

Our Ref: 02/749



Ms. S. Hall
Nuthurst Parish Council
107 Morris Drive
Billingshurst
West Sussex
RH14 9ST

12 February 2018

Dear Ms. Hall,

**LAND WEST OF GREAT VENTORS, MONKS GATE
PRESENTATION TO NUTHURST PARISH COUNCIL'S PLANNING COMMITTEE
21st FEBRUARY 2018.**

Further to our recent conversations I confirm that we are planning on attending the next Parish Council Planning Committee, on behalf of the owners of the land at Great Ventors in Monks Gate. The site extends to 0.27ha (0.66 acres) and is allocated for residential development under Policy 5 of the Nuthurst Neighbourhood Plan (NNP).

The purpose of the presentation is to update and consult with Members on the emerging scheme before progressing a planning application on the site.

The allocated site at Monks Gate lies to the west of Great Ventors (a large detached house and garden) and permission was granted for 10 dwellings on the majority part of the allocated land. The outline planning application was approved by Horsham District Council on 26th August 2016 (under application no. DC/15/0667) and the subsequent reserved matters application was approved by the District Council in July 2017 (under application no. DC/17/0667). The approved development comprises 4 x 4 bed detached house, 2 x 2 bed detached bungalows, 3 x 3 bed semi-detached houses and 1 x 3 bed semi-detached house. The site preparation works are underway and our understanding is that the houses are to be commenced shortly.

The land to which this proposal relates is the remainder of the allocated site not covered by the approved development. In summary, the current proposals are:

- 5 dwellings comprising:
 - 1 x 2 bed unit
 - 1 x 3 bed unit
 - 3 x 3/4 bed detached units.
- Vehicular access provided via the approved scheme and Nuthurst Road.
- Provision of landscape buffer along the northern boundary.

I attach an illustrative layout plan for your information (drawing ref 02-749-1-03 Rev.D).

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In preparing the proposals we have been mindful of the policies contained within the NNP and would comment as follows:

- Whilst Policy 5 does not stipulate a precise number of dwellings to be provided on the allocated site we note that para 4.23 of the NNP states that the site '*may comprise nine to twelve dwellings*'. It is recognised that the proposed scheme would bring the total number on the site to 15, however, it is considered that the types of units proposed would help to deliver the mix originally envisaged on the site through the NNP.
- The provision of 2 houses on the remaining allocated site would, in our view, be out of character with the area and not represent efficient use of the land.
- The proposed form and layout of the housing reflects the existing character of the approved scheme.

We have had a pre-application site meeting with Horsham District Council in respect of the site and their letter of 15th December 2017 set out their views on a scheme for 6 dwellings. The Council supported the proposals, subject to removing one of the dwellings on the south side of the site and maintaining the landscape buffer on the northern side to no.1 & 2 Southlands Cottages. The attached illustrative layout includes these revisions.

I trust that this provides you with sufficient information at this stage and I look forward to meeting you on 21st February.

Yours sincerely,

A handwritten signature in black ink that reads "Martin Carpenter". The signature is written in a cursive, slightly slanted style.

Martin Carpenter

Director

martin@enplan.net