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1 August 2019

Mr Oguzhan Denizer
Horsham District Council
Parkside, Chart Way,
Horsham
West Sussex RH12 1RL

Dear Mr Denizer

DC/19/1389: Change of use from (A4) pub to 3 no. (C3) flats on the ground floor: Dun Horse Inn, Brighton Road, Mannings Heath

At the Parish Council's Planning Meeting of the 31 July 2019, in the presence of approximately sixty residents, Councillors made a decision to advise HDC of its opposition to the above planning application on the following grounds.

- 1) The planning application contravenes the aspiration in Section 4.2 of the Parish's Neighbourhood Plan which says that it will, "protect the community assets of the Parish such as the school, shops, public houses, village halls etc."
- 2) The provision of three flats on the ground floor represents an over-development of the property.

3) There is no provision for parking and there are concerns about the likely extent of parking on the public highway and the consequent danger to public safety at the junction of Pound Lane and the A281.

Since this application has proved highly controversial, the Parish Council requests that this application is passed to the Planning Committee North for determination.

Some residents present expressed a strong desire to re-establish the Dun Horse Inn as a public house or other community use and therefore, the Parish Council has agreed to submit an application to re-register the Dun Horse Inn as an Asset of Community Value and this will be forwarded once the nomination form has been completed. The action is intended to give residents time in which to set up a Community Group/Organisation and to put forward to Brunswick Developments a feasible financial proposal to retain the building as a public house or other community use.

The Parish Council would like to thank both the Project Management Officer and the Legal Department for their very prompt clarification and advice recently regarding the Assets of Community Value scheme.

Yours sincerely

Sarah Hall
Clerk, Nuthurst Parish Council

Copies

Councillor Toni Bradnum

Melanie Stowell, Project Management Officer

Natasha Rafatnia, Corporate Governance Solicitor