

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 12 March 2026 18:11:24 UTC+00:00
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 12/03/2026 6:11 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: Spinney Lodge High Spinney West Chiltington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I strongly object to this planning proposal which adds yet another house to the 3 which have already been approved and to which I

also objected. This site is being significantly overdeveloped.

These cottages sit at a prominent position, elevated from the surrounding properties and looking out on to open fields to the east. The location is close to the junction of Threals Lane and High Spinney and will impose 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 Chiltington Lanes Conservation Area and will affect the character and setting of this unique area. 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 Horsham District Local Plan (HDLP) policy 26 as it is not essential to its countryside location nor does it meet the relevant criteria. It is also contrary to HDLP 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 Chiltington 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 Chiltington hence the West Chiltington Neighbourhood Plan is also relevant to this application. Although, not yet adopted, the West Chiltington Neighbourhood Plan (WCNP) has now passed the Examination Stage and therefore must carry 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 WCNP.

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 now four 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.

If the development vehicles block Threals Lane at the point of this site it will entirely prevent access and egress for all residents of High Spinney, Threals Copse, Grange Park and Threals Barn, a total residents of 16 properties. It is therefore imperative that there is a detailed Construction and Vehicle Management Plan in place that prevents this happening and which must be a condition of any planning approval.

In addition, there must be a condition to restrict development to normal working hours and prohibited on weekends and bank holidays this was notably absent from the previous planning application DC/25/1232. This site is very close to other properties particularly those in High Spinney and some in Threals Lane and it is imperative that working hours should be restricted as the ongoing demolition and building work will be extremely distressing and disturbing for the residents of these properties.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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