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Ms Maisie Milton-Newland
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol BS1 6PN

Your ref: APP/Z3825/C/18/3202116

LPA ref: DC/17/2534

24 August 2018

Dear Ms Milton-Newland

Site: Land Rear of Millers Mead, Nuthurst Street, Nuthurst, Horsham, West Sussex, RH13 6RG

Appellant: Mr George Corfield

Local Planning Authority: Horsham District Council (HDC)

Details of appeal: against HDC's refusal of a full application for a 5 pitch gypsy site for settled gypsy accommodation

Summary

Nuthurst Parish Council fully supports HDC's refusal of planning permission for the above application and urges the Planning Inspectorate to dismiss this appeal for the reasons given below.

Introduction

The Parish Council considers that the appellant's 34 page "...Planning Appeal Statement ..." contains much irrelevant, inaccurate and repetitious text and is deliberately intended to be obfuscating.

Reasons why this appeal should be dismissed

1. The site has no legal access/egress from the public highway

The appellant was refused retrospective planning permission (DC/16/2062) for an existing crossover (the proposed access to the site) because it was an unauthorised operational development. HDC served Enforcement Order EN/17/0062 requiring the crossover and associated hardstanding to be removed. The appellant has appealed against this enforcement order. The Parish Council made a representation on that

appeal (APP/Z3825/W/18/3193063) on 30 July 2018 urging the Planning Inspectorate to dismiss the appeal. **The proposed access to the highway is currently unlawful.**

2. It represents inappropriate backland development

The Parish Council was required to remove a proposed housing development site from its submission Neighbourhood Plan because the Independent Examiner of the Plan considered that it was “inappropriate backland development”. This site consisted of a field behind “Hollyhocks” in Nuthurst Street only some 200 metres south of the appeal site. Since the appeal site is a field to the rear of several bungalows in Nuthurst Street, **it also therefore constitutes inappropriate backland development.**

3. It represents inappropriate development in the countryside

Nuthurst is an unclassified settlement in HDC’s Planning Framework. In a draft revision of its Planning Framework, HDC has proposed a “secondary settlement boundary” for Nuthurst which would permit development within the “boundary” providing all other policies in the Planning Framework are met. **The appeal site is not within, or adjacent to, the proposed “secondary settlement boundary”.** Therefore the appeal site is within the countryside and development of it would be contrary to policy 26 of HDC’s Planning Framework. Furthermore it conflicts with policy 1 of the Nuthurst Neighbourhood Plan¹, which does not support development within the countryside. **Therefore, it constitutes inappropriate development in the countryside.**

4. It would cause harm to the character of the surrounding area and neighbouring properties

The development would be completely out of character with the neighbouring properties which are mainly modest bungalows. It would visually affect the setting of the neighbouring properties in Nuthurst Street and noise from timber buildings and separate utility buildings would be an issue for neighbours. Furthermore, it would be highly visible from the Public Right of Way that runs along the northern boundary of the appeal site. It would also visually affect the ancient woodland bordering the east of the appeal site. **Therefore, it would cause harm to the surrounding area in contravention of HDC’s Planning Framework, policies 23(1) and 33, Policy 10 of the Nuthurst Neighbourhood Plan and Section 1 of the Nuthurst Parish Design Statement.**

5. There is no requirement for gypsy pitches in Nuthurst Parish.

The Housing Needs Survey carried out to support the Nuthurst Neighbourhood Plan did not identify a need for gypsy pitches in Nuthurst Parish. HDC did not require any

¹Note: there is a serious error in HDC’s Delegated Report. It states “*Nuthurst Parish Neighbourhood Planning Document – this plan is not currently made, and therefore holds limited weight in the determination of this application*”. **This is incorrect.** The Nuthurst Neighbourhood Plan was “made” by HDC in October 2015 and therefore **it carries fully weight in the determination of the application**

provision for gypsy pitches in the Neighbourhood Plan, presumably because it was HDC's responsibility to determine the need for gypsy pitches throughout its District and to identify the sites to meet that need. The appeal site was not included in HDC's "Gypsy, Traveller and Travelling Show People Draft Site Allocations Development Plan [November 2017]". HDC has recently approved 4 gypsy pitches in Nuthurst Parish at Bar Lane, Copsale. It is inappropriate that our very small rural Parish should be required to have another such site. **There is no requirement for further gypsy pitches within the Parish.**

6. It is in an unsustainable location

The appeal site is in an unsustainable location in the countryside which is remote from services and facilities, including particularly buses and health services. The nearest place with limited services is Cowfold, about 5.5 km from the appeal site. The nearest place with good services is Horsham about 6.6 km from the appeal site. Thus there would be reliance on private vehicles. Although there is a primary school within walking distance, the Parish Council understands that there are no places available in half of the year groups at St Andrew's School. **It therefore contravenes policy 23(1) of HDC's Planning Framework.**

7. The access/egress is unsafe

No transport and road safety assessment has been provided. The proposed entrance to the site is on a bend in Nuthurst Street, a very narrow rural lane, where visibility splays for egress from the site are inadequate, unsatisfactory and unsafe. There will be a significant increase in traffic on Nuthurst Street from the five pitches and the hard standing for five touring caravans. **The access/egress is unsafe in contravention of policy 23(1) and 40 of HDC's Planning Framework.**

Conclusion

Although it is acknowledged that HDC currently does not have a 5 year supply of gypsy pitches, the proposed development does not comply with either HDC's Planning Framework or the Nuthurst Neighbourhood Plan with regard to the appeal site's unsustainable location within the countryside, its adverse impact on the surrounding countryside and neighbouring properties, and highway safety.

Therefore for the reasons given above, the Parish Council urges the Planning Inspectorate to dismiss the appeal.

Yours sincerely

Sarah Hall
Clerk to Nuthurst Parish Council