ITCHINGFIELD PARISH COUNCIL

[redacted]

29TH March 2024

Development Control Committee – Area North
Horsham District Council
Park side,
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Planning Officer

Following the Parish Council Meeting on 25th March 2024, this is to confirm that Itchingfield Parish Council would like to make the following representation to be put before Planning Committee (North) on Tuesday 9th April 2024:

DC/24/0218 – Mr. and Mrs. Heslop, Owlers, Muntham Lane, Barsn Green – Conversion of barn to a one bedroom dwelling
Itchingfield Parish Council recommends this planning application for approval.

DC/24/0378 – Mr. Francis Pulvermacher, Christ's Hospital, Christ's Hospital Road – Variation of condition 1 and 2 of previously approved application reference DC/23/1094, (Construction of agricultural track) relating to minor material changes to layout and addition of a French drain. Ref DC/24/0024.
Itchingfield Parish Council recommends this planning application for approval.

DC/24/0399 – Mr. Carl Beard, 42 Smugglers Way, Barns Green – Internal alterations and a single storey rear extension.
Itchingfield Parish Council recommends this planning application for approval.

DC/24/0269 – Mr. David Exwood, Weston's Farm, Weston's Hill, Itchingfield – Minor external changes to elevations.
Itchingfield Parish Council recommends this planning application for approval.

DC/24/0326 – Mr. Golds, 56 Finians Field, Barns Green – Garage concersion to the front of the property. Raising the roof level to allow for new insulated flat roof.
Itchingfield Parish Council recommends this planning application for approval.

DC/24/0205 – Jamie Vaughan, Senior Living, (Broadbridge Heath) Limited, Phases 2 and 3 Land at Wellcross Farm, Broadbridge Heath – Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Lane at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2) with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.
Itchingfield Parish Council **objects** to planning application DC/24/0205 on the following grounds: -
1. The level of affordable housing being offered for the 92 dwellings in phases 2 and 3 is only 20%, the norm being 35%. These two phases form the greater part of the proposed 141 dwelling continuing care community and it is unclear how the deficit will be made up from the remaining phases. HDC's own Housing Department in their representation has effectively shown that there is a considerable need for the facilities offered by this development. Providing the normal level of affordable dwellings would at least give some justification for this generally unwanted development which otherwise contributes nothing to the local economy nor to satisfying the housing needs requirements of Itchingfield Parish in the upcoming Horsham District development Plan currently at regulation 19.

2. It is also noted that the age threshold for eligibility to live in the development has been raised from the original 50 years of age to 65 years of age. This may adversely affect the numbers of potential customers and ultimately affect the viability of the development. From this the Council is concerned that these dwellings may become Market Housing by default. Thus making a complete nonsense of both the Housing Needs Assessment of the Itchingfield Parish Neighbourhood Plan currently still held by HDC at regulation 19 and the revised Housing Needs Assessment by HDC for Itchingfield Parish in the Horsham District Development Plan also at regulation 19.

Kind regards

Alan Strudley
Chairman to Itchingfield Parish Council