[redacted]

Flat 16
Stanford Orchard
Warnham RH12 3RF
[redacted]

Planning Received
20 FEB 2024
Name:
Ref: DC/24/0035

Ms Emma Parkes
Head of Development
The Planning Office
Horsham District Council
Parkside, Chart Way
Horsham
West Sussex RH12 1RL

16th February 2024

Dear Ms Parkes

Ref: Planning application DC/24/0035

I am writing to object to the application from our freeholder, RLHA/ELM Group, to be able to change the use of Flat 33 Stanford Orchard without planning permission. I do not have the internet so I cannot object through your online portal, hence this letter. My reason for objection is as follows.

Our freeholder must be aware that Flat 33 can only be used as the warden's flat, as it is firmly written into our leases with them. It is a formal clause that constitutes a major part of the lease that we must have a warden who lives at Flat 33. The clause was put into our leases by Horsham District Council in the late 1980s when the Stanford Orchard estate was originally built by Wates Builders, as the Council would not allow the estate to be built as a retirement estate without provision of an on-site live-in warden. So Flat 33 was built with the sole purpose of housing the warden.

Therefore, if the freeholder is allowed to change the use of Flat 33 to become a retirement flat, there would need to be very clear planning permission on what they will be allowed to do with it, as it will affect all thirty two leaseholders and our leases, as well as our service charges. The leaseholders would all need to know what was intended and without planning permission this could be done without discussion with us, despite it affecting us all legally.

Therefore I am objecting to the application and I am commenting on the application as a neighbour, and as someone who will be directly affected by any potential change of use of Flat 33.

Yours faithfully

[redacted]