

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 April 2026 10:30:25 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0253
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 09/04/2026 10:30 AM.

Application Summary

Address:	West Chiltington House Harbolets Road West Chiltington West Sussex RH20 2LG
Proposal:	Demolition of the existing residential dwelling and erection of 5no. terraced houses (2no. 2 bed dwellings and 3no 3 bed dwellings).
Case Officer:	Tamara Dale

[Click for further information](#)

Customer Details

Address: The Reading Room Church Street West Chiltington Pulborough West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment
Comments:	The Parish Council objects strongly to this application. It considers the whole proposal to be ill-conceived and lacking in credibility. WSCC Highways appear to have responded to the incorrect council (Havant Borough) and ignored the fact that the access

was refused in DC/23/0349 due to insufficient sight lines. Access and egress from this location will be very dangerous, and this application suggests that five families should be living there, with space for eight vehicles.

Has anyone at HDC validated this latest Highways response?

The dwelling design included in this proposal is inappropriate for its setting. The home designs would sit better alongside a canal in a busy city than a rural road hosting detached-style properties with large curtilages. It is stark and not in keeping. This conflicts with policy 32 of the Horsham District Planning Framework (2015).

Dirty water and sewage are proposed to be dealt with by the use of a septic tank plus 'unknown' - what is this?

The location of the proposed development is outside of the BUAB and unsustainable with no footpaths, cycle paths, or any access to public transport. People living in these proposed homes would potentially need two vehicles per dwelling to get to work and to get children to and from school. There is no easy access to shops, schools, or medical services without the use of a vehicle.

Furthermore, development in the countryside should evolve from necessity. There is no necessity for these unsustainable homes. For whom are they supposed to be being built?

On top of all the practical objections above, the Parish Council is also ill-at-ease with the documents supplied to support this application. It is evident that there has been a significant amount of copying and pasting from third party documents, a large number of discrepancies in the production and content, and no evidence of any attempt to mitigate the obvious problems with the scheme.

In summary, the Parish Council considers that the proposed development would be located beyond a defined built-up area, on a site not allocated within the Development Plan, further not deemed to represent a form of development essential to this countryside location. The development would therefore be contrary to the overarching spatial strategy and hierarchy approach of concentrating development within defined settlements and advocating a planned approach to settlement expansion, contrary to policies 1, 2, 3, 4, 26 and 32 of the Horsham District Planning Framework (2015).

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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