

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 30 September 2025 12:35:20 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1232  
**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 30/09/2025 12:35 PM.

### Application Summary

Address:	Threals Farm Cottages Threals Lane West Chiltington West Sussex RH20 2RF
Proposal:	Demolition of 2no. dwellings and erection of 3no. dwellings with associated parking
Case Officer:	Bethan Tinning

[Click for further information](#)

### Customer Details

Address:	Spinney Lodge, High Spinney West Chiltington Pulborough
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	I strongly object to this planning proposal.

These cottages sit at a prominent position, located higher up than

other properties on the street and looking out on to open fields to the east. The location it is close to the junction of Threals Lane and High Spinney and is prominent on the street scene for both of these locations. The properties on the plan appear cramped, out of character with other properties on the Lane which comprise dwellings with relatively spacious plots. The site is on the edge of the West Chilmington Lanes Conservation Area and will affect the character and setting of this unique area.

These cottages are one of the oldest ,if not the oldest buildings on Threals Lane and are an historic reminder of the character of the area. It would be a travesty to demolish these cottages. Threals Lane has already undergone a significant transformation with the building work that has been going on over the past few years and is rapidly losing its countryside character.

This development currently sits outside of any defined built up area boundary (BUAB) and in a countryside location. The application is contrary to HDPF policy 26 as it not essential to its countryside location nor does it meet the relevant criteria. It is also contrary to HDPF Policy 4, which states that development outside the BUAB will only be supported where the site is allocated in the Local Plan or Neighbourhood Plan, which it is not.

The BUAB of West Chilmington has been reviewed as part of the new ,but as yet unadopted, HDLP ,and under this new Plan the site would have been considered to be within West Chilmington hence the West Chilmington Neighbourhood Plan is also relevant to this application. Although, not yet adopted, the West Chilmington Neighbourhood Plan is at the Examination Stage and therefore must carry some weight in this decision. This planning application is contrary to Policies H1 Spatial Strategy and BUAB, H5 Housing Density, and H7 Windfall sites of the West Chilmington Neighbourhood Plan.

Access to the property is a major concern. The current access to the site is very poor, narrow, and opens onto a single track lane . With the three properties proposed here and therefore substantially more vehicles exiting on to Threals lane it will make this potentially hazardous, more so as it is very close to the junction of High Spinney and Threals Lane which are both no through roads.

There are significant concerns for residents regarding the development stage. Should HDC be minded to approve this application then the development and associated vehicles must be subject to a vehicle management plan whereby they are prohibited from parking and stopping on Threals Lane, High Spinney. And Threals Copse. Parking limits access for residents, creates disturbance, noise and concern to the residents who have already had to put up with this imposition for the past 3 years as the Threals Lane and Grange

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Park developments have been ongoing with vehicles parking outside of their development sites.

All development related vehicles must be contained within the development site.

In addition, development must be restricted to normal working hours and prohibited on weekends and bank holidays.

These new developments have been going on for the past few years. In this part of West Chiltington The huge lorries delivering plant and equipment have significantly damaged the road and the verges, ditches have been filled with debris washed away with the rain, road signs have been knocked down and residents have regularly been blocked from passing down Threats Lane for significant periods of time. There have also been a number of road closures to deal with. Another development such as this will add to our frustration and inconvenience. The developers must be made to pay for repairs and put right the damage they have inflicted.

The previous planning application submitted by the developers DC/22/1122 (Demolition of existing rear extension, side porches and storage sheds. Erection of a two-storey rear extension, front porch, creation of front dormer windows and alterations to existing cottages to form 1no single dwelling house. Erection of a detached garage, garden room building and car parking area) Was an sympathetic plan to modernise the currently empty cottages into a single dwelling, minimizing the effect on this location and preserving the heritage of the cottages for future generations.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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