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Handford Way
Plummers Plain
Horsham
RH13 6PD

Planning Department
Horsham District Council

Submitted by email 10 July 2026
From: m.markcrow@gmail.com

Dear Sirs

Planning Application Reference: DC/26/0782

Application for multiple new residential and commercial developments at The Warren, Horsham Road, Plummers Plain, RH17 6DX

I am a resident living at a property on Handford Way. I write to OBJECT to the application.

I also record that the application is not valid as it does not meet the criteria for a Planning in Principle application, as set out in written submissions to Horsham DC by Lower Beeding Parish Council and several residents. The continued administration of the application is unlawful.

Introduction

I write as a resident directly impacted by the proposed developments, with a 37-year professional background as an Architect, Urban Designer and Masterplanner.

Below are my professional credentials and examples of experience, notably expertise in advising clients, Foundations, Heritage Bodies, Royal Commissions, and National Governments in relation to heritage assessments and regeneration developments, masterplanning and urban design, and development of architectural design guidelines:

Martin Markcrow, BA (Hons) Architecture, MA RCA, ARB
Assessor for the Civic Trust Awards

Lectured and taught at Cambridge University, Oxford Brookes University, UCL Bartlett, UCA Canterbury, Cardiff University

Design Director, John McAslan and Partners – work including:

- Kings Cross new station extension to the Grade I listed rail station
- Grade II listed Peter Jones store refurbishment, Sloane Square, London
- Various heritage projects in the UK and overseas including Grade I, Grade II listed buildings and World Heritage Sites

Design Consultant to Allies and Morrison LLP - work including:

- Design review and development advisory services to the Letchworth Garden City Heritage Foundation
- Urban design advisory services to Welwyn Garden City
- Designs for numerous residential, commercial and mixed-use masterplans in London, U.K., and internationally (Brent Cross North, Kings Cross, Old Port in Abu Dhabi)
- Development of architectural design guidelines for Makkah (Mecca) for the Royal Commission for Makkah City and Religious Sites
- Development of architectural design guidelines for the Emirate of Abu Dhabi and Abu Dhabi city, UAE
- Development of National architectural design guidelines for the Kingdom of Saudi Arabia, for the Saudi government

Contents

- 1.0 Planning Application Administration and Consultation
- 2.0 Summary of Objections
- 3.0 The Proposed Development
- 4.0 Transport
- 5.0 Natural Habitat, Biodiversity, and Sustainability
- 6.0 Archaeology
- 7.0 Proposed new residential development plots on Handford Way
- 8.0 Proposed new additional Commercial Class E use of 450m² (4,844 ft²)
- 9.0 Proposed new dwelling on site of summerhouse of 100 m² / 1,075 ft²
- 10.0 Proposed new dwelling and replacement garages of 150 m² / 1,615 ft²
- 11.0 Proposed new development adjacent to The Warren – flats and garages
- 12.0 Viability Cost Plan
- 13.0 Errata
- 14.0 Appendix

1.0 Planning Application Administration and Consultation

1.1 The application does not meet the criteria for a Planning in Principle (PiP) application and is invalid.

- The site area exceeds 1 hectare, which is the maximum threshold permitted for a PiP.
- The Applicant states that the site area is 0.2 Hectares, by incorrectly using the gross building area for each of the proposed buildings, which totals 2,000m² or 0.2 Hectares. This is not the 'site area'.
- The Applicants' drawing indicates large plot boundaries to the 3 no. houses proposed on Handford Way. Just 2 of these plots will exceed 1.0 Hectare, and therefore the actual total site area proposed is significantly higher than 1.0 Hectare.
- The application therefore does not meet the criteria for a PiP application, hence why Lower Beeding Parish Council and residents notified Horsham DC in writing that the application is invalid.

1.2 The application includes false or incorrect information, which should invalidate the application.

1.2.1 Incorrect ownership boundary line / incorrect Ownership Certificate

- The blue boundary line on the updated location plan does not describe land under the sole ownership of the Applicant, and misleadingly implies that it is land over which the Applicant has full control and ownership. Typically, a red coloured line is a statutory requirement. Within the blue line are numerous freehold properties and land under private ownerships at The Warren, and freehold land belonging to properties on Handford Way.
- The Applicant resubmitted a revised site plan on 10 June to respond to Parish Councillor Mercer's comment that a proposed development plot was not included within the blue boundary line.
- The blue line includes numerous freehold properties and land under private ownerships by other residents of The Warren. None of these freeholders were notified of the application by Horsham DC.
- The blue line includes shared common areas co-owned by multiple residents (driveway and circulation for example). None of these co-owners were notified of the application by Horsham DC.
- The blue line includes land owned by properties on Handford Way who were not notified of the application by virtue of their land being subject of a planning application by a third party.
- The blue line includes freehold garages owned by various residents at The Warren. The Application describes them as being demolished, and the significant costs to demolish and rebuild them are incorrectly described as 'public benefits', and used to justify the extensive enabling development. The owners have already formally rejected the Applicants' proposal to demolish their freehold garages, but the Applicant has chosen not to present this information, and still present a viability cost plan that assumes their demolition.

1.2.2 Incorrect net number of dwellings

- The Applicant states in the Application Form that they apply for permission for a net number of 7 no. dwellings. The Applicant has drawn and described a total of 9 no. dwellings, all of which are actually 'new'.
- 2 no. dwellings are described as 'replacement dwellings', however, they are 'new dwellings' on sites where no dwellings exist.
- One of the 'replacement dwellings' is described as being built over a summerhouse. As an outbuilding, its replacement with a house cannot be described as a 'replacement', however there isn't even a summerhouse on the location. Only some recent concrete block foundation upstands exist, intended to support a new summerhouse that was never constructed.
- The other 'replacement dwelling' is located on a site where no existing structure / building exists at all.
- The correct net total of new dwellings is 9 no. (5 no. new houses and 4 no. flats).

1.3 The administration of the application did not follow correct statutory procedures.

- The PiP application was received and validated on 4 May according to the Planning portal.
- No planning notice(s) were displayed at the site address.
- Residents of Handford Way received notification letters from Horsham DC on 30 May or 1 June, as did Warren Wood and Warren Lodge.
- No residents at The Warren received notification letters, presumably because the Ownership Certificate submitted by the Applicant failed to identify their land ownerships within the application site boundary.
- The application was discussed at a Parish Council meeting on 9 June.
- The Consultation period was originally due to end 11 June.
- Residents notified Horsham DC that no Planning Notice had been displayed and that it was not fulfilling an obligation to do so, or to provide the statutory consultation period. A notice was displayed on 15 June but incorrectly dated 5 June, which was highlighted to Horsham DC. Another notice was then displayed dated 23 June.

1.4 Public Consultation

The Applicant did not engage in a true consultation process before submitting the application, and did not notify neighbours that an application had been submitted.

Residents on Handford Way received a brochure (the Heritage Project Booklet) but with no explanatory cover letter to describe the intention to submit an application, or any invitation to provide comments or feedback, or any discussion.

No residents at The Warren were notified of the application by the Applicant. Some received the same brochure in the final 3-4 days before the original consultation deadline, once the Applicant became aware that other residents at The Warren had discovered by accident that an application had been submitted and a statutory consultation process was about to end.

The Applicant told residents at The Warren, who own freehold garages, about the idea to demolish their garages and reprovide them nearby. The residents firmly rejected this proposal. Despite this, the Applicant still chose to submit an application including freehold properties not under his ownership, in the knowledge that a permission could not be implemented, and to include a viability cost plan that is incorrect and falsely attempts to justify such extensive enabling development.

The Applicant has advised residents at The Warren that the objective of the application is to reduce service charges at The Warren by selling new build properties to millionaires, to build up a large reserve fund to pay for ongoing service charges.

1.5 Pre-application discussions with Officers at Horsham District Council

The Applicant informed several neighbours in the weeks and months preceding the application submission, that he had met with the CEO of Horsham DC to discuss his plans, and that the CEO was “fully in support” of the application proposals and that the CEO informed him that a permission “was in the bag” and would be “rubber stamped”. If true, this raises serious questions about the due process of public consultation, and bias and predetermination.

During the Lower Beeding Parish Council meeting on 9 June, the Applicant stated: “ I started working on this project about 3 years ago and since then myself and my colleague who’s a RICS (an RICS chartered surveyor) have been working with Horsham District Council, over that 3 year period to the point where we feel that we have reached a point where all the issues have been discussed and all the possible obstacles and objections have been discussed “.

2.0 Summary of Objections

- The Applicant states that the primary purpose and entire premise of the application for the Warren Estate is to “reverse its division and decline”. However, perversely the application actively seeks the very division, loss of land, and decline of the Estate across its entire length by dividing up and disposing of large areas of the Estate for commercial gain. Over many decades, the Applicant and his ancestor Mr. Handford, have repeatedly sold off, or tried to sell off, land and applied for planning permissions for commercial gain.
- The application cannot be lawfully validated as a Planning in Principle application as the site area exceeds 1.0 Hectare. The net number of new dwellings has been incorrectly recorded. An incorrect Ownership Certificate appears to have been submitted. The site boundary line includes multiple freehold properties and land not under the ownership of the Applicant.
- The site is within the High Weald Area of Outstanding Natural Beauty and is not designated as a potential site for housing development.
- The site is not included in the approved Lower Beeding Neighbourhood Plan, especially as paragraph 14 of the National Planning Policy Framework states that ‘allowing development that conflicts with the Neighbourhood Plan is likely to specifically and demonstrably outweigh the benefits’. The site was never considered in the Neighbourhood Plan.
- The site is outside the Lower Beeding Built-Up Area Boundary.
- There is very little or no demonstrable public benefit to the local community. The Applicant has not established a case to justify the granting of such extensive and harmful enabling development in an AONB. The Applicant does not own all garages next to the Warren and has no legal right to demolish and remove them, which is a major cost for which enabling development is sought. Residents at The Warren advise that the garages are not dilapidated and they have firmly rejected the Applicants’ requests that they be demolished and rebuilt. The viability cost plan is thoroughly misleading.
- The capital receipts from the various ‘enabling developments’ largely secure funding for the removal of some flat roofed garages next to the Applicant’s flat within the Warren, and their relocation out of his sightline, and construction of a new access driveway, to benefit the setting of the Applicants’ personal property rather than any ‘public benefit’. The proposed new block of garages and flats do not enhance the setting of The Warren, and is in fact highly detrimental by virtue of it’s scale, location and proximity.
- Loss of general amenity and loss of the existing cohesive character of the natural landscape. There will be substantial losses of trees and natural wildlife habitat for bats, birds of prey, and other wildlife, arising from the poorly conceived patchwork of disparate residential and commercial plots and their associated car parking and private gardens widely distributed across the length of the Estate. The residual disconnected residual parcels of woodland will lack cohesion and create a fragmented incoherent landscape.
- The new road infrastructure within the site will also displace valuable natural wildlife habitat and further disconnect the remaining parcels of woodland, disrupting wildlife movement corridors and losing larger consolidated and legible clear areas of woodland. The Applicant may be proposing a new vehicle entrance off Horsham Road but provides no commentary and analysis on road infrastructure nor vehicle movements within the site, or the proposed location of many visitor car parking spaces and their impact on the natural habitat.
- Additional traffic generated by new flats and new dwellings around The Warren will overload the narrow single-track access lane, which is unlikely to sustain the increased trip generations. The increased traffic will generate more noise and disruption to Warren Lodge’s and Warren Wood’s peaceful enjoyment of their homes and gardens.

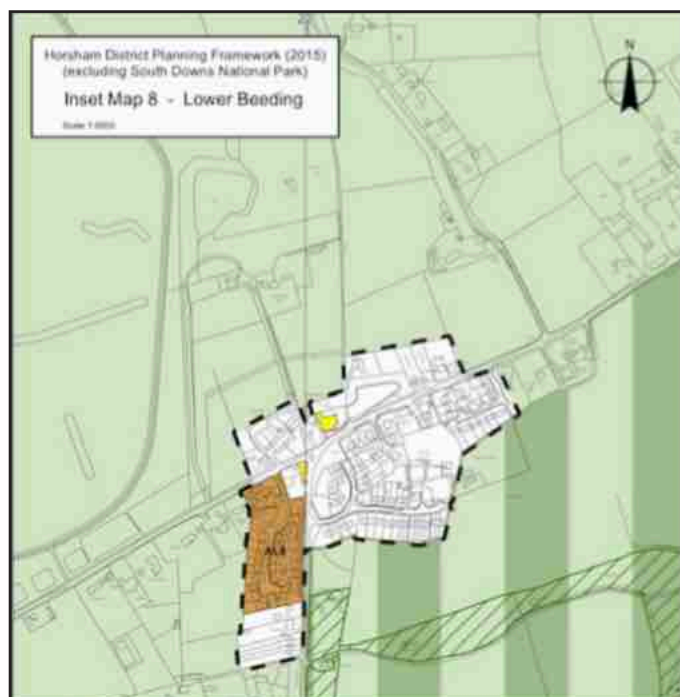
- The application seeks approval for a 60% increase in homes on Handford Way. The 5 no. dwellings originally consented have been in a 'settled relationship' for over 50 years. There will be a damaging loss of the rural character of Handford Way. The new additional development plots will radically alter the existing rural typology of a small informal cluster of homes within an expansive woodland setting, by converting it to an inappropriate suburban 'cul de sac' typology, of numerous regularly spaced houses and gardens in a formal row extending deeper into the woodland, with plots fronting a widened or two-way access road. The transformation from 'bucolic rural' to 'suburbia' will be terribly harmful and inappropriate within an AONB.
- Handford Way is a narrow single-track lane incapable of sustaining the drastic increase arising from the proposed new residential and commercial traffic. The required widening of Handford Way or expansion to a two-way road will destroy its existing rural character, within the setting of a designated AONB. The increased traffic will generate more noise and disruption to the peaceful enjoyment of the homes and gardens belonging to residents of Handford Way.
- The Applicant describes two of the proposed new dwellings as 'replacement dwellings'. The 'existing summerhouse' does not exist other than some concrete block foundations, and there is no structure on the other site to 'replace'.
- The proposed 6,460 ft² of Class E Commercial use is an inappropriate use and incongruous scale within the AONB, and the associated traffic and likely business use by the Applicant will be damaging.

3.0 The Proposed Development

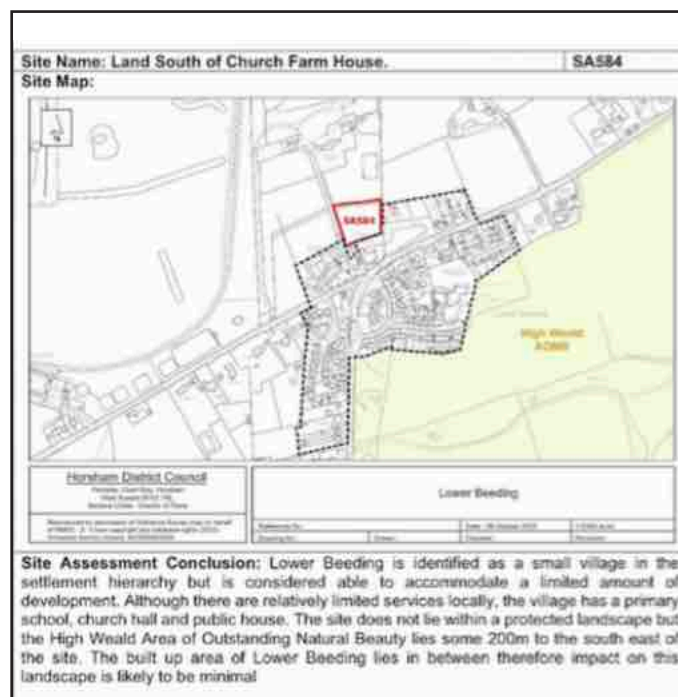
3.1 Context

3.1.1 Site Use Planning Designation

- The Warren Estate is located within the High Weald Area of Outstanding Natural Beauty.
- The site is not included in the approved Lower Beeding Neighbourhood Plan.
- The site is outside the Lower Beeding Built-Up Area Boundary.
- The nearest site within the Horsham District Planning Framework is Lower Beeding, 2 miles away.
- The Applicants' site is not allocated by Horsham Council for housing development or potential housing allocation. The nearest site identified for potential allocation for housing development is a small plot to the northern edge of Lower Beeding (Land South of Church Farm House).



Lower Beeding, Horsham District Planning Framework



Site identified for potential allocation for housing development, Lower Beeding Neighbourhood Plan



Boundary of High Weald Area of Outstanding Natural Beauty. Application site marked with yellow circle

3.0 The Proposed Development

3.1.2 Appreciation of The Warren

The Warren is not listed and has not warranted any form of Heritage designation or local listing. The Warren is one of many similar properties in the local area and West Sussex region (see photo of similar property in Handcross in Appendix), and in my professional opinion, The Warren is not of any special architectural significance to warrant its description as a 'Heritage Asset' by the Applicant.

The Warren has long since lost its original status and typological designation as a single large family dwelling within extensive grounds. The extension to create numerous separate residential occupancies was of no architectural quality and diminished and harmed any latent value in the original building.

3.1.3 Appreciation of the Estate

The woodland was greatly impacted by the Great Storm of 1987. Local established estates and gardens such as Nymans Gardens, The Hyde Estate, Leonardslee Lakes and Gardens, St Leonards Forest and High Beeches offer significantly larger and better quality curated mature landscapes for visitors, prompting the question as to why visitors would visit The Warren Estate instead. The application for such extensive enabling developments from which only a small proportion of funding is proposed for landscape improvements seems totally inappropriate and disproportionate, especially given the multitude of established nearby publicly-accessible gardens and woodland.



3.1.4 Stewardship of the Estate

Great emphasis is placed upon public benefits to try to justify the extensive enabling developments. The historical record of stewardship of the Estate and record as a responsible custodian is therefore relevant.

Whilst the replacement of some timber gates at some entrances to the Estate are welcome minor improvements carried out by the Applicant, the Estate is not proactively managed, with public footpaths neglected and in some cases dangerous to use, and other neglectful and antisocial behaviour which leads residents to question the Applicants' historical stewardship of the Estate and promotion of suggested community benefits in the application.

- Public footpaths are left blocked by fallen trees for months or years. Some fallen trees remain hanging dangerously over public footpaths. Footpath routes have been re-routed and signpost left unchanged meaning wayfinding for the public is inadequate (refer to photos overleaf taken 7 June 2026).
- Fallen trees or precariously leaning trees which later fall onto Handford Way from land owned by the Applicant are not dealt with by the Applicant and are typically removed by residents due to inaction.
- Fly-tipped waste near public footpaths or in the woodland is left untouched for years, awaiting action by neighbouring residents to remove.
- The most significant landscape improvements proposed in the application documents are located immediately adjacent to the Applicants' own flat in The Warren. It is not a 'public benefit'.
- The Applicant does not maintain Handford Way fronting his land, leading to blocked land drains installed by the Applicant, which causes flooding of the road and flooding of 'Foresters' driveway.
- The Applicant rerouted a land drain on his land near to 'Rowans' on Handford Way, to displace flooding on his land into their land and did not respond to a written request to address the problem.
- During the early evening of the peak day of extreme heat in July 2022 the Applicant set fire to a large bonfire in the woodland, creating panic amongst the neighbourhood that the woods were on fire and calls to contact the Fire Brigade. The risk was extremely high to neighbours. The antisocial timing and thick blanket of smoke reaching across to Hammerpond Road prevented neighbours opening windows to try and cool their homes on the hottest day of the year in recorded memory.

Note:

The Applicant has included photographs on the cover of the 'Heritage Project Summary Presentation' document and within other documents of landscape and heritage restorations undertaken by an adjoining landowner (a Mr. Cook) on a site outside the Warren Estate boundary, which will mislead anyone viewing the documents into thinking they describe restoration works undertaken by the Applicant within the Warren Estate. The relevant pages and images are highlighted in Section 13.0 Errata.

The Appendix contains a title deed plan showing the title deed boundary line of The Warren, which is subdivided into multiple ownerships of private gardens and a share of freehold of the common areas. These residents have already rejected the Applicants' proposal to them to agree to the demolition of their garages. The same residents do not support any aspects of the application, and have not consented to the proposal to redesign and rebuild the access driveway road or allow public access to their land.



Fallen tree left precariously hanging over a public footpath left for months or years



Fallen tree left precariously hanging over a public footpath left for months or years



Fallen tree obstructing public footpath left for months or years

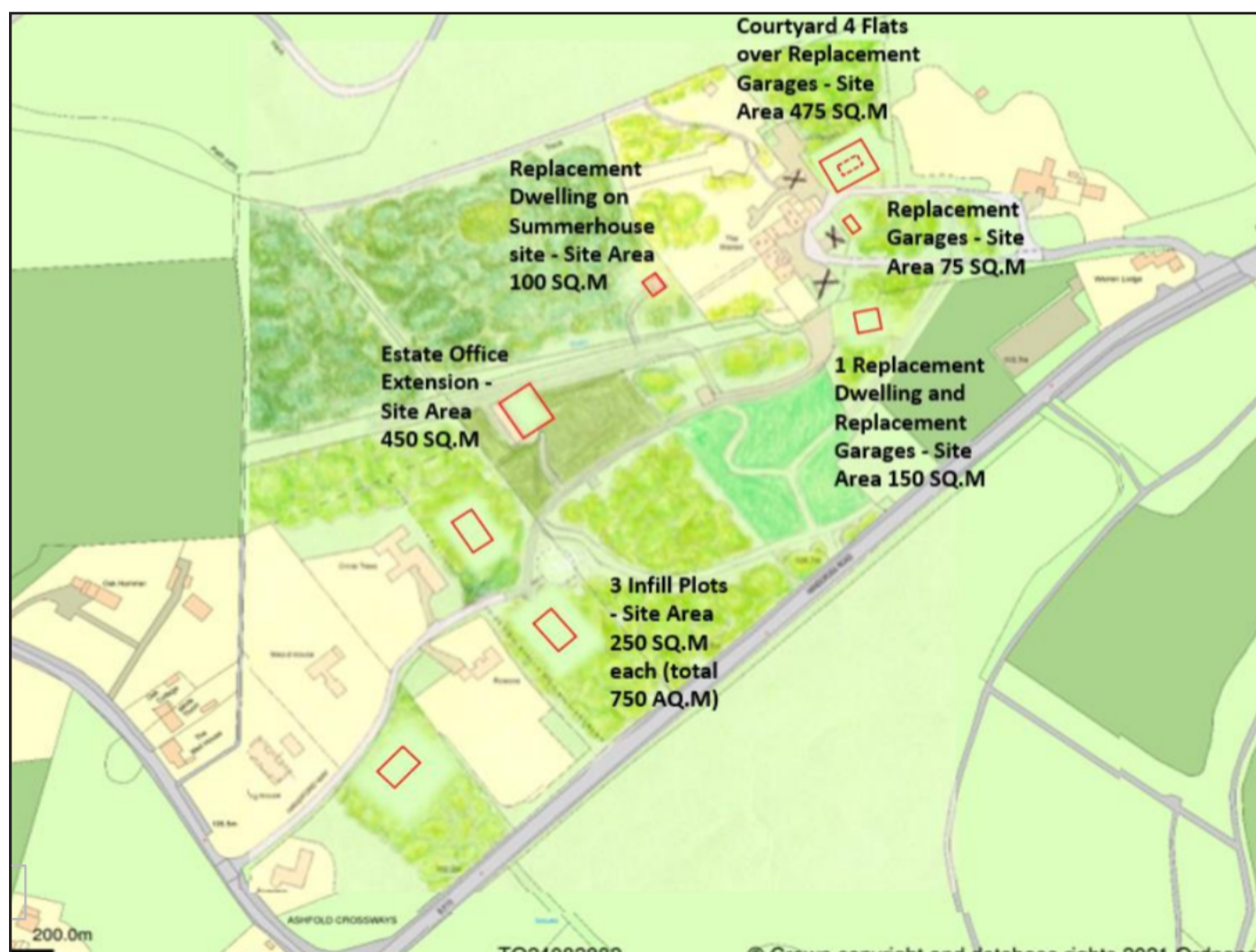


Wayfinding signage not moved to new footpath after re-routing the public footpath

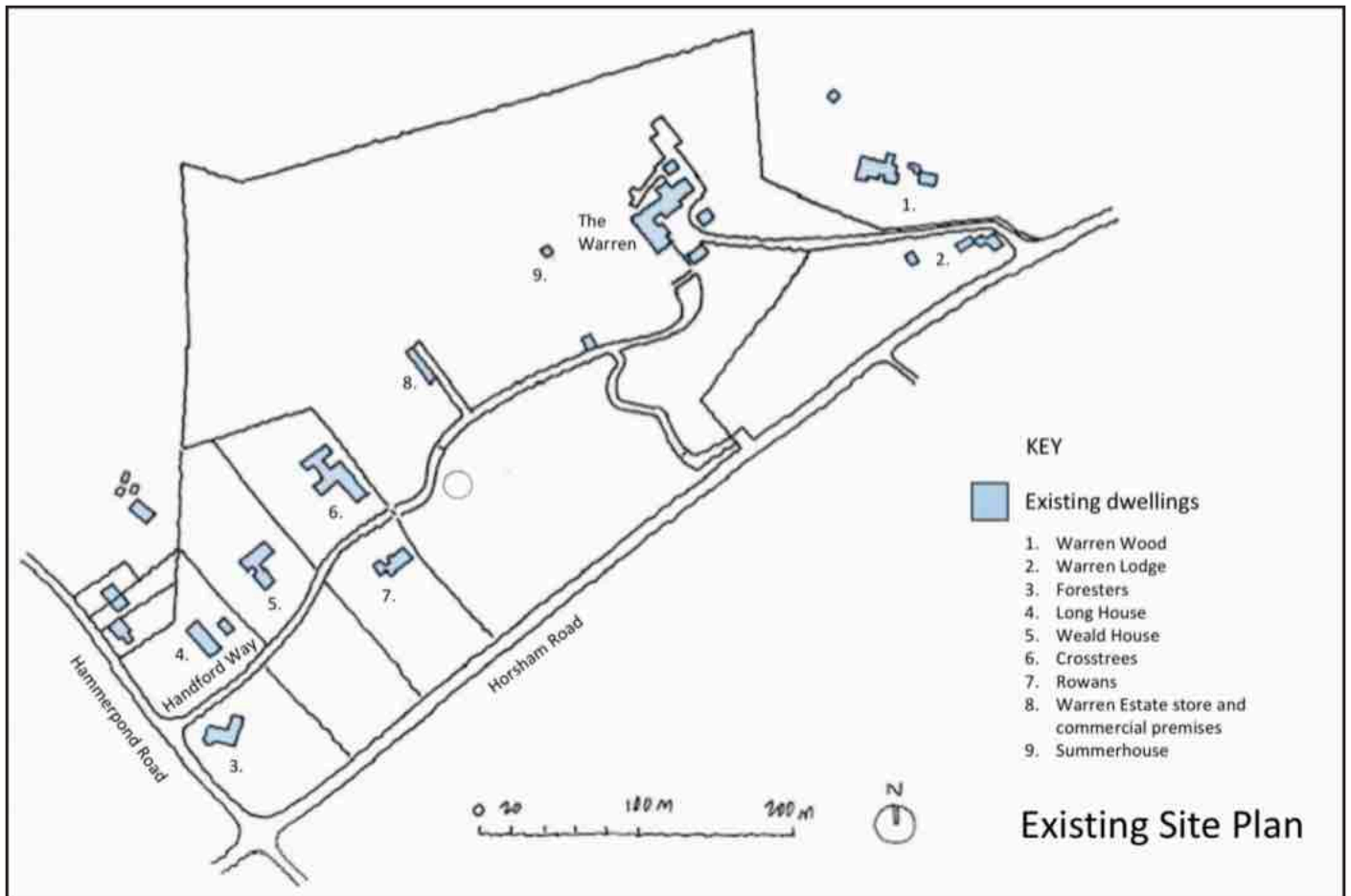
3.2 The Proposed Site Masterplan

- The material prepared by the Applicant provides very limited detail and does not include directly comparable site plan drawings to describe the existing site and proposed site development.
- Plot boundaries and demises of car parking and gardens to new dwellings are not indicated.
- New road infrastructure details, access arrangements, footpaths and visitor parking are missing in many areas.
- Building footprints in relation to their proposed development floor area prompt many questions on likely height and scale, as for instance the Class E Commercial building is significantly smaller than the floor area suggested, unless it is a two storey building.
- The legal site boundary drawing is incorrect, as noted in Section 13. Errata.

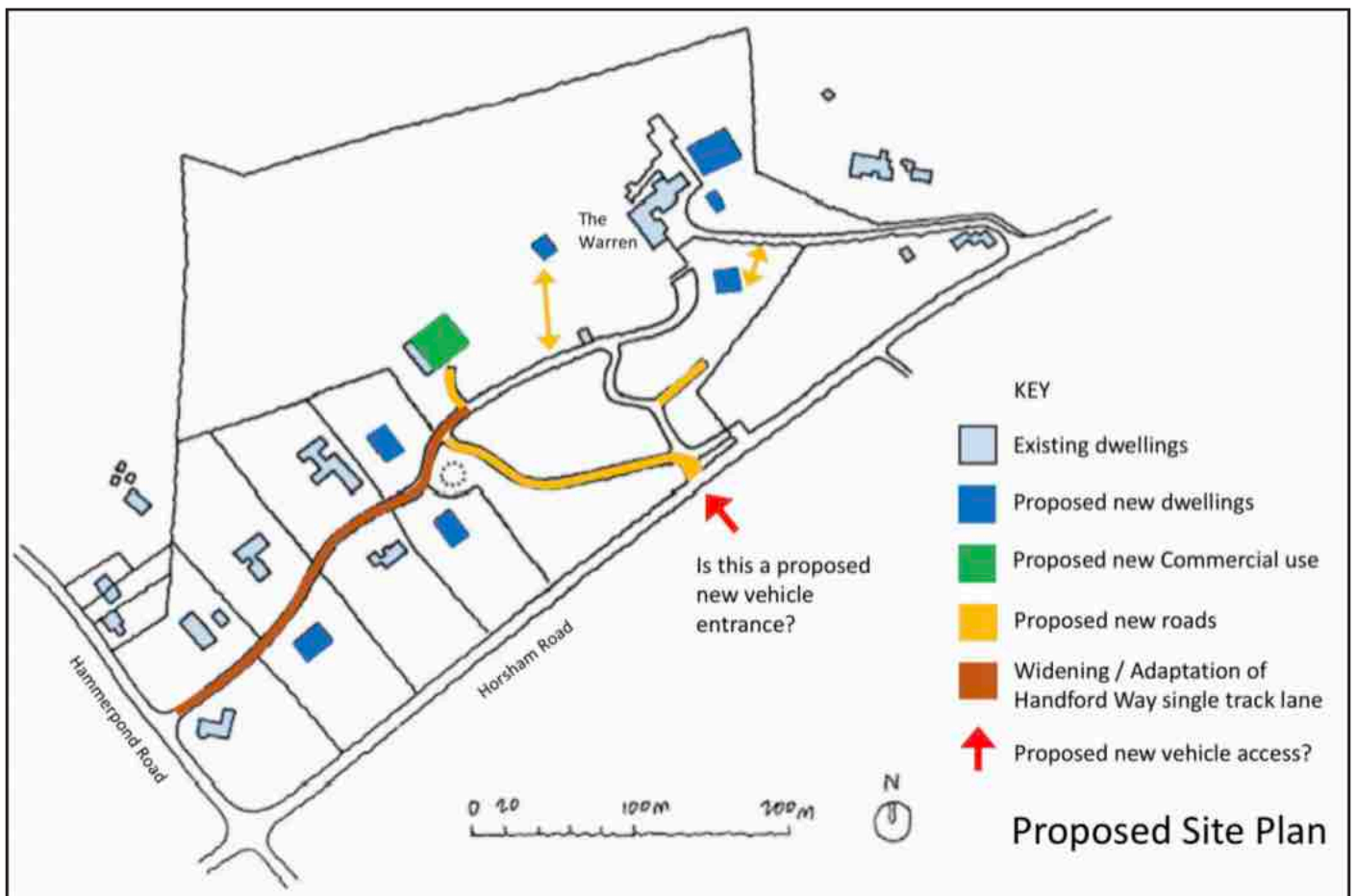
For the above, and other reasons, I include overleaf site plan drawings to describe both the existing site and the proposed site development, to allow a legible and clear direct comparison and understanding of the Applicants' proposals.



Proposed Application site plan as submitted



Current site plan 2026



Proposed Application site plan

3.3 Objections

- The Applicant states that the primary purpose and entire premise of the planning application for the Warren Estate is to “reverse its division and decline”. However, perversely this application actively seeks the very division, loss of land, and decline of the Estate across its entire length by dividing up and disposing of large areas of the Estate for commercial gain.
- The application for the various ‘enabling developments’ is sought to secure substantial funding for the removal of some flat roofed garages next to the Applicants’ own flat within the Warren, and their relocation out of his sightline, together with £270,000 for a new landscaped access road, to benefit the setting of the Applicants’ own property. The Applicant misleadingly describes these works as ‘public benefits’. The proposed new block of flats with garages below does not enhance the setting of The Warren, and is in fact highly detrimental by virtue of its scale, location and proximity, and poorly conceived contextual relationship and site planning.
- There is very little or no demonstrable benefit to the local community. I do not believe that the Applicant has established a valid case to justify the granting of such extensive and harmful enabling development in an AONB. The Estate is not currently at risk.
- The site masterplan as drawn lacks a cohesive strategic conceptual underpinning. The absence of detailed site analysis studies and input from professional masterplan design team consultants in its design development raises great concerns over its shortcomings.

4.0 Transport

- Residents in Plummers Plain rely almost exclusively on cars for all local transport. The size of dwellings and multi-generational family occupancy typically means each property can own 2-4 cars or more.
- No local roads have dedicated pedestrian footpaths. Residents avoid walking due to the risks of being hit by vehicles. There are no footpaths connecting the application site to Handcross, Lower Beeding, Horsham or Slaugham.
- Many residents avoid cycling due to the narrow roads, poor sightlines, failed verges and potholes, but mostly the dangers of vehicles driven at excess speed. Two residents on Handford Way have been knocked off their bicycles within the last 5 years and no longer use cycles.
- The Applicant incorrectly states that the site is served by a bus service and bus stops at the site entrance and at the Wheatsheaf pub. There are no bus services or bus stops. A community minibus operated by volunteers provides one service on Monday and one service on Friday (refer to timetable in the Appendix) and collects and drops passengers on demand on the Horsham Road. I have never met a local resident who has ever used this community minibus service.
- Schoolchildren are picked up by a school bus at The Wheatsheaf pub, but neighbouring parents note that crossing Horsham Road and walking to Handford Way is very risky.
- Horsham Road is a notoriously dangerous road due to high speed driving along the long straight section next to the application site boundary. There are regular vehicle crashes and incidents at the junction with Hammerpond Road and Hampshire Hill. If a new vehicle entrance is proposed into the site from Horsham Road a detailed assessment will be required.

4.1 Objections

- Trips are almost exclusively made by car. The large multi-generational properties and lack of public transport, footpaths, and safe cycle lanes, typically creates a high trip generation.
- The Applicant seeks to increase the number of dwellings on Handford Way from the 5 no. dwellings originally consented to 8 no. dwellings. The proposed 60% increase in dwellings on Handford Way will generate a commensurate increase in vehicle trips. The application for up to 4,845 ft² of new Commercial space, to create up to 6,460 ft² of Commercial space with its associated employee trips, and commercial deliveries, and a 20 visitor car park (no location for this is provided on the Applicants' plan) will generate a very significant number of additional trips. Furthermore, if Handford Way is also to provide access to the 2 no. new dwellings set deeper within the site, they will impose significant additional trip generations. Given that Handford Way is a narrow single-track lane without any turning spaces or passing bays it is highly likely that it has no latent capacity to accommodate the proposed increase in traffic and trips. The increased traffic will generate more noise and disruption to the peaceful enjoyment of the homes and gardens belonging to residents of Handford Way.
- Additional traffic generated by new flats and new dwellings around The Warren will overload the narrow single-track lane, which is unlikely to sustain the increased and trip generations, and generate more noise and disruption to Warren Lodge's and Warren Wood's peaceful enjoyment of their homes and gardens.
- No details provided for existing and potential future residential, commercial and visitor vehicle numbers, trip generation and analysis of existing road capacity and proposals.

5.0 Natural Habitat, Biodiversity and Sustainability

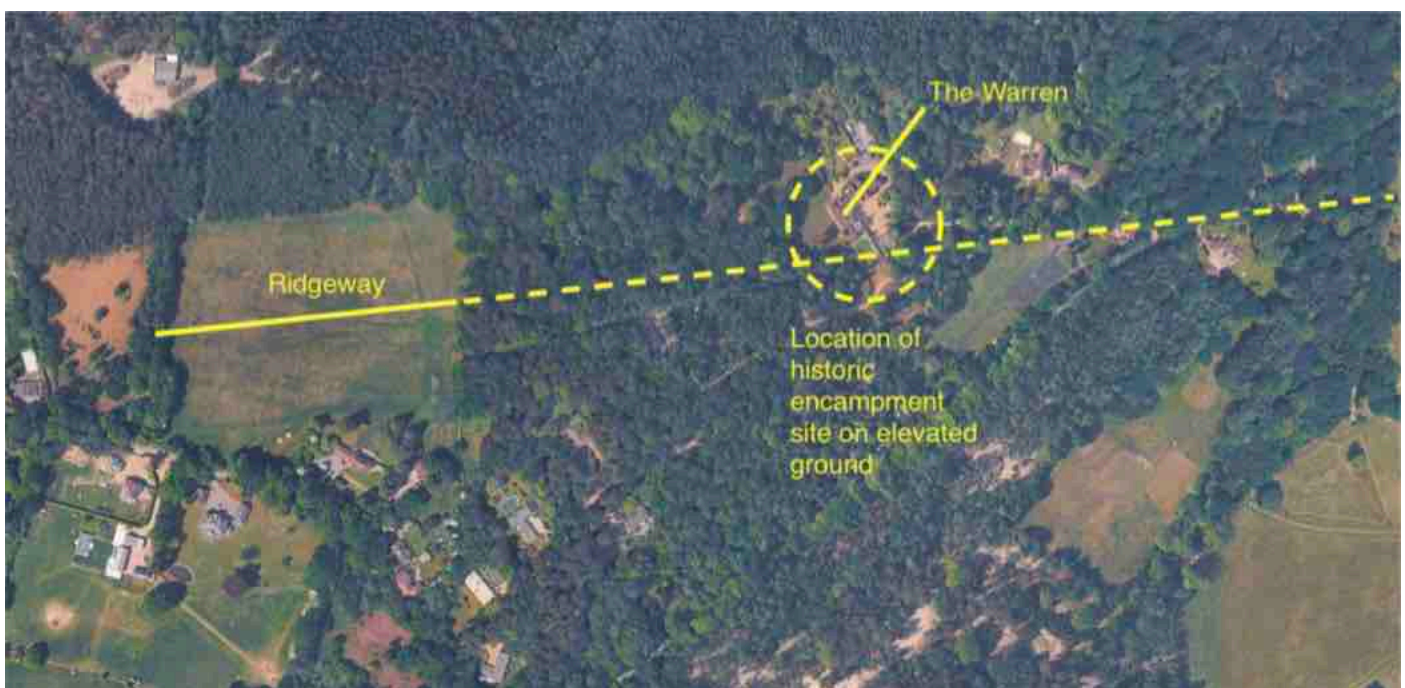
- 5.1 The site sits within an area designated an Area of Outstanding Natural Beauty (AONB). The area was designed a Site of Special Scientific Interest (SSSI) up until the Great Storm of 1987 which toppled numerous trees in the area.
- 5.2 The site provides a rich habitat to numerous species of mammal, birds, and small reptiles. Residents and myself have regular sightings of bats, birds and small reptiles:
- Two species of bats roost in properties or gardens on Handford Way, and are seen in the open woodland near Handford Way and beyond.
 - Birds of prey including buzzards and sparrowhawks are seen daily, and rare local nesting Goshawks have been seen by myself and neighbours feeding on prey on our lawns. The birds of prey hunt in the open woodland that the Applicant seeks to redevelop for residential and commercial uses. A rich spectrum of indigenous and migratory bird species is to be found nesting and feeding in our gardens and adjoining woodland – tawny owls, robins, chaffinches, goldfinches, nuthatches, pheasants, blackbirds, woodpeckers, blue tits, swifts, wrens, blackcaps, chiffchaffs, thrushes, goldcrests, crows, woodpigeons, doves, sparrows, magpies, jackdaws, wagtails, swallows, and treecreepers.
 - Small reptiles including newts, grass snakes, slow worms, and common lizards are commonly found in Handford Way gardens and surrounding area.

5.3 Objections

- The loss of such a vast site area in an AONB totalling many 1,000's of square feet of residential and commercial development, and many 1,000's of square feet of new roads, garages, car parking areas, and likely 10,000's of square feet of curated garden landscapes adjoining all the new dwellings will severely deplete the existing ecosystem and natural habitat for the rich spectrum of wildlife currently on site. The Applicant has not yet provided any environmental impact assessments, surveys, or Biodiversity Net Gain analysis and reports, which should be provided for this site, even for a PiP.
- The proposed new development plots and buildings throughout the estate are widely distributed, creating a disconnected patchwork of separate development plots and surrounding zones of woodland, negatively impacting the natural wildlife habitat by poorly consolidated development and connected habitats and routes for wildlife. There is no evidence that a professional masterplanning design team, environmental consultants and EIA practitioners have undertaken any site analysis, evidential studies, or contributed to the proposals.
- The proposed development will impact the surface water drainage and loss of natural habitat through the extensive development of new access roads and car parking areas.
- The wildlife and natural habitat will be impacted by light pollution arising from the residential developments, new road infrastructure and commercial development.
- The Applicant has not yet provided any evidence to support the case for demolition of all the garages next to his property, given the significant carbon costs associated with their demolition and reconstruction, and the resurfacing of the access road and parking areas next to The Warren. Residents at The Warren state that the garages are fully functional and not dilapidated or life-expired. A presumption for their retention should be made until a valid case for demolition is submitted.

6.0 Archaeology

The Estate was bisected by the ancient Ridgeway (see annotated photo below), with records suggesting the site of The Warren was historically an encampment benefitting from its elevated defensive position. Roman artefacts retrieved from the land connected to the property 'Oakhammer' adjoining the Warren Estate are exhibited at Horsham Museum. The Applicant makes no reference to the sites' archaeological importance. Desktop archaeological assessment reports will be relevant.



7.0 Proposed new residential development plots on Handford Way

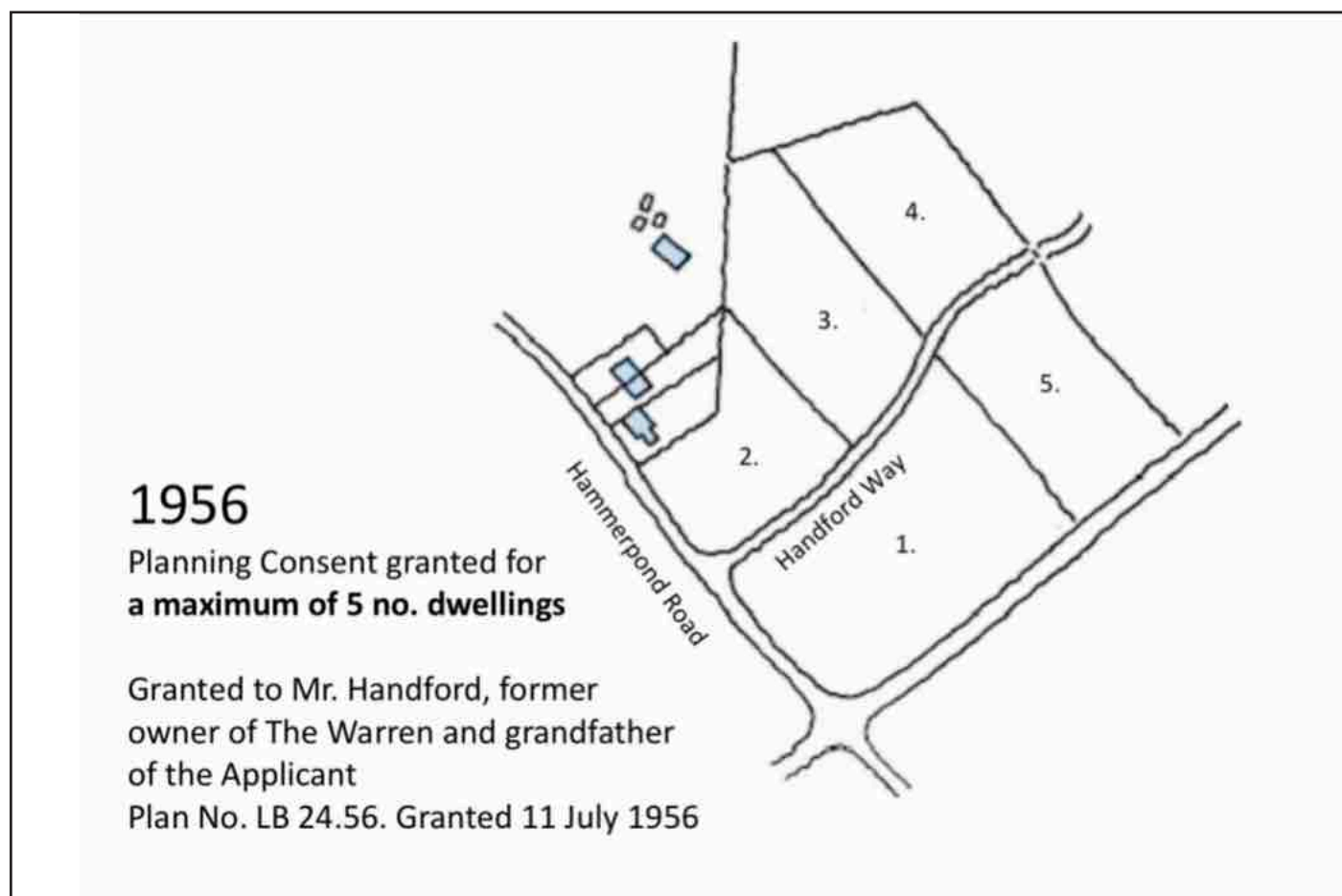
7.1 Context

Plummers Plain is characterised by sparsely dispersed detached dwellings, typically set back from the road frontages, at irregular spacings in an informal very rural typology. Dwellings form a sporadic ribbon development with wide intervals along roads such as Hammerpond Road and Horsham Road. Population and property density is very low and houses are not clustered together in groups or hamlets. Transport is almost exclusively by car given the absence of public transport and footpaths.

Handford Way is located within an Area of Outstanding Natural Beauty (AONB). Prior to the Great Storm of 1987 the area was designated as a Site of Special Scientific Interest (SSSI).

7.2 Planning and site history

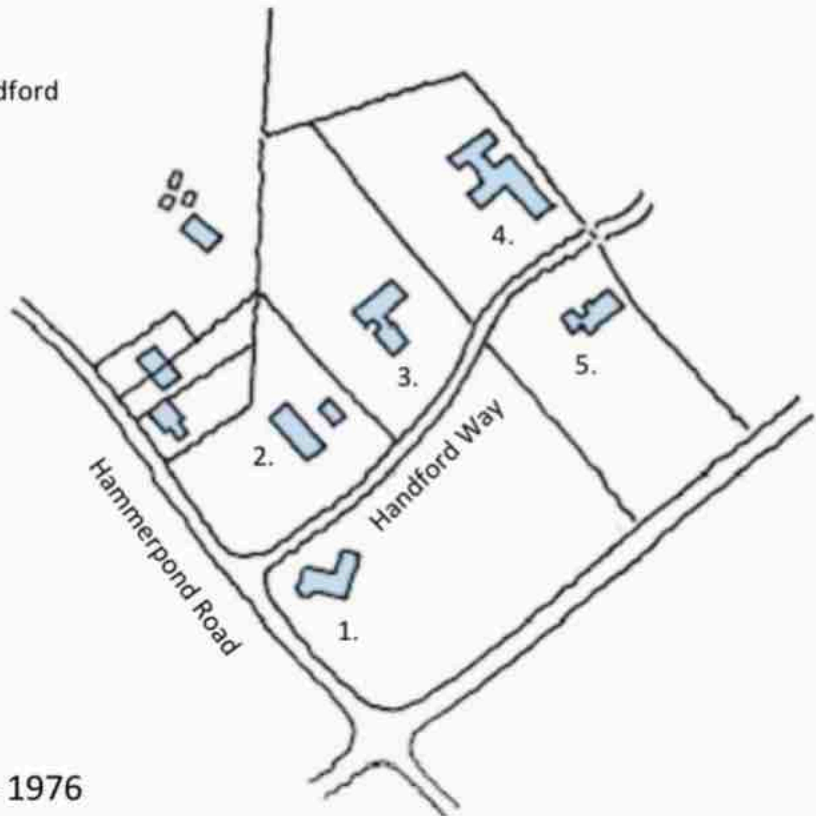
1956	Planning Permission granted and limited to a total of 5 no. dwellings
1965-1976	5 no. houses built, The houses on Handford Way have been in a 'settled relationship' for over 50 years
1976	'Foresters' is sold after the Applicant or Applicants' family subdivide the plot in half and retain half as empty woodland
1982	Applicant applies for outline planning permission for a single dwelling on the retained woodland. Horsham District Council refuses the application
1980's-2026	Applicant repeatedly seeks to sell the plot for development to residents on Handford Way
c.2017	Applicant offers same plot but subdivided in half again for sale for development



Outline Planning Permission granted and limited to 5 no. dwellings in 1956

KEY

1. Foresters. Built by Mr. Handford who sold all the plots
Property originally called 'Ashfold Crossways'
2. Long House
3. Weald House
4. Crosstrees
5. Rowans



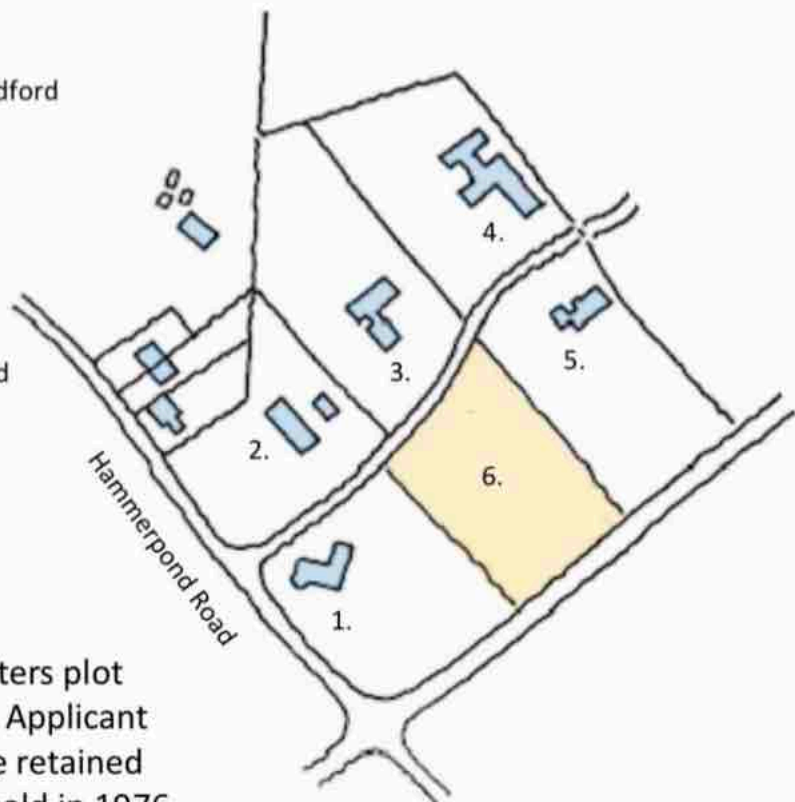
1965 - 1976

5 no. houses built 1965 - 1976
Settled state for the last 50 years

5 no. houses built, The houses on Handford Way have been in a 'settled relationship' for over 50 years

KEY

1. Foresters. Built by Mr. Handford who sold all the plots
2. Long House
3. Weald House
4. Crosstrees
5. Rowans
6. Plot of open woodland.
Before selling Foresters the original plot was divided in half and inherited by the Applicant



1976

Mr. Handford dies. Foresters plot is divided in half and the Applicant inherits ownership of the retained land (yellow). Foresters sold in 1976

'Foresters' is sold after the Applicant / Applicants' family subdivide the plot in half and retain half as empty woodland (coloured yellow). Original 'Foresters' title deed plan for is located in 13. Appendix

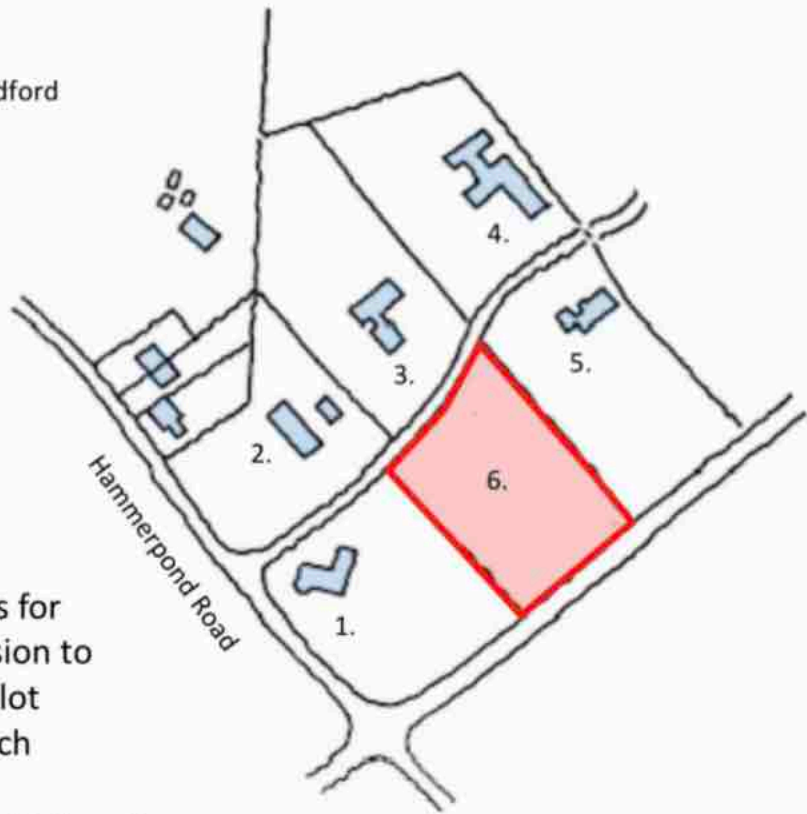
KEY

1. Foresters. Built by Mr. Handford who sold all the plots
2. Long House
3. Weald House
4. Crosstrees
5. Rowans
6. Plot of open woodland

1982

Current Applicant applies for Outline Planning Permission to build a dwelling on the plot numbered 6. on the sketch

Planning Permission was Refused

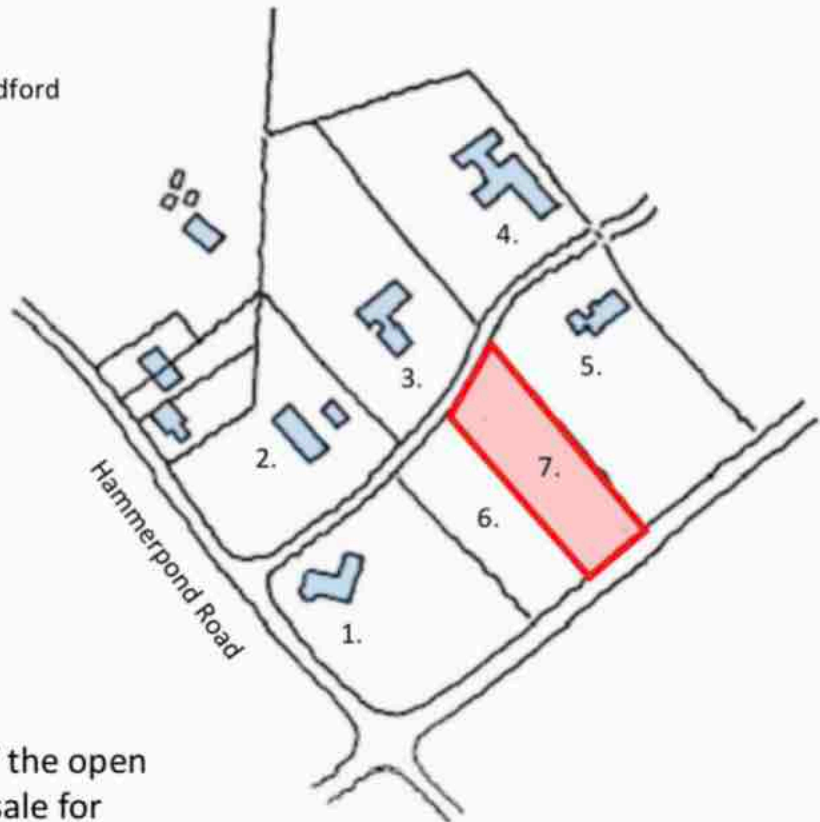


KEY

1. Foresters. Built by Mr. Handford who sold all the plots
2. Long House
3. Weald House
4. Crosstrees
5. Rowans
6. Plot of open woodland
7. Plot advertised for sale

c. 2017

Applicant advertises half the open woodland (0.8 acre) for sale for development



Applicant applies for outline planning permission for a single dwelling on the retained woodland. Horsham District Council refuses the application

Applicant offers same plot but subdivided in half again for sale for development

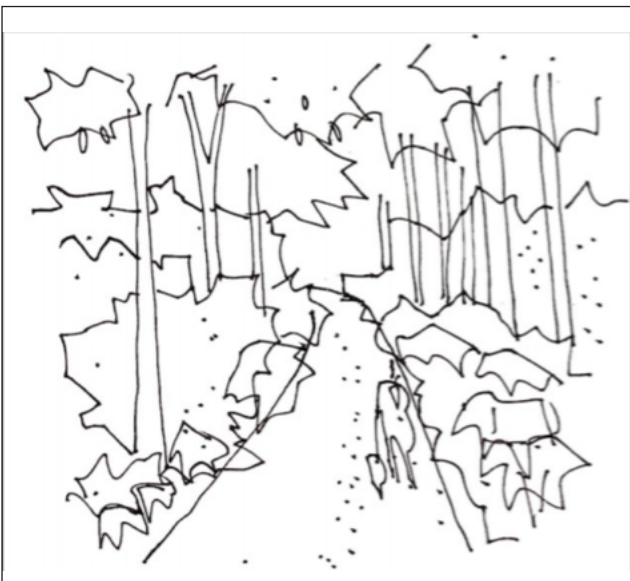
7.3 Objections

- The 1956 Planning Permission was limited to a total of 5 no. dwellings. These 5 houses on Handford Way have been in a 'settled relationship' for over 50 years.
- The application seeks permission for 3 no. additional dwellings, representing a 60% increase in development, and associated 60% increase in residential traffic (excluding all the Commercial use traffic and visitor parking, and any vehicles accessing new dwellings deeper within the site). This scale of expansion is inappropriate. The proposals will radically alter the character of this small low density cluster of 5 houses and narrow private lane within an Area of Outstanding Natural Beauty.
- This is not the "very limited" expansion as described by the Applicant. The Applicants' own statement states the future layout would link 8 no. Handford Way dwellings with 13 no. dwellings at The Warren, creating a community of 60–70 people in 21 no. dwellings. The character of a small private self-contained informal arrangement of 5 no. homes would be fundamentally undermined and negatively impacted by the proposals.
- There has never been planning permission for 8 no. dwellings. The Applicant has not provided any evidence of a consent for 8 no. dwellings or that there is previously consented land that has been lawfully preserved. Nonetheless, being inside an old consented area is not the same as having an extant or weighty planning justification for three new dwellings now.
- None of the 3 no. proposed plots for dwellings can legitimately be described as 'infill plots'. The empty woodland between Foresters and Rowans was originally part of the Foresters plot but subdivided by the Applicant or his family in 1976 after the death of the Applicant's grandfather Mr. Handford. The Applicant has repeatedly attempted to sell the plot for development to residents on Handford Way, and his application in 1982 for outline permission for a dwelling was refused by Horsham District Council. The Applicant has repeatedly attempted to subdivide and sell off land in the Estate for financial gain, including the further subdivision of the same subdivided plot in c. 2017.
- The application seeks approval for a 60% increase in homes on Handford Way. This will result in a damaging loss of the rural character of Handford Way. The new additional development plots will radically alter the existing rural typology of a small informal cluster of homes within an expansive woodland setting, by converting it to an inappropriate suburban cul de sac typology, of more numerous regularly spaced houses and gardens in a formal row extending deeper into the woodland, with plots fronting a widened or two-way access road. A terrible transformation from 'bucolic rural' to 'suburbia' in one damaging move.
- Handford Way is a narrow single-track lane incapable of sustaining the drastic increase arising from the proposed new residential and commercial traffic. The required widening of Handford Way or expansion to a two-way road will destroy its existing rural character, within the setting of a designated Area of Outstanding Natural Beauty. The increased traffic will generate more noise and disruption to the peaceful enjoyment of the homes and gardens belonging to residents of Handford Way.
- Overleaf is an accurate photograph of Handford Way, together with an artists' impression of the existing narrow lane and landscape, and impression after development and road widening to a two-way road.
- Much of the reassurance offered to residents depends on future detail: "architect-designed" houses, AONB-compliant design, passing bays, turning areas, service-charge management, covenants, landscape screening, woodland walk management and heritage funding. Permission in Principle is generally limited to location, land use and amount of development, with other matters reserved for Technical Details Consent, and no conditions can be attached to a grant of PiP, and planning obligations cannot be secured at PiP stage. The reassurance therefore has no status in planning terms.
- The "covenant" promised by the Applicant should carry little or no planning weight. The Applicant says the 3 no. dwellings would, "by covenant", be the permanent extent of residential development on the estate. This is not a safe planning mechanism at PiP stage.



View along Handford Way looking north east
Handford Way is a narrow single-track lane flanked by soft landscape and trees

Right: proposed development plot
Left: 'Longhouse' and 'Weald House' plots
Centre backdrop: 'Rowans' plot



Artists' impression - existing current single track lane without new development



Artists' impression - two-way road, and new vehicle entrance and dwelling on proposed development plot

8.0 Proposed additional Commercial Class E use of 450m² (4,844 ft²)

8.1 The current building is a rudimentary single storey timber shed built on the site of a former tennis court.

8.2 Objections

- The proposed Class E Commercial use is an inappropriate class use designation. If a building were ever to be granted approval, a 'Sui Generis' class designation precisely tied to the use promoted by the Applicant would be more appropriate.
- As a single track lane, Handford Way is unsuitable for the proposed commercial use of the building and the associated increase in traffic. The likely need to widen the road to a two-way road or numerous passing bays will destroy the existing rural character of the narrow lane.
- The proposed floor area increase of 4,844 ft² to a maximum of 6,460 ft² (600m²) is an inappropriate and incongruous scale of a single building with such a large footprint area within the AONB.
- Such a large building and associated new roads, staff car parking and large visitor car parking area, will displace a large area of natural habitat within the AONB and will further disconnect the parcels of remaining woodland, leading to a lack of cohesiveness of the natural landscape. It is unclear where all the visitor car parking and staff parking will be located and how the vehicles will access the building. It is unclear whether vehicles access the building via Handford Way or whether the Applicant is proposing a new vehicle entrance off Horsham Road. The significant increase in trip generations and traffic noise will negatively impact the peaceful enjoyment of the homes and gardens on Handford Way.
- The potential light pollution arising from the operational hours of a commercial premises could harmfully impact local wildlife including the bats and birds of prey living in and around the proposed building.
- Neighbours do not believe that the proposed use of the building will be frequented by visitors, citing the large number of nearby successful destinations such as Nymans Gardens, Leonardslee Lakes and Gardens, High Beeches, and The Hyde Estate, all located within a few miles of The Warren Estate.

9.0 Proposed replacement dwelling on summerhouse, 100 m2 / 1,075 ft2

9.1 The Applicant describes this new residential dwelling as a 'replacement dwelling' replacing a 'summerhouse'.

9.2 Objections

- The proposed dwelling is not a 'replacement' dwelling, but a 'new dwelling', given a summerhouse is classified as an 'outbuilding' in planning terminology. The application form therefore incorrectly describes a maximum of 7 no. new homes being proposed, and needs to be withdrawn, amended and resubmitted.
- In any case, the 'summerhouse' does not exist. There are some concrete block footings only, constructed recently. The Applicant has not demonstrated and justified why he believes a new dwelling should be located on this site.
- The Applicant has not indicated the extent of the plot boundary related to the new dwelling or impact upon the woodland habitat and wildlife ecosystem, and relationship of the dwelling curtilage to The Warren.

10.0 Proposed replacement dwelling and replacement garages, 150 m2 / 1,615 ft2

10.1 The Applicant describes this new residential development as a 'replacement dwelling' and replacement garages. There are no existing structures or buildings in this location.

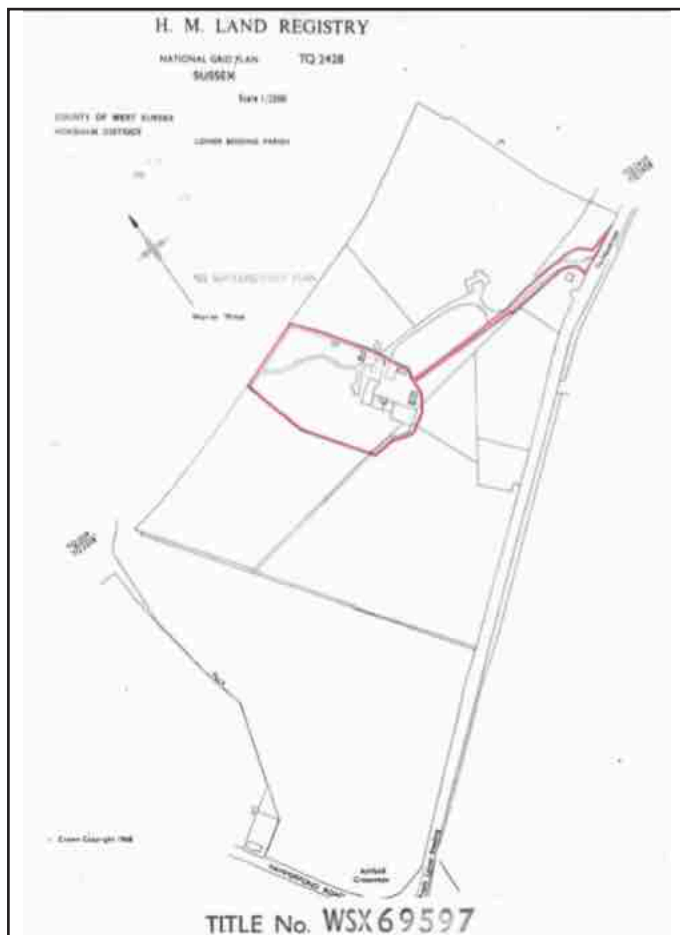
10.2 Objections

- The proposed residential development is not a 'replacement' dwelling and replacement garages, but a new dwelling and new garages, given there is no building on the site location. The application form therefore incorrectly describes a maximum of 7 no. new homes and needs to be withdrawn and resubmitted to describe a total of 9 no. dwellings.
- The Applicant has not demonstrated and justified why he believes a new dwelling should be located on this site.
- The Applicant has not indicated the extent of the plot boundary of the new dwelling or impact upon the woodland habitat.
- The Applicant has not indicated how a new vehicle access road to the new dwelling will be provided and the impact upon the woodland habitat and wildlife ecosystem.
- The Applicant has not indicated the extent of any archaeological impacts in relation to the ancient Ridgeway and historic encampment site.

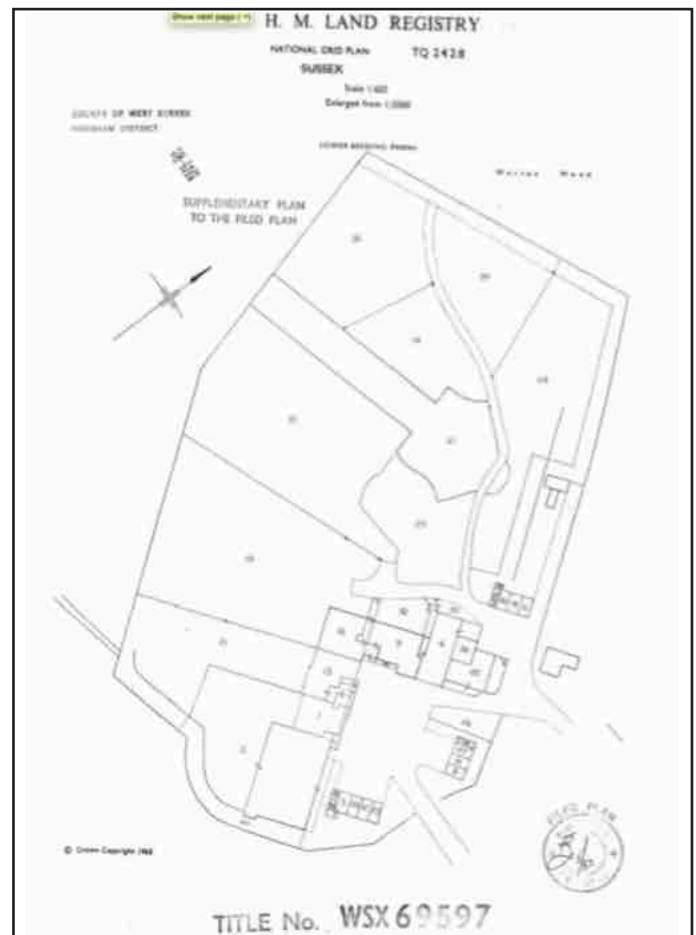
11.0 Proposed new development adjacent to The Warren – flats and garages

Objections

- The relationship between the proposed new garage block and 4 no. flats above has an incongruous site planning relationship with The Warren. The scale of the development, as drawn, also challenges the primacy of The Warren by virtue of its footprint and relationship to The Warren. Currently The Warren, with its large extension added to the original building, is flanked by several small single storey garages which are clearly subservient to it in a settled composition. The Applicant at once promotes the heritage quality of The Warren yet proposes a new development which will not enhance its setting but in fact cause detrimental harm to its setting. It is unclear from the site plan whether the new block will cause overlooking issues with existing dwellings in The Warren.
- The owners at The Warren of existing garages have already formally rejected the Applicants' request to demolish their garages.
- Adding 4 no. new residential flats will increase the traffic on the single-track access driveway, and is unlikely to sustain the new trip generation. The Applicant has not provided any evidence or details to indicate the capacity of the driveway to meet the increased traffic demand.
- The increased resident and associated service vehicle traffic movements from the 4 no. new flats and the 150m² new 'replacement' dwelling will be detrimental to the peaceful enjoyment of the Warren Wood and Warren Lodge properties either side of the driveway.
- The site may require an archaeological desktop study given the historic encampment and location on the Ridgeway to establish whether archaeological digs are warranted.
- The proposed 2 storey (minimum) block is very close to the boundary with the Warren Wood boundary, creating overlooking and privacy issues.



Title deed plan showing The Warren, which is under multiple legal ownerships and shared freehold



Title deed plan showing The Warren, which is under multiple legal ownerships and shared freehold

12.0 Viability Cost Plan

- I do not believe figures provided by the Applicant are based on real construction cost prices, and would ask that Horsham District Council interrogate the cost figures carefully.
- The cost schedule is not an adequately detailed and professionally prepared viability cost plan adequate to justify the enabling developments proposed at the PiP stage.
- Existing garages will not be demolished as resident garage owners have already rejected the request by the Applicant to do so. The expenditure related to garage demolitions, some rebuilding, a new £270,000 circular access driveway and associated landscaping, and other related items, amounts to around £536,000. The enabling development sought by the Applicant is not required to cover all these costs, as works to garages cannot be undertaken.
- The Applicant indicates a capital receipt figure of £400,000 from selling the land for the new block of flats and garages, but also includes a figure of £150,000 for costs to the Applicant to build the block. It is unclear why the works are described as a 'public benefit'.
- The Applicant suggests that the block of 4 no. flats and 9 no. garages can be built for £150,000. The figure is likely to be closer to £850,000 if built by a contractor, excluding all usual costs over and above pure construction costs.
- It is unclear why spending £270,000 on a new private landscaped circular access driveway described as a public benefit. The costs for this work appear abnormally high, to the point of being unbelievable.
- It is unclear why the rebuilding of private garages is described as a 'public benefit'.
- It is unclear what the £200,000 costs for 'heritage water / power sources' are for, and what the 'public benefits' are.

PUBLIC BENEFIT ELEMENTS OF THE PROJECT	Estimated Cost of Works	Estimated Revenue
Removal of dilapidated garage/store block north no. 1 (9 garages)	-£5,000	
Landscaping of garage/store block north no.1	-£1,000	
Build new courtyard development of 9 garages and 4 dwellings	-£150,000	
Removal of dilapidated garage/store block central no. 2 (4 garages)	-£5,000	
Build replacement garage/store central no. 2 for 4 garages off circular access 120 sq m x £1000/sq m	-£120,000	
Replacement of council refuse collection areas into a single location approx 25 sq m	-£20,000	
Creation of new parking area for delivery vehicles approx 350 sq m	-£15,000	
Creation of new circular access from main drive	-£250,000	
Landscaping this area	-£20,000	
Removal of dilapidated garage/store block south no. 3 (4 garages)	-£5,000	
Landscaping of garage/store block no. 3 and delivery facility for storage tank lorry	-£5,000	
Build replacement garage/store no. 3 for 3 garages and enabling flat above 120 sq m and garage	-£90,000	
Safe dry fenced footpaths 1705 Hammer Pond Road to WW and 1706 B2110 inc fencing / hedges	-£60,000	
Extending footpath 1706 B2110 into new public Heritage Garden inc perimeter fencing / hedging	-£25,000	
Extended width for high ground viewing area footpath 1705 HPR inc fencing	-£2,500	
Signposting and information to heritage trails	-£2,000	
Car parking for controlled public access at B2100 to improved footpath 1706	-£50,000	
Extension for 2 plots in Handford Way	-£75,000	
Educational local support forum within estate agroforestry building (fitting out, compliances, information)	-£120,000	
Perimeter protection grids / fencing / hedging (no harm solutions)	-£100,000	
Planting, bees and trees	-£50,000	
Halo thinning, habitat	-£75,000	
Heritage restoration of water / power sources	-£200,000	
TOTAL - COSTS	-£1,445,500	
Enabling Development - Residential Land Values		
Courtyard building land sale		£400,000
Handford Way building plots 1 - 3, each £300,000		£900,000
Less land sale legal fees		-£22,000
TOTAL - REVENUE		£1,278,000
TOTAL - NET DEFECIT (REVENUE LESS COSTS)	-£167,500	

13.0 Errata

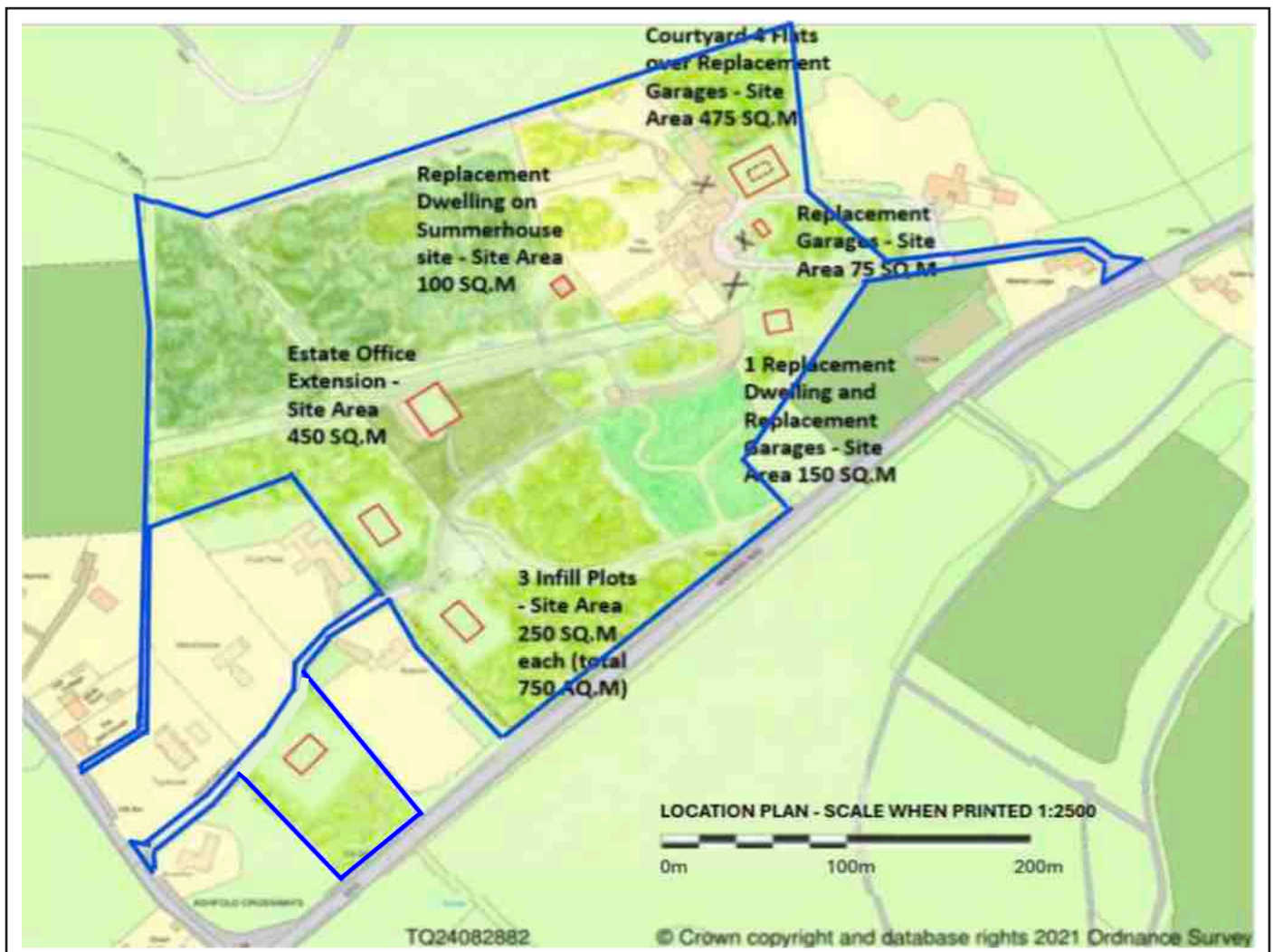
The following pages include corrections to errors and misleading parts of the documents submitted by the Applicant.

The Planning Application Form submitted by the Applicant includes the following errors:

1. The proposed dwelling on the site of the summerhouse is not a 'replacement dwelling'. It is a new dwelling. The other proposed dwelling described as a 'replacement dwelling' is not a 'replacement dwelling'. It is a new dwelling.
2. The net maximum number of dwellings is therefore 9 no., not 7 no.
3. The new plots proposed on Handford Way cannot legitimately be described as 'infill plots' in planning terminology.

The updated proposed location plan drawing (below) prepared by the Applicant shows an inaccurate legal property boundary to the application site. The boundary line includes numerous freehold properties and freehold land owned by multiple residents at The Warren, and properties on Handford Way.

The Applicant has included photographs on the cover of the 'Heritage Project Summary Presentation' document and within other documents of landscape and heritage restorations undertaken by an adjoining landowner (a Mr. Cook) on a site outside the Warren Estate boundary, which will mislead anyone viewing the documents as being restoration works undertaken by the Applicant within the Warren Estate.



Application proposed location plan

The Heritage Project Summary Presentation



This photograph is of a site outside the applicants site and has no connection with the Warren or the Applicant



This photograph is of a site outside the applicants site and has no connection with the Warren or the Applicant

Restoring the landscape will ensure its future

The project aims to restore an appropriate balance of native plant and animal species in natural heathland to the west, steep wooded elevations in the north, and more level ground to the south. Hundreds of native trees have already been planted, including oak, hornbeam, English and Irish yew, and with the Conservation Foundation, disease-resistant elm as part of David Bellamy's 'Great British Elm Experiment' in 2010. But in the past 12 years invasive deer have more than quadrupled, wreaking havoc on new planting.

Protection will be afforded by grids, hedges and hollows to enable the movement of other species whilst allowing the extensive re-planting necessary to ensure sustainable biodiversity and integrate a variety of agroforestry activities. With neighbouring landowners, the Project will aim to replace plantations with native woodland and engage in heritage projects including the restoration of a 19th century pumping station which until 1952 fed water to the mansion and electricity to its farm.



These photographs are of a site outside the applicants site and are not owned by the Warren or the Applicant

17

All photos highlighted in red, used by the Applicant in the application documents are not works undertaken by the Applicant and not located within the Applicants' site

Public support from access & appreciation

- Retaining the exceptional historic character and setting in the Parish and AONB
- Preservation of important heritage assets
- Educational project with access to heritage landscape and rural innovation activities
- Public footpaths and access enhancements
- Landscape enhancement with Biodiversity Net Gain
- Restoration of Victorian pump house, generator, artesian well and summer house



IV

These photographs are of a site outside the applicants site and are not owned by the Warren or the Applicant

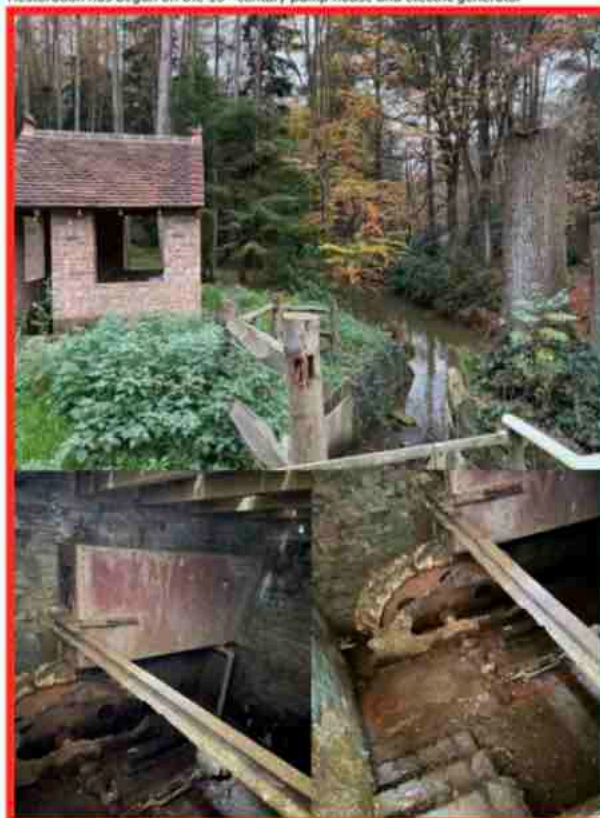
Restoration of Public Footpath 1705 across Warren Wood from 2011



For clarity, these works were undertaken by a nearby landowner. This site is not within the applicants site

41

Restoration has begun on the 19th century pump house and electric generator



For clarity, this site and works were undertaken by a nearby landowner. This site is not within the applicants site

42

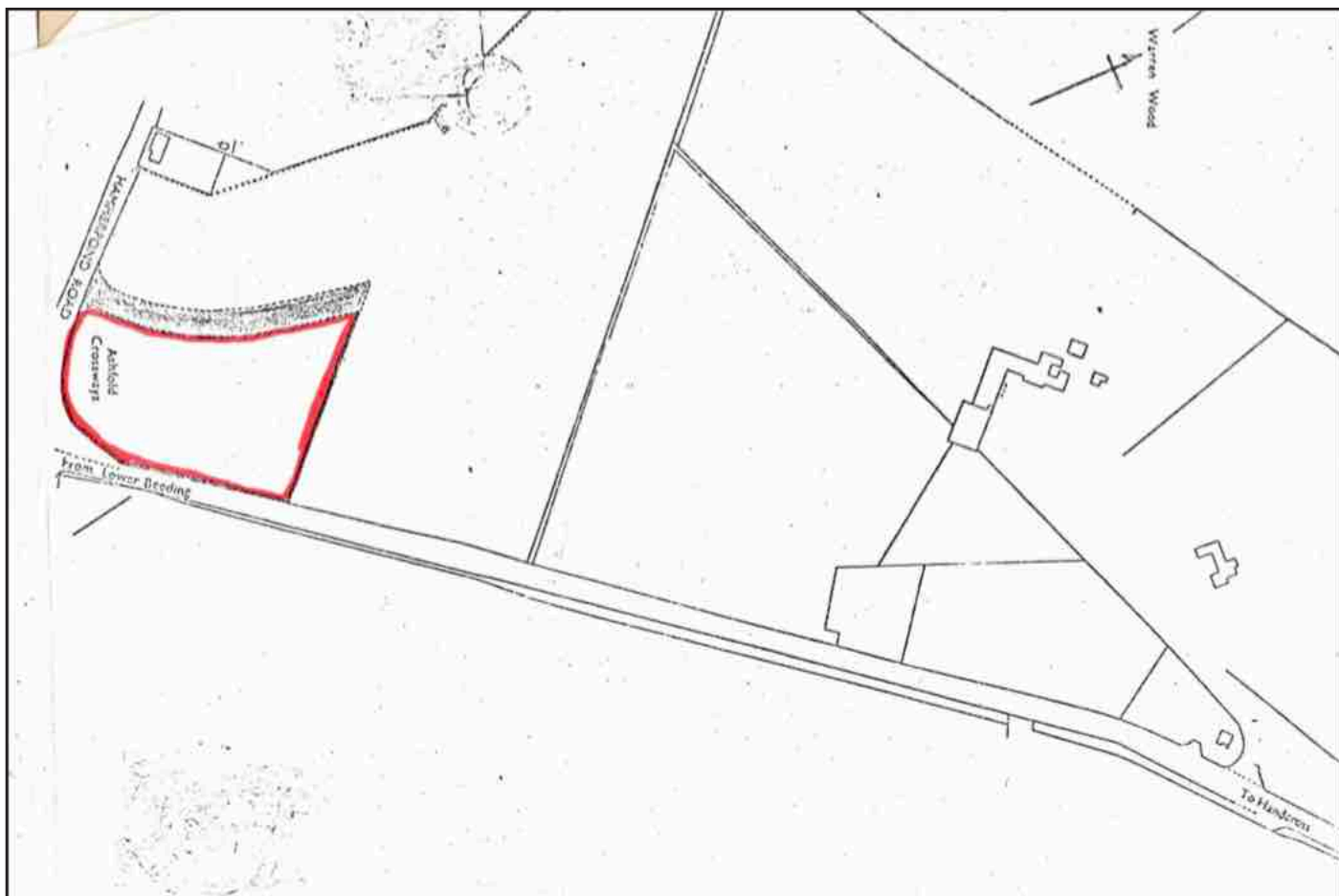
All photos highlighted in red, used by the Applicant in the application documents are not works undertaken by the Applicant and not located within the Applicants' site

14.0 Appendix

- Outline Planning Permission document 11 July 1956. Outline Planning Consent granted for a maximum of 5 no. dwellings
- Original title deed plan showing plot of 'Foresters' prior to being subdivided in half by the current Applicant / Applicants' family upon the death of his relation Mr. Handford
- Objection letter from owner of 'Foresters' to planning application by current Applicant in 1982 for a new dwelling on the land subdivided from 'Foresters'
- Letter from Horsham District Council to the owner of 'Foresters' confirming their refusal of planning permission to the current Applicant in August 1982
- c. 2017 - land advertised for sale for development by the Applicant for half the land, of half the land subdivided from 'Foresters' plot in 1976. A constant pattern of land subdivision and disposal of land
- Photograph of Handford Way taken around 10 years ago, which appears to have been doctored digitally, to stretch it horizontally to make the road appear wider than it actually is.
- Example of residential dwelling in Handcross, similar in style and status as The Warren.
- Title deed plans of The Warren, showing multiple subdivided ownership plots and shared freehold of the driveway and common circulation areas.

PART 3 OF REGISTER: PLANNING CHARGES		
(6) OTHER PLANNING CHARGES		
Nature of charge and reference to notice, order, instrument or other document and to enactment under or by virtue of which charge is created or enforceable	Place at which inspection may be made of any document, or certified copy thereof, mentioned in column 1	Date of registration
1	2	3
Town and Country Planning (Control of Advertisements) Regulations 1960. The County of West Sussex (Area of Special Control) Order 1965. Under an Order made by the West Sussex County Council under Regulation 10 of the above Regulations, the land the subject of this search was included within an area of special control for the purposes of the said Regulations.	Park House, North Street, Horsham.	7th March 1967
<u>Plan No. LB.24.56.</u> Proposed Sites for Five Dwellinghouses and Row Road, The Warren, Hangercross. Consent dated 11th July 1956 subject to four conditions.		11th July 1956
<u>Plan No. LB.26.63.</u> Proposed Five Sites for Private Dwellings, The Warren, Hangercross. Consent dated 12th July 1963 subject to six conditions.		12th July 1963
<u>Plan No. LB.51.65.</u> Private House, Hammerpond House, Lower Beeding. Consent dated 15th January 1964 subject to one condition.		15th January 1964
<u>Plan No. LB.4.64.</u> Private dwelling, The Warren, Lower Beeding. Consent dated 14th February 1964 subject to one condition.		14th February 1964
(Details of conditions may be obtained if desired) HORSHAM RURAL DISTRICT (ASHFOLD CROSSWAYS) TREE PRESERVATION ORDER 1956		6th April 1957

Outline Planning Consent granted on 1 July 1956 for a maximum of 5 no. dwellings



Original plot boundary of 'Foresters' prior to its subdivision by the Applicant or Applicant's family in 1976

"Foresters",
Handford Way,
Plummers Plain,
Horsham,
Sussex.

Attn. Mrs. E. Tully:

District Planning Officer,
The Directorate of Planning
& Development,

Park Gemewell House,
North Street,
Horsham,
W. Sussex.

23rd June, 1982.

Dear Sir,

Application No. LB/25/82:

I thank you for your letter of 17th June relative to an application for outline planning permission for plot E Handford Way.

I wish to register strongest objection to this application and to submit the reasons why I consider the application should be rejected.

My bungalow adjoins the plot E under reference. We have been in possession of this property since 1976 having purchased same from the original developer of the estate. The most attractive feature for us was a completely natural woodland setting with no other house in the development visible. To have another property constructed in the space between Foresters and the next house would completely change this feature as so many trees would need to be felled we would be exposed to view from the proposed house.

The area of trees alongside the A279 is quite rightly protected by a tree preservation order. It is a fine stand of mainly Scots Pines with a fair sprinkling of other varieties and a most attractive undergrowth of bramble, ferns etc., even nettles which I feel it is most important to maintain to provide a haven of natural habitat for the marvellous variety of birds and insects present and which perhaps somewhat late in the day we as a nation are awaking to the necessity to protect.

I think it has been pointed out before that to permit building on this proposed site would increase the density way beyond that permitted for this particular development where plots are averaging 2 acres. To permit this on a site of only one acre would surely open the door to any other house owners to subdivide their plot and one could easily see the argument that what is permitted for plot E should in all fairness be permitted for anyone else with a similar plot - 5 houses would soon be 10.

Since the last attempt to gain planning permission for this plot I understand the county plan is even more emphatic about the preservation of this area and restriction of further development by designating the location as an "area of outstanding natural beauty".

Handford Way is a narrow, single track, unmade road and already bears traffic to a much greater degree than was I'm sure originally anticipated and in my opinion quite unsuitable for any more, especially as the entry into Hammerpond Road and the busy and dangerous Ashfold Cross Roads have seen ever increasing hazard due to the growth in traffic volume.

Continued/.....

"Foresters",
Woodford Way,
Flusberg Plain,
Horsesham,
Sussex.

Attn: Mrs. S. Duly

The final point I would like to make is the question of septic tank drainage which can become most objectionable at times if houses are too close together.

Woodford House,
North Street,

Horsesham. I look forward with confidence to learning that this application has been firmly rejected.

23rd June, 1982.

Dear Sir,

Yours faithfully,

I thank you for your letter of 17th June relating to an application for outline planning permission for plot 2, Woodford Way.

I wish to register strongest objection to this application and to submit the reasons why I consider the application should be rejected.

My bungalow adjoins J.A. Souter der reference. We have been in possession of this property since 1976 having purchased same from the original developer of the estate. The most attractive feature for us was a completely natural woodland setting with no other houses in the development visible. To have another property constructed in the space between J.A. Souter and the next house would completely remove this feature and no very little would need to be added we would be exposed to view from the highway house.

The area of trees alongside the A27 is quite rightly protected by a tree preservation order. It is a fine stand of mainly Scots Pine with a fair sprinkling of other varieties and a most attractive undergrowth of bramble, ferns etc., even nettles which I feel it is most important to maintain to provide a haven of natural habitat for the marvellous variety of birds and insects present and which we appreciate most at this time of the day we at a nation are seeking to the necessity to protect.

I think it has been pointed out before that to permit building on this proposed site would increase the density way beyond that permitted for this particular development where plots are averaging 2 acres. To permit this on a site of only one acre would surely open the door to any other house owners to subdivide their plot and one could easily see the argument that what is permitted for plot 2 should in all fairness be permitted for anyone else with a similar plot - 5 houses would soon be 10.

Since the last attempt to gain planning permission for this plot I understand the county plan is even more emphatic about the preservation of this area and restriction of further development by designating the location as an "area of outstanding natural beauty".

Woodford Way is a narrow, single track, unmade road and already bears traffic to a much greater degree than was originally anticipated and in my opinion quite unsuitable for any more, especially as the entry into Hammerpond Road and the busy and dangerous Ashfold Green roundabout have been ever increasing hazard due to the growth in traffic volume.

Continued/.....



Directorate of Planning and Development

Horsham District Council

PARK HOUSE · NORTH STREET
HORSHAM · SUSSEX · RH12 1RL

Telephone: Horsham 64191
(STD CODE 0403)

PERSONAL CALLERS SHOULD COME TO CHENNELLS HOUSE

THIS MATTER IS BEING DEALT WITH BY

Mr. Tucker

Your ref

Our ref

16 August 82

Dear Sir ~~or Madam~~,

LB/25/82 - Outline Planning Application.
One dwelling
Plot E, Handford Way.
Plummers Plain

I refer to your letter of representation in respect of the
above application and would advise you that the Council has decided
to refuse to grant planning permission.

Yours faithfully,

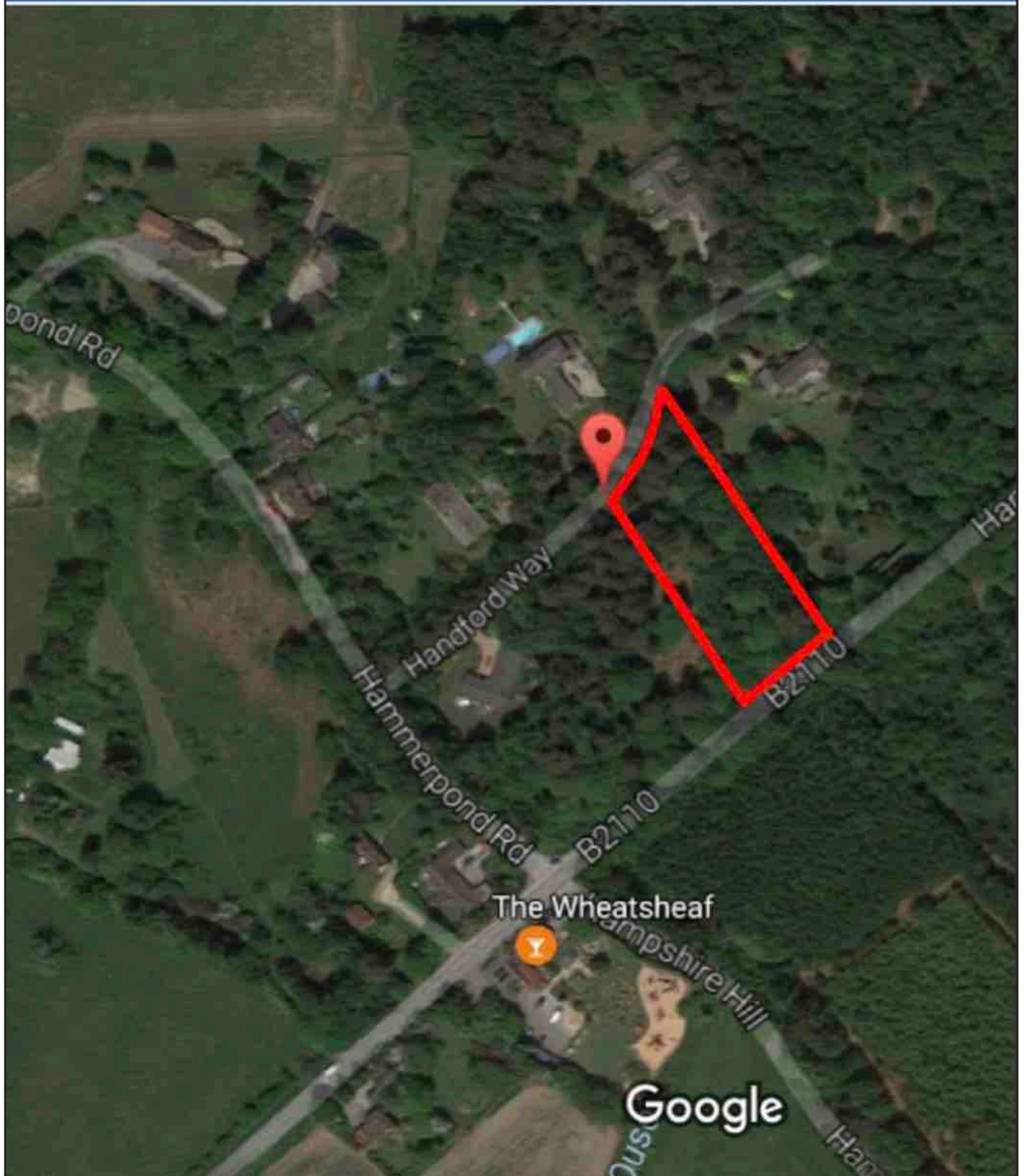
G. Tucker

District Planning Officer.

Mr JA Sauter
Foresters
Handford Way
Plummers Plain
HORSHAM
West Sussex.

Land at Handford Way
Handcross, Horsham RH13 6PD

Peter Leete
and Partners
ESTATE + AGENTS



GUIDE PRICE £75,000 FREEHOLD

c. 2017 - land advertised for sale for development by the Applicant for half the land, of half the land subdivided from 'Foresters' plot in 1976. A constant pattern of land subdivision and land disposal.



Photograph of Handford Way taken around 10 years ago, which appears to have been doctored digitally, to stretch it horizontally to make the road appear wider than it actually is.



Example of a residential dwelling in Handcross, similar in style and status as The Warren.

H. M. LAND REGISTRY

NATIONAL GRID PLAN
SUSSEX

TQ 2428

Scale 1/2500

COUNTY OF WEST SUSSEX
HORSHAM DISTRICT

LOWER BEEDING PARISH

SEE SUPPLEMENTARY PLAN

Warren Wood

TQ 2418
TQ 2428

TQ 2428
TQ 2438

To Haddington

Ashfold
Crossways

HAMMERPOND ROAD

From Lower Beeding

© Crown Copyright 1968

TITLE No. WSX 69597

Show next page (->)

H. M. LAND REGISTRY

NATIONAL GRID PLAN

TQ 2428

SUSSEX

Scale 1/625

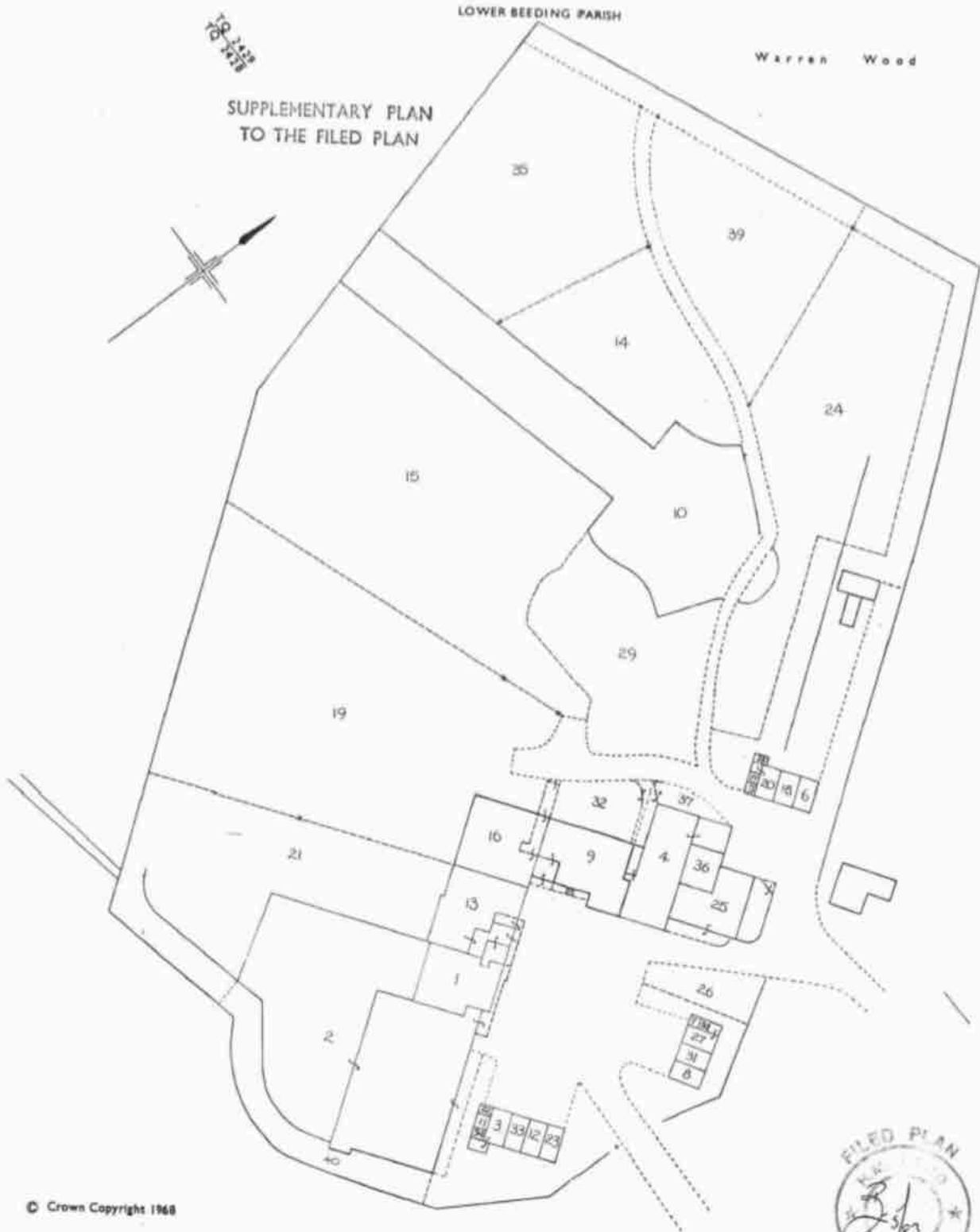
Enlarged from 1/2500

COUNTY OF WEST SUSSEX
HORSHAM DISTRICT

LOWER BEEDING PARISH

Warren Wood

SUPPLEMENTARY PLAN
TO THE FILED PLAN



© Crown Copyright 1968

TITLE No. **WSX 69597**