

## THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

<b>TO:</b>	Horsham District Council – Planning Dept
<b>SITE ADDRESS:</b>	Threals Farm Cottages Threals Lane West Chiltington West Sussexpring Wood House, Threals Lane, West Chiltington RH20 2RF
<b>PROPOSAL:</b>	Demolition of 2no. dwellings and erection of 3no. dwellings with associated parking.
<b>REFERENCE:</b>	DC/25/1232
<b>RECOMMENDATION:</b>	OBJECTION
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	
Thakeham Parish Council (TPC) Objects to the application.	
<b>MAIN COMMENTS:</b>	
<p>Thakeham Parish Council (TPC) discussed the above application on 15.10.25.</p> <p>The application which is situated in Threal’s Lane West Chiltington the applicant is the same developer which has developed the Threals Farm Property at the top end of the Lane which after considerable time still has several dwellings for sale and because of the High Value apparently showing little signs of interest in the current market.</p> <p>TPC questions the requirement for more high end development of another near site with similar properties?</p> <p>The current dwellings may be nothing of special architectural interest but they do sit on a prominent location at the top of the lane and they have some vernacular merit, reflecting their rural character for a predominantly agricultural area.</p> <p>In conversation with nearby residents it is quite clear that the area is in need of more affordable housing for younger residents to have an opportunity to join the housing ladder and getting a first home. This development does not provide that.</p> <p>The two current dwellings which the applicant is asking to remove through demolition, may not meet modern standards internally but are still eminently habitable, albeit they might benefit from some updating. This could be easily achieved without much difficulty. There is no need to demolish the building and, given their age, are more affordable to aspiring householders than any new build dwellings would be.</p> <p>Two affordable homes should fill this gap in affordable housing needs and also the additional land within the application also provide perhaps additional affordable housing. If this would not be the case, then TPC see this as a clear overdevelopment of the site for no beneficial use.</p> <p>With the need in the area for affordable housing for younger people and families etc, TPC would recommend that we strongly object to this application on the basis that these dwellings are not required and Threals Lane has already properties along its length of property not sold or plots with planning still dormant.</p> <p>TPC contend that by approving this application, it would lead to more urbanisation of the location and diminishing the local character generally.</p> <p>Finally, TPC fail to see how 2 x 3bed semis and 1 x 4 bed detached house could claim water neutrality over the existing 2 x 2 bed properties.</p>	

**ANY RECOMMENDED CONDITIONS:**

Use the site for affordable homes or renovate the existing ones.

TPC also notes that West Chiltonton has requested CIL from this application. TPC respectfully objects to this request.

**NAME:**

A.Brown (Parish Clerk)

**DATE:**

15.10.2025