

Holly Farm, Winterpit Lane Mannings Heath

Discussion with Nuthurst Parish Council

Damian Aziz, Land Director, Concept Developments
Dr Chris Lyons, Head of Southampton Planning, WYG

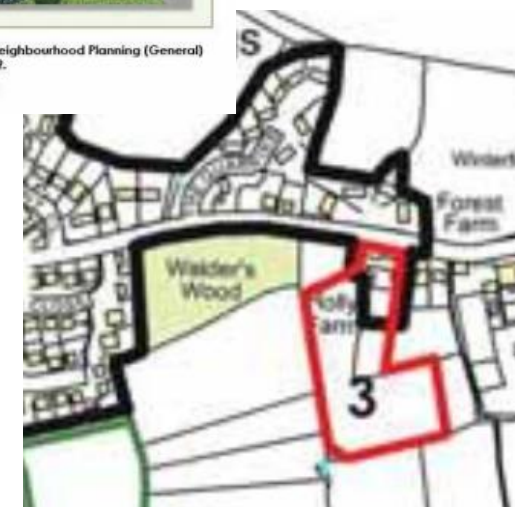
Planning application DC/20/1645 refused on 23 October 2020 for the following 3 reasons:

1. The development would provide dwellings which would fail to be appropriately sized to meet the identified housing needs of the Parish for smaller two and three bedroomed properties. The proposal would therefore be contrary to Policy 3 of the Nuthurst Neighbourhood Plan (2015) and Policy 42 of the Horsham District Planning Framework (2015).
2. The development, by reason of the scale and siting of Plot 4, would have an unacceptable impact on the amenity of the adjacent property, 'Hathaways', by virtue of loss of light and outlook. The proposal would result in significant harm to amenity for occupants of this property, contrary to policy 33 of the Horsham District Planning Framework (2015).
3. The development would encroach beyond the defined built-up area boundary of Mannings Heath and would therefore be contrary to Policy 3 of the Nuthurst Neighbourhood Plan (2015) and Policy 3 of the Horsham District Planning Framework (2015).

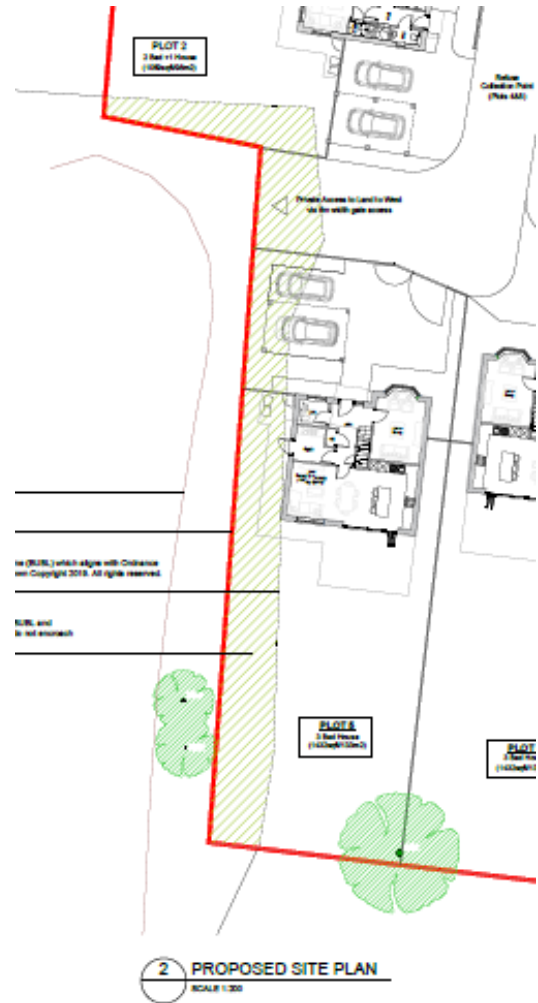
Nuthurst Parish Neighbourhood Plan 2015-2031



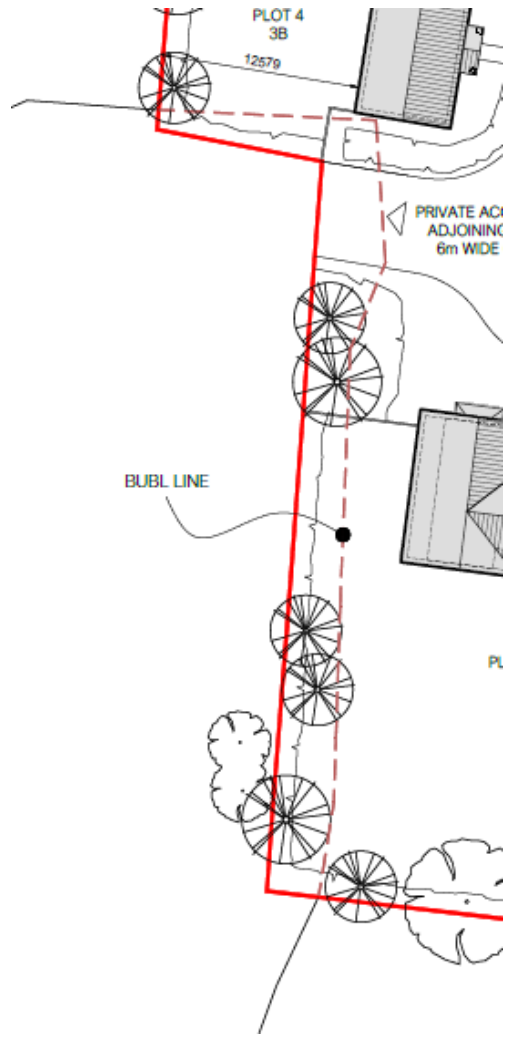
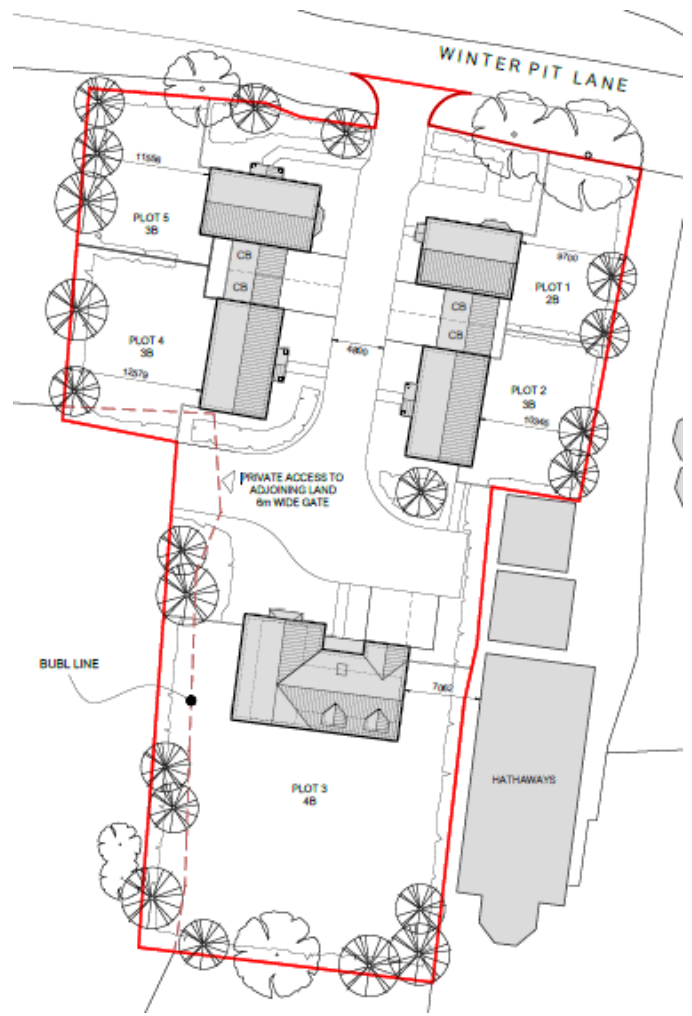
Published by Nuthurst Parish Council under the Neighbourhood Planning (General) Regulations 2012.
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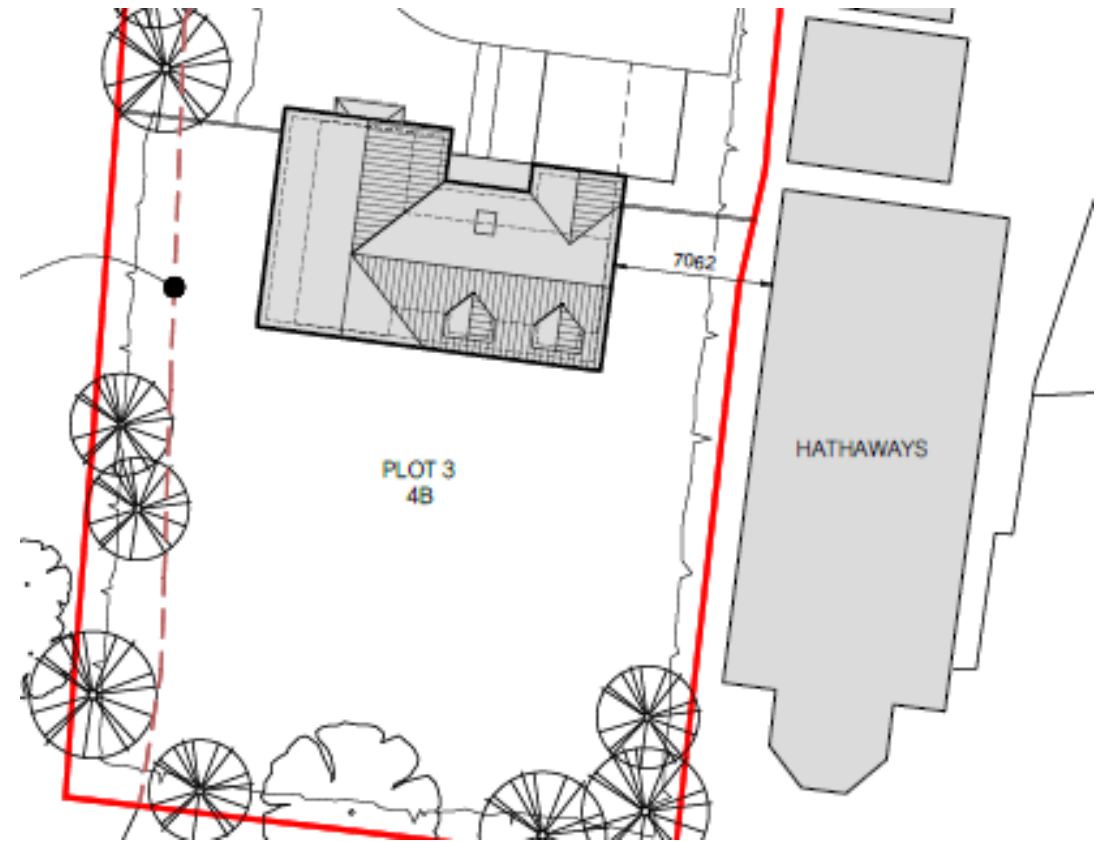
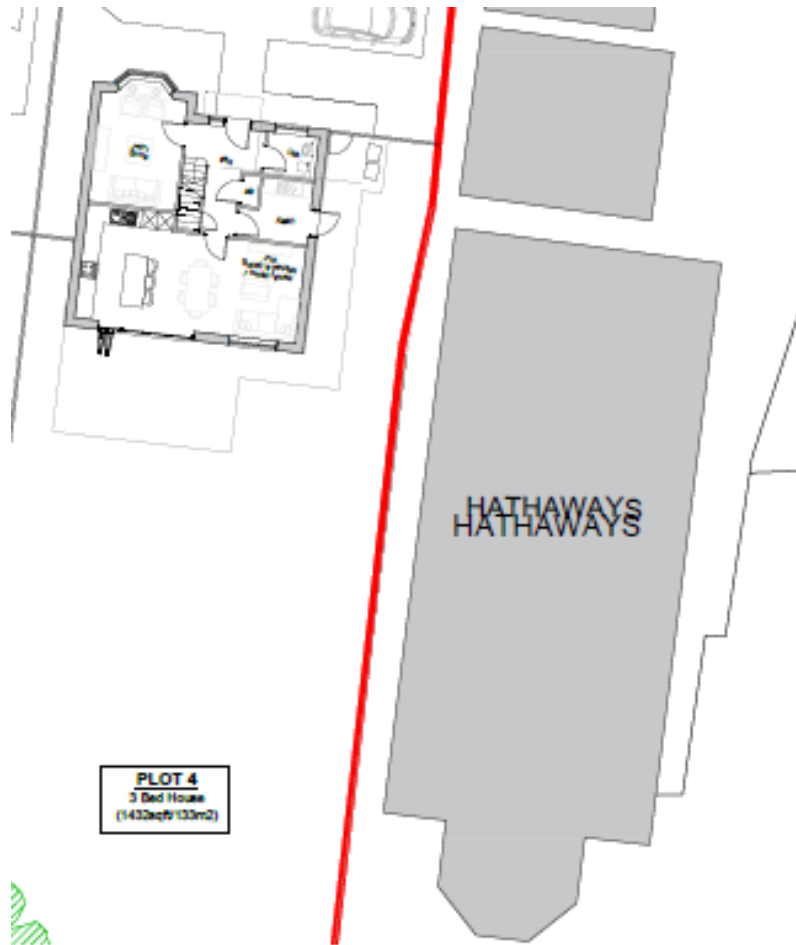
Reason 3 – Built Up Area Boundary – refused scheme encroached on BUAB on west of site



Reason 3 – Built Up Area Boundary – amended scheme does not encroach on BUAB



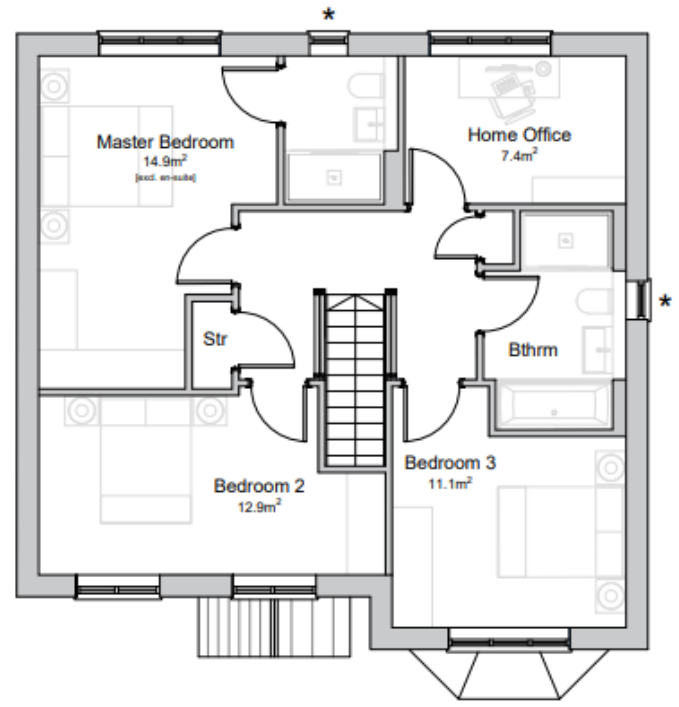
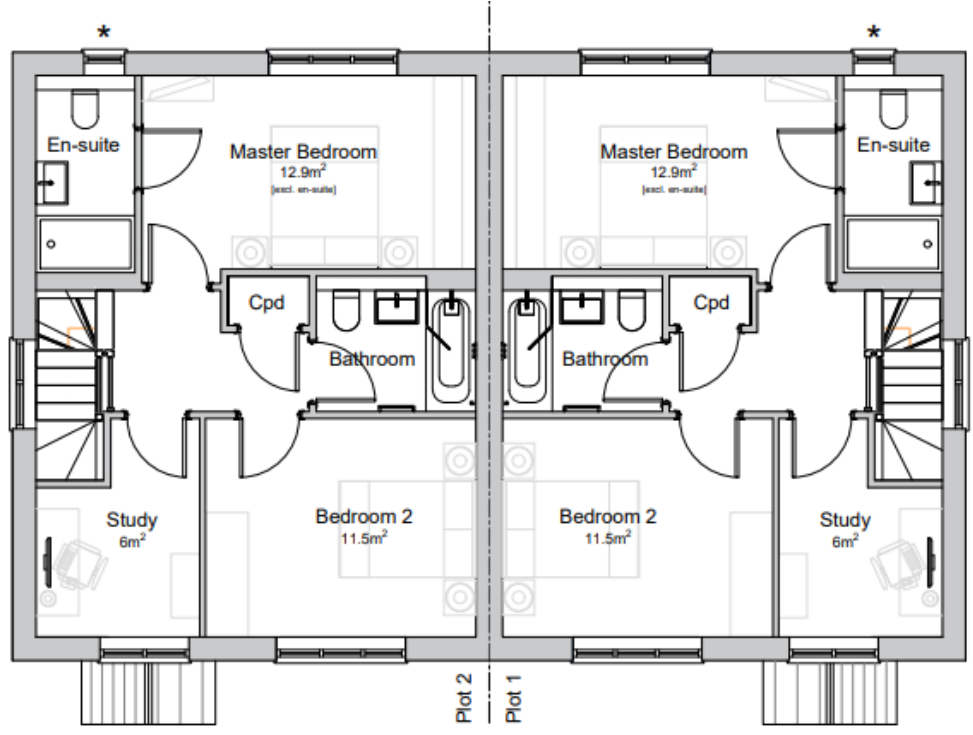
Reason 2 – scale and siting of Plot 4 would have an unacceptable impact on the amenity of 'Hathaways', by virtue of loss of light and outlook. Amended scheme moves house 7m from Hathaways and is a chalet bungalow



Reason 3 – doesn't meet need for smaller two and three bedroomed properties (NP states – “the scheme comprises primarily 2 and 3 bedroom semi-detached or detached houses”

Previous scheme had a study so 2 bed *could* be converted to a 3 bed

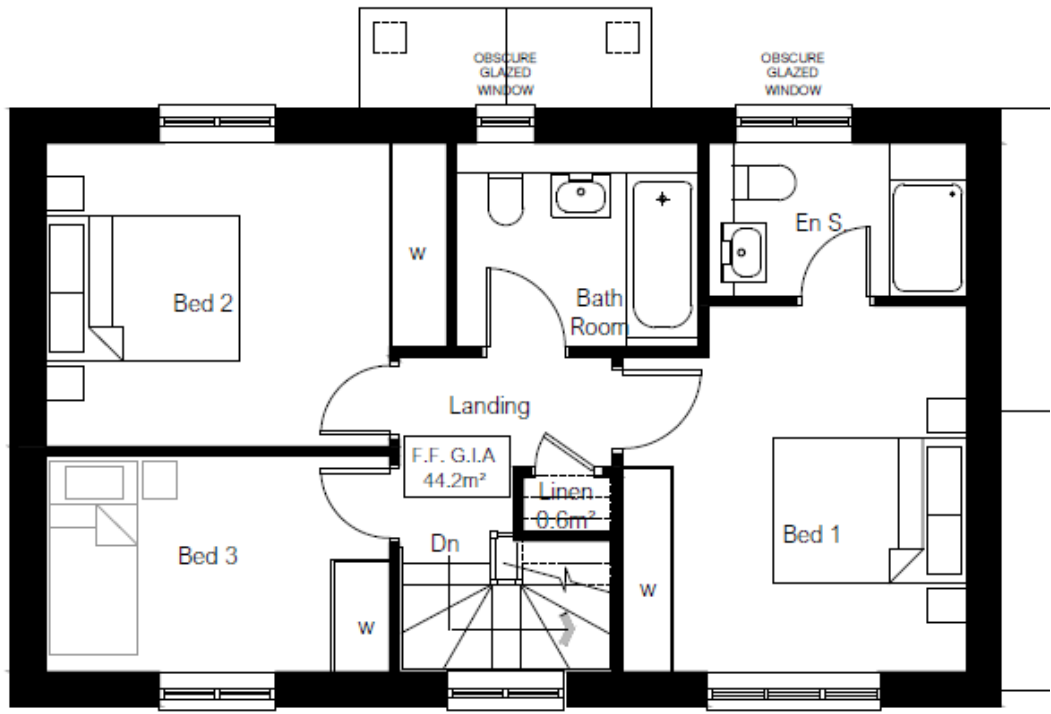
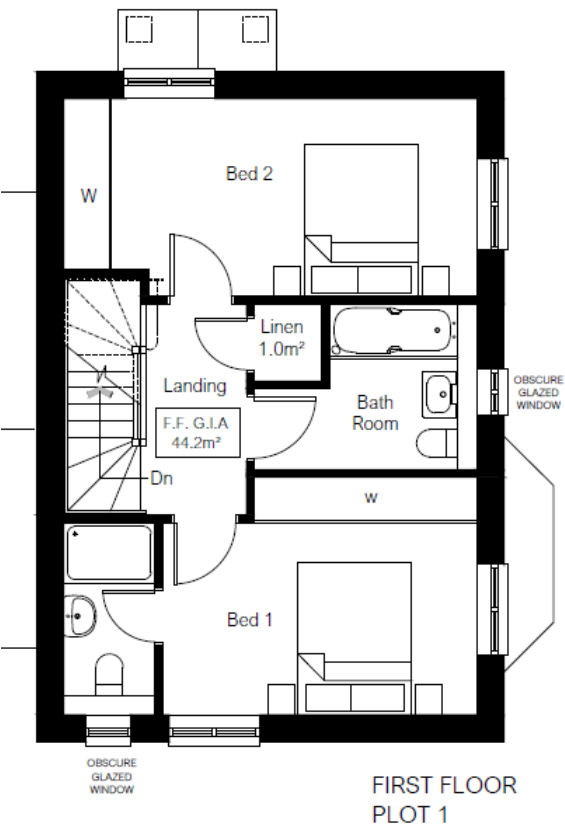
3 bed had an office so *could* be converted to a 4 bed



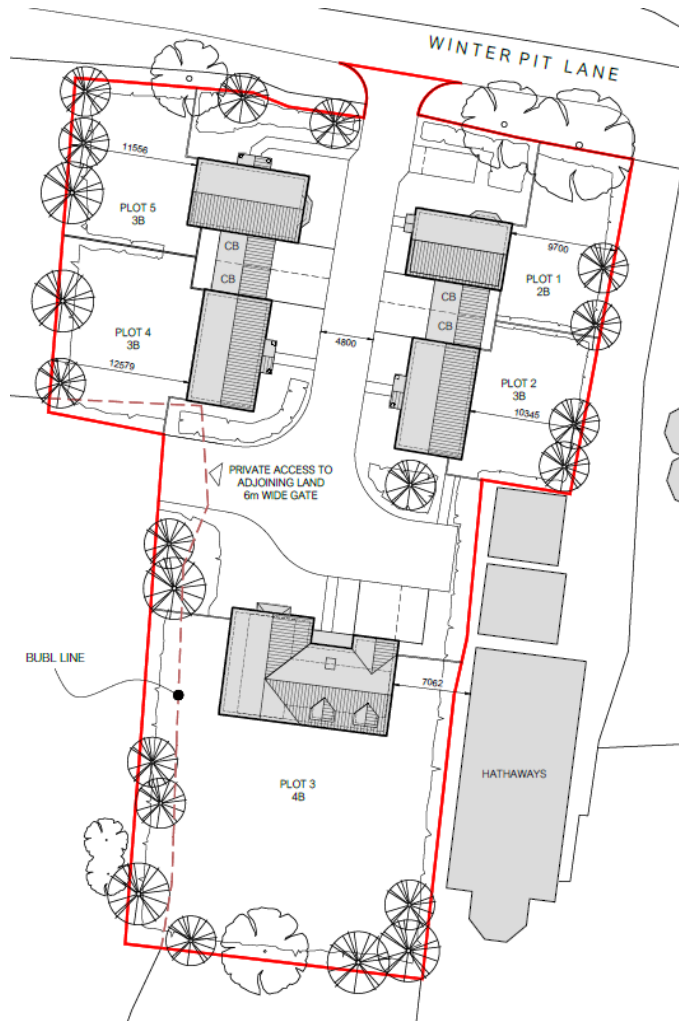
Reason 3 – doesn't meet need for smaller two and three bedroomed properties (NP states – “the scheme comprises primarily 2 and 3 bedroom semi-detached or detached houses”)

Amended 2 bed scheme doesn't have additional room

Amended 3 bed scheme doesn't have additional room



1x 2-bed house; 3x 3-bed houses; 1x 4-bed chalet bungalow



Policy 3: Land at Holly Farm, Mannings Heath

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:

- i. built development is limited to the area comprising the derelict barns and shrubs and does not extend beyond the rear building line of the adjacent property to the east;**
- ii. the scheme comprises primarily 2 and 3 bedroom semi-detached or detached houses;**
- iii. access is made to the scheme from one point only on to Winterpit Lane; and**
- iv. the scheme layout and landscape proposals retain the screen of trees and bushes fronting Winterpit Lane and those on the east and west boundaries.**