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Ms T Dale
Planning Officer
Horsham District Council
Parkside, Chart Way,
Horsham
West Sussex RH12 1RL

Dear Ms Dale

DC/17/0815: Erection of three detached dwellings with associated garages, provision of vehicular access, and hard and soft landscaping: Land at Church Road, Mannings Heath

The Parish Council hereby demonstrates clearly why this proposed development does not comply with the Parish Council's Neighbourhood Plan and Parish Design Statement both of which are part of HDC's Planning Framework

The main reasons are:

1. Over-intensive development of the site compared with the size of plots of the 4 neighbouring houses

For example, plot of house 2 is:

- 1/4 of the size of the plot at No. 9 Swallowfield Close
- Less than 1/3 the size of the plot at "Bush House"

- Just over 1/3 the size of the plot at “The Nook”
- Just over 1/2 the size of the plot at “Larries”

This degree of over-development does not comply with Policy 10 of Nuthurst Parish Council’s Neighbourhood Plan (NP)¹

2. An unacceptable height and degree of massing on the site

- Houses 1 and 2 have roof heights of approximately 8.5 metres
- House 3, (4 beds and 2 baths) has a roof height mostly of approximately 7.3 metres

Houses 1 and 2 thus have much higher rooflines and a greater area of roofing in order to accommodate 5 beds and 4 bathrooms.

Houses 1 and 2 are unacceptably high and create an unacceptable degree of massing, out of keeping with neighbouring dwellings, especially as 9 Swallowfield, and “Larries” are bungalows. This height and massing are in contravention of Policy 10 of the NP¹.

3. The unacceptable introduction of 3 storey houses on the site

The developer’s plan for House 1 (H1-01, dated 11.02.17) claims it is a “2 storey 5 bed house + loft”. This plan goes on to show:

“Ground floor”

“First floor”

“Second floor”

This constitutes 3 floors of accommodation, connected by 2 staircases.

3 floors equals 3 storeys, and not 2 storeys as claimed by the developer.

This plan contrasts with the developer’s plan for House 3 which has 4 beds and 2 baths. (Plan H3-01, dated 16.02.17)

This plan shows:

¹ Policy 10 of the NPNP requires “**the scale, density, massing, height, landscape design, layout and materials of all development proposals to reflect the architectural and historic character and scale of the surrounding buildings.”**

“ground”

“first”

This constitutes 2 floors of accommodation.

2 floors equals 2 storeys, as correctly described by the developer.

Houses 1 and 2 have 3 floors, and are different to House 3, which has 2 floors.

Houses 1, 2 and 3 cannot therefore all be described in the same way as having 2 storeys.

So, in conclusion:

Houses 1 and 2 are 3 storey houses and as such, are not in compliance with either the NP² or the Nuthurst Parish Design Statement³.

4. The developer’s plans for these large, 4 and 5 bed executive style houses are not wanted in the Parish

The policies in the NP reflect parishioners’ wishes and **specifically require some smaller houses on each allocated site**, for example, bungalows and semi-detached houses. Compliance with this requirement is therefore expected by the Parish Council.

Conclusion

The Parish Council fully expects Horsham District Council to implement the Parish Neighbourhood Plan and Parish Design Statement **by refusing this planning application** and requiring the developer to take notice of, and comply with, these planning documents.

Yours sincerely

Sarah Hall

Clerk to Nuhurst Parish Council

² The residential developments permitted by Policies 2 to 8 of the NPNP specifically state that the houses shall be **“of no more than two storeys”, ie on two floors.**

³ Section 1.2 of the Parish Design Statement specifically states that new developments should **“not have houses higher than two storeys”, ie on two floors.**