

DC/20/1645: Proposed residential development at Holly Farm, Mannings Heath

Assessment of conformity with the Nuthurst Parish Neighbourhood Plan (NP)

The site is allocated for development in policy 3 of the NP. Developments on allocated sites need to meet policy 10 of the NP on housing design and policy 14 of the NP on green infrastructure and biodiversity.

The residential development of 0.3 Ha of land at Holly Farm, Winterpit Lane, Mannings Heath as shown on the policies map as lying within the built-up area boundary will be permitted provided that:

NP No.	NP policy/proviso	Proposed scheme	Conforms?
Policy 3	Lying within the Built up Area Boundary (BUAB)	The development includes strips of land to the west and south that are outside the BUAB	No. ***
Policy 3 3 i.	Built development is limited to the area comprising the derelict barns and shrubs and does not extend beyond the rear building line the adjacent property to the east	The development extends beyond the BUAB (see above). The built development extends to about halfway along the adjacent property to the east	No. ***
3 ii.	The scheme comprises primarily two and three bedroomed semi- detached or detached houses	2 x 2 bed +1 semi-detached houses (clearly intended to be 3 bed by converting first floor office into a bedroom) 1 x 3 bed bungalow 2 x 3 bed detached houses Floor plan such that could easily be converted into 4/5 bed house (including office converted to bedroom).	No. Because semis clearly could be 3 bed and detached could easily become 4/5 bed indicating developer's possible intention to get round NP requirement of two and three bed houses. ***
3 iii.	Access is made to the scheme from one point only onto Winterpit Lane	Access is from a single point on Winterpit Lane at approximately the mid-point of the frontage	Yes
3 iv.	The scheme layout and landscape proposals retain the screen of trees and	Trees and bushes fronting Winterpit lane retained except for access drive. Two	Largely complies. Trees needed to be removed to

	bushes fronting Winterpit Lane and those on the east and west boundaries	trees on western boundary retained. And two trees to South to be retained. Other low grade trees, including on eastern boundary, to be removed to accommodate the houses. New tree planting is proposed, particularly along the new access road.	accommodate houses
3.17	Housing scheme that may comprise up to five dwellings. Building development restricted to area within the defined BUAB. Building development does not extend beyond the rear building line the adjacent property to the east. Land to South of BUAB within red line boundary on the policies map may form garden or paddock associated with the development	5 dwellings as per 3 ii above	See 3ii above
3.18	The site is best suited to smaller semi-detached and detached houses (of no more than two storeys, rather than larger houses	2 semi-detached, one bungalow and two small detached houses as per 3 ii above. All are two storey.	See comments as per 3 ii above.
Policy 10	The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings	The surrounding buildings are an eclectic mix of 4 large detached houses to the north, a pair of semi-detached cottages to the north west, a barn conversion to the east and a detached house and pair of semis to the north east. Materials proposed are red multi bricks, red roof tiles, some tile cladding, timber and tiled entrance canopy, gables and projecting bays	Yes, appears to satisfy policy 10

10 i	Make use of high quality building materials and finishes and include high quality landscaping	See policy 10 above. Replacement trees to be planted and further soft landscaping proposed	Yes, appears to satisfy this requirement
10 ii	Include adequate functional private garden space appropriate to dwelling size and type	Each property has small front amenity space and reasonable sized rear garden space.	Yes
10 iii	Include adequate off-street parking so as to minimise any need for on-street parking	Each property has a car port and at least two parking spaces within the curtilage	Yes
10 iv	Include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their replacement by new trees and hedges of a suitable species.	See 3iv above. Some replacement trees and further soft landscaping proposed	Largely complies
4.41	Does it comply with the Parish Design Statement, a Supplementary Planning Document?	Materials and design (see policy 10 above) satisfy PDS. Provision of gardens, carport and parking spaces satisfy PDS	Yes
Policy 14 14 i	They do not significantly affect habitats for flora and fauna and wildlife corridors and if they do appropriate measures are taken to mitigate the effects in agreement with the relevant authorities	Active badger sett in north west corner of site, proposed to be retained and protected. Possible foraging area for bats, but no bat roosts found.	Natural England must be consulted. Active badgers can damage new lawns when searching for earth worms etc.
14 ii	They use, for example, natural Sussex post/rail fencing or hedges and not close boarded fencing in order to preserve wildlife corridors	Post and rail fencing proposed. Some close boarded fencing in rear gardens for privacy (allowed in PDS)	Yes

14 iii	They do not affect ponds and lakes (natural and man-made), streams and rivers (surface and underground) and that adequate measures are taken, in consultation with appropriate authorities, to prevent localised flooding	There are no ponds, lakes, streams or rivers affected by the development. Not in a flood zone. There are no surface water drainage proposals, but these are usually a condition of any approval	Yes
14 iv	Public footpaths and bridleways are retained	None are affected by the development	Yes

*** The Parish Council has two very serious concerns where the proposal does not meet the requirements of the Neighbourhood Plan

- 1) The area for development **extends beyond** the BUAB. The plans clearly show that the development extends into strips of land on the western and southern sides that are outside the BUAB. This is totally unacceptable. Development must be restricted to within the BUAB.
- 2) The footprint of the pair of "two bed +1" semi-detached houses is 49m², which is nearly 20% larger than the 40m² footprint of comparable two bed semi-detached houses at two other Neighbourhood Plan sites (Coolhurst Close and Vaughan Close). This has enabled the developer to include a first floor office which can easily be converted into a bedroom. This would mean the semi-detached houses become 3 bedroomed so that there would not be any two bedroom houses in contravention of policy 3ii of the Neighbourhood Plan. Similarly the 3 bedroomed houses are likely to become 4/5 bedroomed houses also in contravention of the Neighbourhood Plan requirements for this site.