightly fitting’ nature of the infill and their relative height. These proposed homes are not therefore demonstrate ‘appropriate scale’.Loss of light for neighbouring properties remains a concern.

The ‘design and layout’ do not therefore respect the ‘established pattern of development’ (6.6.1)

Furthermore, TPC would like to draw the inspector’s attention to a previous application - DC/19/1671 Townhouse Farm. The 2 semi-detached houses fairly recently built, at the north end of that row had to conform to a style in keeping with the neighbouring houses.
This applicant in their original and within their appeal do not offer a scheme that conforms.
Thakeham Parish Council
14.05.2026

MAIN COMMENTS:
TPC Strongly Objects to this application as we feel that this is an overdevelopment of the site, outside the built up area and not in Thakeham’s Neighbourhood plan. The proposed construction and look of the properties do not match the street scene – in which previous applications for this area had to strictly adhere too.
TPC would also like to point out that WSCC Highways comments have been made as a desk top study and no site visit has been undertaken. Consequently, the data used is not correct and not an accurate picture of the site. Currently, the units at the site (not just the storage unit at the centre of this application) are used for commercial purposes and event storage. This means that there is a large volume of traffic in the vicinity, especially the local focused events that take place most weekends. A site visit by the officer at WSCC would have witnessed this during the week and would then, not have submitted a report as they did. As a minimum, TPC would not expect any planning to be granted until a new report has been submitted after a site visit to confirm sight lines, distances and layouts of commercial units and associated traffic.
TPC share the multiple concerns raised by Southern Water and one of the main issues we would like to point out – as part of our objection – is the surface water drainage issues that will impact on the existing properties situated at the back and considerably lower than the proposed development. The proximity of the proposed development on what is effectively a ridge line will cause a cascade of water and drainage issue on to the properties below. That has been experienced all across Thakeham where dwellings suffer from a properties being developed below existing topography with little or no SUDS in place or effective systems to capture waters natural flow downwards.
Furthermore, by placing such a large development on top of the ridge and so close to the existing dwelling below – there will be a large amount of natural light loss due to the dominance on the skyline being raised. Not to mention a loss of privacy.

	There is also insufficient evidence to suggest that any subsidence that this development causes can and will be adequately mitigated – being so close to the boundary with no plans in place to shore up any land – which is too soft to hold multiple buildings in place – with the added drainage/water storage issues which are not being addressed (see Southern Water) within the application. Read more
Supporting documents	TPC Consultation response to APPEAL for application DC.25.1909.docx (/published-document/df88008b-4ff5-4c0c-86a4-2d5ef7908d9a)

Your Ref: 6007707
HDC: DC/25/1909

RECEIVED
29 APR 2026

IF only the road system and
especially the speed was limited to 20!!
The 40 MPH is dangerous!!

Yours faithfully

[redacted]

ADDITIONAL THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS FOR APPEAL

TO:	& Horsham District Council – Planning Dept
SITE ADDRESS:	Land Adjoining nos 2 and 3 Townhouse Cottages, Coolham Road, Thakeham
PROPOSAL:	Demolition of existing storage unit and erection of 2no. detached dwellings, associated private gardens, parking and landscaping.
REFERENCE:	DC/25/1909
RECOMMENDATION:	STRONG OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Thakeham Parish Council (TPC) Strongly Objects to this application.	

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ANY RECOMMENDED CONDITIONS:

N/A

NAME:	A.Brown (Parish Clerk)
DATE:	30.12.2025