

From: *****@westsussex.gov.uk>
Sent: 16 February 2022 15:01
To: XXXXXX XXXX <XXXXXX XXXX@horsham.gov.uk>
Cc: *****@westsussex.gov.uk>
Subject: RE: Hatches West Chilts Parish

Good Afternoon XXXXXX,

Apologies for the delay in returning to you and we have discussed in Estates.

Looking at the site, my understanding is that the Horsham District Council housing land report for West Chiltington Parish, the SHELAA, dated December 2018 made an assessment of this land, which is referenced SA066 and known as Hatches Estate, off Broadford Bridge Road West Chiltington, as having the potential for residential development for 15 dwellings, within an estimated period of 6 to 10 years. This information was originally provided by the County Council in the call for development sites.

As you know the County Council recently looked into a number of routes to provide vehicle access to this land, one of which considered crossing an adjoining area, but this has been discounted.

I can confirm that the County Council does have full title to all the land that could enable a housing development, also that the land's widest dimension is immediately adjoining the adopted public highway Broadford Bridge Road.

Subject to the usual details of technical design, required in a planning application, the land is considered capable being provided with all the vehicular access necessary, direct from the highway and therefore should retain its housing development potential entry in the SHELAA.

A preliminary layout of housing and the road access has been drawn up by a designer in the County Council's joint venture partnering arrangement, Lovell Partnership Limited. The next stage now would be to enter a formal pre-app consultation process with Horsham District Council.

For the present returns in the West Chiltington consultation, please provide the Parish Council with a confirmation that County Council considers the land reference SA066 is to be developable on account of its direct highway frontage which is directly adjoining the title area.

I hope that helps and confirms the response to your consultation.

Best regards,
