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18 September 2020

Ms Kate Turner  
Planning Officer  
Horsham District Council  
Parkside, Chart Way  
Horsham RH12 1RL

Dear Kate

**DC/20/1645: Demolition of existing farm buildings and erection of 5 dwellings with associated landscaping, parking and access: Holly Farm, Winterpit Lane, Mannings Heath**

Nuthurst Parish Council has two crucial issues with this planning application.

**The first issue is that the neighbourhood plan site for development must be specifically limited to the area that lies within the built-up area boundary (BUAB).** It is clear from the developer's plans that the area marked for development extends into the fields on the western edge and the southern edge of the development site. This is totally unacceptable and shows that the developer is not willing to abide by the Neighbourhood Plan. It would represent a dangerous precedent of incursion into land which is not provided for development within the Neighbourhood Plan. We are particularly concerned because the site proposed has not been sterilised because it has a gate leading to the rest of the land which, although within the Neighbourhood Plan site, is not within the built up area boundary. Therefore we would be very concerned about the developer's future plans are for extending this site. It is imperative that HDC requires this developer to abide by the provisions of the Neighbourhood Plan that only the area within the BUAB should be developed. **The developer should be made to withdraw this application and resubmit one which fully complies with the BUAB that lies within the Neighbourhood Plan site.**

**Our second issue is with the footprint of the houses.** We are concerned that the houses are far larger than they should be for the stated number of bedrooms. For example, we have looked at the two bed semi-detached properties at our other Neighbourhood Plan sites. The footprint areas at both Vaughan Copse and Coolhurst Close are 40 m<sup>2</sup>; whereas at Holly Farm the proposed area is much larger at 49 m<sup>2</sup>. Similarly, the proposed 3 bed houses are larger. Both types of houses include "study rooms" which even the developer admits are only just under the permitted size for bedrooms. Just moving an internal wall a few centimetres will allow another bedroom and HDC would be powerless to stop this. We would end up with a 3 and 4 bed roomed scheme which is not

in-line with our Neighbourhood Plan for “primarily 2 and 3 bedroom semi-detached or detached houses”. The Neighbourhood Plan’s main objective is the provision of smaller houses for younger people and down-sizers in this area of high cost housing.

The Parish Council and HDC has already had its fingers burnt at Micklepage by an “inventive” developer changing 3 bed houses to 5 bed houses which has caused a huge amount of anger in the parish. We do not want to see this happen again. This developer must be made to reduce the footprint of the houses so that they have no alternative other than to be 2 and 3 bed houses in line with the Neighbourhood Plan.

Yours sincerely

**Sarah Hall**

Clerk, Nuthurst Parish Council