

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 March 2026 00:06:24 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0268
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 26/03/2026 11:06 PM.

Application Summary

Address:	Threals Farm Cottages Threals Lane West Chiltington West Sussex RH20 2RF
Proposal:	Demolition of 2no. dwellings and erection of 4no. dwellings with associated parking, landscaping and alterations to the existing access
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	2 Threals Copse West Chiltington
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	West Chiltington Common is a "nature first" and very green area where most properties and their vehicles are concealed by nature. Many of the comments below are focused on the desire to maintain this.

- There is limited green coverage over the front of the property, especially in winter months. The southern portion of the property is very exposed/visible to Threals lane and High Spinney and is prominent in your eyeline due to its elevated position above the road and location at the T-junction.
- This new plan significantly suffers in terms of visual appeal compared to the old one where the features of the single house were more prominent on the plot.
- With 2 houses replacing a single one, 7 of the 11 car spaces on the plot will be in prominent view from High Spinney. This does not fit in with the "nature first" hedge and tree heavy surrounding area. This importance of the local nature and trees is clearly demonstrated by the protected area "The lanes" which is opposite the property which requires planning permission to remove or maintain trees.
- The density of the plot is also not in keeping with the area and goes directly against why we moved here last year. An example of the area historically maintaining this is during the 1980s when the 16 plots of Roundabout Copse and Threals Copse were developed, and covenants were put in place so the plots could not be divided into sub-plots.
- A 20 minute walk south to the top of Storrington or East to Thakeham provides lots of these styles of properties already and both Storrington and Thakeham have had new developments recently and significant developments in the pipeline for residents who are seeking smaller new builds in more dense areas.
- Except for one local pub, there are no other amenities within a short walking distance of the plot and locals rely heavily on their cars. As well as high visibility of the dense parking spaces allocated, we are concerned that there will be frequent overspill parking onto the High Spinney road. On street parking is not present anywhere in West Chiltington Common and again would take away from the attraction of the area. Additionally, we are concerned that this could pose a driving challenge due to the steep incline on the bend, currently exacerbated by the poor road surface quality.

In summary we can understand and see the logic in the layout for maximising dwellings however the evolution from 3 to 4 units is excessive when West Chiltington Common is characterized by low density, well spaced housing well concealed in greenery, giving it a peaceful, relaxed & natural feel. In this area this plot size would commonly support only 1 house, however our assumption is that it was previously 2 solely as they are farm cottages. The plan for having 4 units does not fit in and would spoil the premium plot with its wonderful rural views. Please considering reverting back to the previous plan or even better give the existing attractive cottages another lease on life.

Note for context: This is the first planning permission comment we have raised. We moved to West Chiltington last year to raise a family having fallen in love with the area due to the characteristics

described above from previously living in dense non detached housing. We therefore feel strongly that the area's unique positive attributes should be preserved for current and future generations.

Note for planning team: Your planning sign seems to have disappeared. The footpath sign post it was on is now laying on the ground.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton