



107 Morris Drive
Billingshurst
West Sussex
RH14 9ST

Telephone 01403 784985
Mobile 07584 308 408

Email: clerk@nuthurst-pc.co.uk

Web: www.nuthurst.parishcouncil.net

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

Dear Amanda

DC/20/1698: Erection of 9 No. double storey dwellings, car ports and garages with landscaping and associated works including access improvements previously approved under DC/17/1158: Land at former Swallowfields Nursery, Church Road, Mannings Heath.

The Parish Council strongly objects to this application because it does not comply fully with requirements of the Neighbourhood Plan because the proposed 9 houses exceeds the maximum number of 7 dwellings specified in policy 2, item 4.14.

Furthermore no bungalows are proposed which is contrary to the aspiration in Policy 2, item 4.15.

An assessment of conformity with the Nuthurst Parish Neighbourhood Plan (NP) 2015- 2031 is attached.

The Parish Council strongly urges HDC to refuse this application on the above grounds

Yours sincerely

Sarah Hall, Clerk Nuthurst parish Council

Attachment: Assessment of Conformity with the Neighbourhood Plan

DC/20/1698: Erection of 9 No. double storey dwellings, car ports and garages with landscaping and associated works including access improvements previously approved under DC/17/1158: Land at 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.

NP No.	NP Policy/Proviso	Proposed Scheme	Comforms?
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.	Yes
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 4 x 3 bed terraced 1 x 3 bed detached 1 x 4 bed detached 1 x 5 bed detached	Complies as 7 of 9 are 2/3 bed houses. (Note: only 1 x 2 bed house and no bungalows)
2ii.	<i>Access is by way of the lane between Church Road to Windyridge.</i> <i>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;</i> <i>the widening of the lane to allow the safe shared use by vehicles and pedestrians; and</i> <i>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	Yes Yes, provided WSCC is satisfied that this is safe and the applicant owns those strips of land. Yes, provided WSCC is satisfied that this is safe for vehicles, cyclists and pedestrians. Yes, provided WSCC is satisfied that this allows two vehicles

		proposed in the TS, c50 m from Church Road. Note: rest of the lane is single carriageway.	including HGVs to pass safely
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. 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>Yes, provided HDC's landscape officer and arboriculturalist is satisfied.</p> <p>Cannot assess because of redactions. HDC's ecologist needs to be satisfied.</p> <p>Yes</p> <p>Yes, provided HDC's landscape officer and arboriculturalist are satisfied.</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	Yes, provided HDC's Heritage Officer is satisfied
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	Yes
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 9 houses	No, because exceeds maximum of 7 dwellings***
4.15	<i>Given the character of the nearby residential area, the site is best suited to semi-detached houses (of no more</i>	1 x 2 bed semi 1 x 3 bed semi 4 x 3 bed terraced	Does not comply. No bungalows proposed***

	<p><i>than two storeys) and bungalows, rather than larger detached houses, although the policy allows for some of the latter type.</i></p> <p><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></p>	<p>1 x 3 bed detached 1 x 4 bed detached 1 x 5 bed detached All two storey Attractive courtyard design. Landscape features retained. Road and pavement improvements proposed</p>	<p>Yes, provided DC's landscape Officer and arboriculturalist and WSCC are satisfied</p>
Policy 10	<p>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</p>	<p>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</p>	<p>Yes, appears to satisfy policy 10</p>
10 i	<p>Make use of high quality building materials and finishes and include high quality landscaping</p>	<p>See policy 10 above. Replacement trees to be planted and further soft landscaping proposed</p>	<p>Yes, appears to satisfy this requirement</p>
10 ii	<p>Include adequate functional private garden space appropriate to dwelling size and type</p>	<p>Each property has small front amenity space and reasonable sized rear garden space.</p>	<p>Yes</p>
10 iii	<p>Include adequate off-street parking so as to minimise any need for on-street parking</p>	<p>Properties have between 2 and 4 spaces with 1 or 2 in garages or carport</p>	<p>Yes</p>
10 iv	<p>Include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their</p>	<p>See 2iii above. Some replacement trees and further soft landscaping proposed</p>	<p>Yes, provided HDC's landscape officer and</p>

	replacement by new trees and hedges of a suitable species.		arboriculturalist is satisfied.
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	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	Ecological statement has redactions	Can't assess properly because of redactions. HDC's ecologist needs to be satisfied
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)	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	Pond on site is to be retained and enhanced for wildlife including wild flower area. Not in flood zone area	Yes
14 iv	Public footpaths and bridleways are retained	None are affected by the development	Yes

***** Note:** The applicant has subsequently submitted a second application for 7 dwellings (DC/20/1840) instead of 9 dwellings. On the application form, the applicant states that HDC's Planning Officers advised further consultation with Nuthurst Parish Council regarding the proposal since it would exceed 7 dwellings. Furthermore, the Planning Design and Access Statement says "*The scheme submitted herein is for 7 dwellings and has been prepared to directly respond to the neighbourhood plan and recent Parish consultation.*"

This means that the applicant has acknowledged that this application for 9 dwellings (DC/20/1698) does not meet the requirements of the Neighbourhood Plan.

Conclusion

This application does not comply fully with requirements of the Neighbourhood Plan because the proposed 9 houses exceeds the maximum number of 7 dwellings specified in policy 2, item 4.14.

Furthermore no bungalows are proposed which is contrary to the aspiration in Policy 2, item 4.15.

Recommendation

The Parish Council opposes the application for the above reasons.