

THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Kinsbrook Vineyard West Chiltington Road Thakeham Pulborough West Sussex RH20 2RZ
PROPOSAL:	Prior notification for a temporary campsite for two days a week from April 2026 to September 2026
REFERENCE:	DC/25/2102
RECOMMENDATION:	OBJECTION
SUMMARY OF COMMENTS & RECOMMENDATION: Thakeham Parish Council (TPC) Objects to the application.	

MAIN COMMENTS:

We object to this Prior Notification for a temporary campsite.

The applicants have made no secret of their desire to expand their business to include weddings, music events etc. in local newspapers. The latest application to allow glamping is an escalation from the existing farm shop and cafe, increasing as it does the portion of land given over to non-farming activity, the volume of traffic and potential for noise pollution for those who reside nearby.

The junction between East Street and the B2139 is on a corner with difficult sight lines and increased vehicular movements will create a traffic risk.

The original application for farm diversification (DC/25/18/2505) shows many letters of support by those who do not live nearby but also strong letters of objection from those who do. Their main objections were noise, traffic and fear of escalation of business intent. HDC had to balance the interest of the district (economy, provision of hospitality venues) against the intrusion into the private lives of those who live nearby and objected. On that occasion the interests of the wider community benefited. We suggest that it is now time to prioritise the interests of those who live nearby and are often affected by noise and traffic. The wider community can continue to benefit from the amenities provided by DC/18/2505.

It is noted that conditions for DC/18/2505 included the removal of permitted development rights and that the S.106 agreement linked the cafe/shop occupation to the Kingwood Eggs business under the farm diversification scheme (cf Officers report under Principal of Development). Since then the egg production side of the business has reduced substantially and farm buildings no longer required have been given over to storage (Class B). An enabling application (DC/09/1638) permitted the sale of farmland for residential development to finance the required EU requirement for upgrades for keeping of poultry (DC/09/1826). Acreage used for growing vines is currently 9.2 hectares.

The officers report for DC/18/2505 also includes:

"The Landscape Character Appraisal (LCA) classifies this site as being in the F1 Pulborough, Chiltington and Thakeham Farmlands. This area is typified by large agricultural arable fields and sometimes fragmented hedgerows which contribute to the largely rural nature of this site. Due the openness and visibility of this site it is highly sensitive to change. It is recognised in the LCA that there is pressure on this landscape from the establishment of commercial developments which could form a visual intrusion on an undeveloped landscape. The landscape condition in this LCA area is also deteriorating due to increased traffic on minor road."

There will be an increase of traffic adding to the deterioration of the landscape condition of the area but perhaps more importantly glamping will add to the visual intrusion of the non-farming activities on this site.

An existing shower block is mentioned. We cannot see where this appears in previous applications.

ANY RECOMMENDED CONDITIONS:

NAME:	A.Brown (Parish Clerk)
DATE:	23.01.2026