

Planning matters in the Parish

Coolhurst Close, Monks Gate, [DC/18/1792](#) (*Neighbourhood Plan (NP) site for 9-12 houses*)

Despite very many strong objections from residents living across the Parish and the Parish Council, District Councillors voted 8 to 7 to grant planning permission for 15 houses. They had been persuaded by strong representations from planning officers to ignore the 9-12 limit. This was a tremendously disappointing result for everyone, but especially those who live in this small hamlet of 44 houses. The Parish Council thanks Jane McLeod, Dennis Livingstone and Jay Mercer who spoke at Committee, and also our own Parish Councillor, Owen Hydes and District Councillor, Toni Bradnum. All of them tried exceedingly hard to counter the influence of planning officers at Committee.

Residents may wonder what the Parish Council is doing about this contravention of the NP at Coolhurst Close? Before the Committee meeting, when it became apparent that HDC were recommending approval, the Council took legal advice, which was to concentrate on breaches of Policy 10 of the NP. Since the Committee meeting, advice has been sought from the Planning Consultant who advised on writing the NP and legal advice may once again be sought. The Parish Council will simply not accept that this planning decision was correct and fair.

An initial assessment of the implications of the decision for the other NP sites is as follows:

- **Saxtons Farm, Monks Gate** (*6 houses on 0.375 hectares*). At the same housing density as Coolhurst Close, this equates to 5/6 houses.
- **Holly Farm, Mannings Heath** (*5 houses on 0.3 hectares*). The policy definitely confines the site to land within the Built Up Area Boundary and the size equates to 5 houses.
- **Swallowfield Nursery, Mannings Heath** (*4-7 houses on 0.6 hectares*). The original proposal of 9-14 houses was reduced by HDC because of the constraints of a pond and trees.
- **Heathtolt, Park Lane, Maplehurst** (*3 to 4 pairs of semis on 0.375 hectares*). Unlikely the site could take more than 4 pairs of semis.
- **The White Horse, Maplehurst** (*No specified number of houses*). The site is 0.2 hectares which might equate to 3 or 4 houses at the housing density of Coolhurst Close.

Meanwhile, we must remember that the NP has successfully defeated major developments at Saddlers Farm, Mannings Heath and land to the north of the A281 at Monks Gate, as well as at smaller sites at Church Road, Mannings Heath and Keatings/Hollyhocks at Nuthurst.

Other current planning matters:

Little Homefield [DC/18/1849](#) (*Not a NP site*). This is likely to be going to the Planning Committee North at Park House, Chart Way, Horsham on December 4th at 5.30pm. This application will be opposed by the Parish Council.

Micklepage, Nuthurst [DC/18/1883](#) and [DC/18/2076](#) (*NP site for 3 x 3 bed houses*). This has become endlessly complicated with many revisions. Decision awaited. The appeal on DC/17/2524 is still awaiting the appointment of an inspector.

House, Dun Horse garden [DC/17/2294](#). Awaiting appointment of an appeal Inspector.

Gypsy site, Millers Mead, Nuthurst [DC/17/2534](#). Decision awaited from the appeal inspector.

Ghyll House Farm, Broadwater Lane, Copsale [DC/ 18/2231](#) *(Not a NP site)*. The application is for 7 houses, 3 of them to replace two derelict bungalows and the fire-damaged farmhouse. The Parish Council has opposed the application. There is concern that this is a step towards developing more of the countryside in this unsustainable location. Note that the 6 houses currently being built next to this proposed development were given planning permission prior to the NP.

As you can realise, the Parish Council has been extremely involved in monitoring planning applications and commenting upon them. It tries hard to keep residents informed and supported but if you have any queries, please use our website, click on “clerks news”/planning updates (a hyperlink takes you directly to the application on HDC’s website) or contact the clerk by email or telephone.