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Matthew Porter
Planning Department
Horsham District Council
Albery House
Springfield Rd
Horsham
RH12 2GB

Dear Matthew,

LPA REF: DC/26/0209

RE: SUBMISSION OF AMENDED PLANS

PROPOSAL: VARIATION OF CONDITION 1 AND REMOVAL OF CONDITIONS 12, 13, 14, 15, 19, 37, 38, 39, 44, 45 AND 46 OF PREVIOUSLY APPROVED APPLICATION DC/23/2152 (ERECTION OF 28 DWELLINGS AND ASSOCIATED ENGINEERING OPERATIONS AND WORKS INCLUDING AN ONSITE BOREHOLE WATER SUPPLY) TO ALLOW FOR THE USE OF HEMSPAN AS A CONSTRUCTION METHOD AND REPLACE FLATS WITH TERRACED HOUSES, AND RELATING TO WATER NEUTRALITY.

LOCATION: LAND TO THE NORTH OF HIGH BAR LANE THAKEHAM WEST SUSSEX

Summary of Changes

Further to our recent discussions and receipt of consultee responses please see attached revised plans. In summary the revisions are principally focused on the terraced units in the north western corner of the site. Other changes have been proposed to Plots 11 and 12.

The proposed two rows of terraces have been altered in location on site stepping them further away from the trees to the rear and closer to the bridleway. Through such works a managed buffer strip between the ends of these gardens and the tree belt has been designed in. The result of such being that future occupiers cannot seek to undertake works to these trees as this would need to be undertaken as part of the wider site management.

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Additionally, the terrace units are now proposed as three beds rather than two. This is so as to address the specific comments of the Council's Housing Team which has identified a greater need for three bedroom family units in the area.

The overall parking provision remains unaltered on site, however, to reflect the uplift in demand as a result of such change there are now fewer visitors spaces proposed.

Plots 11 and 12 have been revised to make a greater use of the space in the northeastern corner of the site too.

Response to consultees

We are aware of the comments from consultees. In the first instance we consider that the revision to the terrace units would address the comments raised by the landscape officer, tree officer and the housing team on these matters. Essentially, the revision provides for three bedroom units to address the identified need and that these would be positioned in such a way to provide an adequate buffer to the neighbouring tree belt.

In response to other comments received we make the following points:

- Landscaping – the proposed dwellings are outside of the relevant buffer zone as shown by the dashed line on the plans. The measurement, as with the extant permission, has been taken from the equipped areas of play not the fence line. We understand that no objection has been raised from the parks and recreation team.
- Landscaping - notwithstanding the changes to the position of the terraces in the interests of the tree belt we do highlight that the proposed revisions removes the consented block of flats from this part of the scheme. We contend that in comparison the proposed terraces represent a reduction in the bulk, scale and massing in this area which in turn opens up the views of the tree belt so that it can be better appreciated.
- Trees – specific comments have been received in relation to the trees to the front of the site as well as those around the terraces. Firstly, it is highlighted that since the submission of the original application a number of road side trees have, at the request of West Sussex County Council, been subject to tree works. Of particular note from the tree officer is in respect to Tree 27. As part of the works undertaken the ivy from this tree was removed and as per the image below this revealed a primary failure in the stem marked by the arrow.



- Housing-** as a matter of clarity we wish to confirm at this juncture that the proposal is for 6 of the 10 units to be affordable rent with the remaining 4 as intermediary ownership. This is consistent with the signed legal agreement. For the avoidance of doubt the table included at paragraph 6.15 is incorrect and the table below represents an updated version to such

	<i>Affordable Rent</i>	<i>Affordable Ownership</i>
<i>1 Bed</i>		
<i>2 Bed</i>		
<i>3 Bed</i>	6	4
<i>4+ Bed</i>		

- Environment Agency** – we note the comment regarding condition 46 and are in agreement to such
- Neighbouring Properties** – the comments of neighbours are noted; we however highlight that the majority of these concerns matters already considered acceptable as part of the original application. Such matters are unchanged by virtue of this application for the variation of condition.

Conclusion

We trust that the revised plans resolve those matters as required and are acceptable. Should, however, you wish to discuss further please do not hesitate to contact me.