



107 Morris Drive  
Billingshurst  
West Sussex  
RH14 9ST

Telephone 01403 784985  
Mobile 07584 308 408

Email: [clerk@nuthurst-pc.co.uk](mailto:clerk@nuthurst-pc.co.uk)

Web: [www.nuthurst.parishcouncil.net](http://www.nuthurst.parishcouncil.net)

9 October 2020

Amanda Wilkes  
Planning Department  
Horsham District Council  
Parkside, Chart Way  
Horsham  
West Sussex RH12 1RL

Dear Amanda

**DC/20/1840: Erection of 7 No. double storey dwellings, car ports and garages with landscaping and associated works including access improvements previously consented under DC/17/1158, to widen the access junction and create a passing area with Church Road: Former Swallowfields Nursery, Church Road, Mannings Heath.**

The Parish Council supports in principle this application for the erection of 7 dwellings because it satisfies the main requirement of policy 2 of the Nuthurst Parish Neighbourhood Plan (NP) to provide between 4 and 7 dwellings and comprise primarily 2/3 bedroomed semi-detached houses or bungalows. An assessment of conformity with the NP is attached.

However, the assessment notes that there are issues regarding whether or not some of the proposals in the application comply fully with some of the other requirements of the NP. The Parish Council requests that Horsham District Council (HDC) consults its own officers and those of West Sussex County Council (WSSC) on the following issues and, if appropriate, considers making any approval subject to relevant planning conditions:

- Whether or not the applicant owns the strips of land abutting Church Road and Brighton Road that are needed for the visibility splays?

Whether or not the visibility splays provide safe egress onto Church Road?

- Whether or not the proposed widening of the lane at its entrance is safe for vehicles, cyclists and pedestrians?
- Whether or not the proposed passing bay in the lane is wide enough to allow two vehicles to pass, including HGVs and particularly recycling lorries?
- Whether or not the landscape proposals retain sufficient trees and bushes and include a sufficient amount of replanting in order to provide adequate screening and to protect wildlife and biodiversity? Adequate landscaping could be made a condition of approval.
- Whether or not the ecological report and any mitigation measures to protect wildlife are satisfactory?
- Whether or not the proposals have paid sufficient regard to the undesignated heritage asset, Swallowfield House, and its parkland? And in this respect could the applicant consider a rearrangement of the proposed dwellings so that the pair of bungalows borders the boundary with Swallowfield House?
- Whether or not Southern Water consider that the proposed dwellings 6 and 7 interfere with the sewer which runs underneath the front gardens.

Yours sincerely

Sarah Hall, Clerk Nuthurst Parish Council

Attachment: Assessment of Conformity with Neighbourhood Plan

**DC/20/1840: Erection of 7 No. double storey dwellings, car ports and garages with landscaping and associated works including access improvements previously consented under DC/17/1158, to widen the access junction and create a passing area with Church Road: Former Swallowfields Nursery, Church Road, Mannings Heath**

**Assessment of conformity with Nuthurst Parish Neighbourhood Plan (NP) 2015- 2031**

The site is allocated for development in policy 2 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.

<b>NP No.</b>	<b>NP Policy/Proviso</b>	<b>Proposed Scheme</b>	<b>Comforms?</b>
Policy 2	<i>The residential development of 0.6 Ha of land at Swallowfield Nursery, Church Road, Mannings Heath, as shown on the Policies Map, will be permitted provided that:</i>	The area to be developed is within the area designated in the NP Policy Map.	<b>Yes</b>
2 i.	<i>The scheme comprises primarily 2/3 bedroom semi-detached houses or bungalows</i>	1 x 2 bed semi 1 x 3 bed semi 2 x 3 bed bungalows *** (linked) 1 x 3 bed detached 1 x 4 bed detached 1 x 5 bed detached	<b>Complies as 5 of 7 are 2/3 bed houses.</b>
2ii.	<i>Access is by way of the lane between Church Road to Windyridge. The transport assessment of the scheme has full regard to ensuring the safety of the nearby junction of the A281 with Church Road and includes the provision of visibility splays at junction to ensure safe egress for vehicles;  the widening of the lane to allow the safe shared use by vehicles and pedestrians; and  the provision of passing bays, sufficient to avoid the need for vehicles to reverse into Church Road</i>	Yes, in Transport Statement (TS)  Visibility splays are proposed in the TS by using strips of land to the northeast abutting Church Road and to the southwest abutting the Brighton Road.  Widening is proposed in TS to 5.5 m at entrance to 4.8 m for c 15-20m, with a footway for this distance.  One passing bay c6 m long with the lane widened to 4.8 m is	<b>Yes</b>  <b>Yes, provided WSCC is satisfied that this is safe and the applicant owns those strips of land.</b>  <b>Yes, provided WSCC is satisfied that this is safe for vehicles, cyclists and pedestrians.</b>  <b>Yes, provided WSCC is satisfied</b>

		proposed in the TS, c50 m from Church Road. Note: rest of the lane is single carriageway.	<b>that this allows two vehicles including HGVs to pass safely</b>
2 iii.	<p><i>The scheme layout and landscape proposals retains the trees and bushes on the boundaries with the access lane, with the adjacent Swallowfield House and with the lane leading to Swallowfield House, to provide a screen and to reduce noise from the nearby A281 road;</i></p> <p><i>protects any wildlife and biodiversity interests on the site;</i></p> <p><i>retains and renovates the pond in the corner of the site to provide a feature for the development; and</i></p> <p><i>retains appropriate mature trees close to the pond and elsewhere on the site</i></p>	<p>Trees and bushes on boundaries with access lane, bordering Swallowfield House and with the lane to Swallowfield House proposed to be retained in Arboricultural Impact Assessment.</p> <p>Ecological report has redactions</p> <p>Retention and enhancement including wildflower area proposed in Planning Statement</p> <p>Appropriate trees proposed to be retained in Planning Statement</p>	<p><b>Yes, provided HDC's landscape officer and arboriculturalist are satisfied.</b></p> <p><b>Cannot assess because of redactions. HDC's ecologist needs to be satisfied.</b></p> <p><b>Yes</b></p> <p><b>Yes, provided HDC's landscape officer and arboriculturalist are satisfied.</b></p>
2 iv.	<i>The scheme pays due regard to the proximity of the undesignated heritage asset of Swallowfield House and its parkland setting.</i>	Comprehensive heritage assessment provided in Planning Statement	<b>Yes, provided HDC's Heritage Officer is satisfied</b>
2 v.	<i>The transport assessment of the scheme has full regard to extending the existing pavement on Church Road to the entrance to the development</i>	Proposal to extend the pavement is included in the Planning Statement	<b>Yes</b>
4.14	<i>This policy allocates land of 0.69 Ha adjoining the edge of Mannings Heath for a housing scheme that may comprise of four to seven dwellings</i>	The proposal is for 7 houses	<b>Yes</b>
4.15	<i>Given the character of the nearby residential area, the site is best suited to semi-detached houses (of</i>	1 x 2 bed semi 1 x 3 bed semi	<b>Yes</b>

	<i>no more than two storeys) and bungalows, rather than larger detached houses, although the policy allows for some of the latter type.</i>	2 x 3 bed bungalows *** (linked) 1 x 3 bed detached 1 x 4 bed detached 1 x 5 bed detached All no more than two storeys	
4.15 (cont)	<i>The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site and that full regard is paid to addressing the need for road and pavement improvement works as a result of the development of this site.</i>	Attractive courtyard design. Landscape features retained. Road and pavement improvements proposed	<b>Yes, provided HDC's Landscape Officer and arboriculturalist and WSCC are satisfied</b>
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 nearby are eclectic mix of one large mansion, Swallowfield House (hidden by high wall) and two houses, Swallowfield Farm and Windy Ridge, (served by the access lane). Courtyard of mixed design including stock bricks, tile hanging, timber cladding, roof tiles and slates, projecting bays and gables	<b>Yes, satisfies policy 10</b>
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	<b>Yes, appears to satisfy this requirement</b>
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.	<b>Yes</b>
10 iii	Include adequate off-street parking so as to minimise any need for on-street parking	Properties have between 2 and 4 spaces with 1 or 2 in garages or carport. Also two visitor parking spaces.	<b>Yes</b>
10 iv	Include a landscape scheme which either provides for the retention of existing trees and hedges or, if any	See 2iii above. Some replacement trees and	<b>Yes, provided HDC's landscape officer and</b>

	must be removed, for their replacement by new trees and hedges of a suitable species.	further soft landscaping proposed	<b>arboriculturalist is satisfied.</b>
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, carports, garages and parking spaces satisfy PDS	<b>Yes</b>
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	Ecological statement has redactions	<b>Can't assess properly because of redactions. HDC's ecologist needs to be satisfied</b>
14 ii	They use, for example, natural Sussex post/rail fencing or hedges and not close boarded fencing in order to preserve wildlife corridors	Green hedges with modest close boarded fencing proposed in rear gardens for privacy (allowed in PDS)	<b>Yes</b>
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	Pond on site is to be retained and enhanced for wildlife including wild flower area. Not in flood zone area	<b>Yes</b>
14 iv	Public footpaths and bridleways are retained	None are affected by the development	<b>Yes</b>

**\*\*\* Note:** there is an inconsistency between the Design and Access Statement (DAS) and the floor plans regarding the number of bedrooms in the bungalows. The DAS states that the bungalows are 3 bed. The floor plans (P210RevB and P211RevB) show 2 beds in each bungalow, although it is noted that that the family room or one of the other "living areas" could be the third bedroom. Irrespective of this inconsistency, the Scheme complies with policy 2i and policy 4.15 of the Neighbourhood Plan.

## **Conclusion**

**The proposed development complies with the main requirement in policy 2 of the Neighbourhood Plan because it provides 4 to 7 dwellings which are primarily 2/3 bedroom semi-detached. However there are some issues regarding whether or not some proposals in the application comply fully with some of the other requirements of the NP.**

## **Recommendation**

**The Parish Council therefore supports this application in principle, but needs clarification from WSSC and HDC's officers on whether or not some of the proposals comply fully with some of the other requirements in the NP**