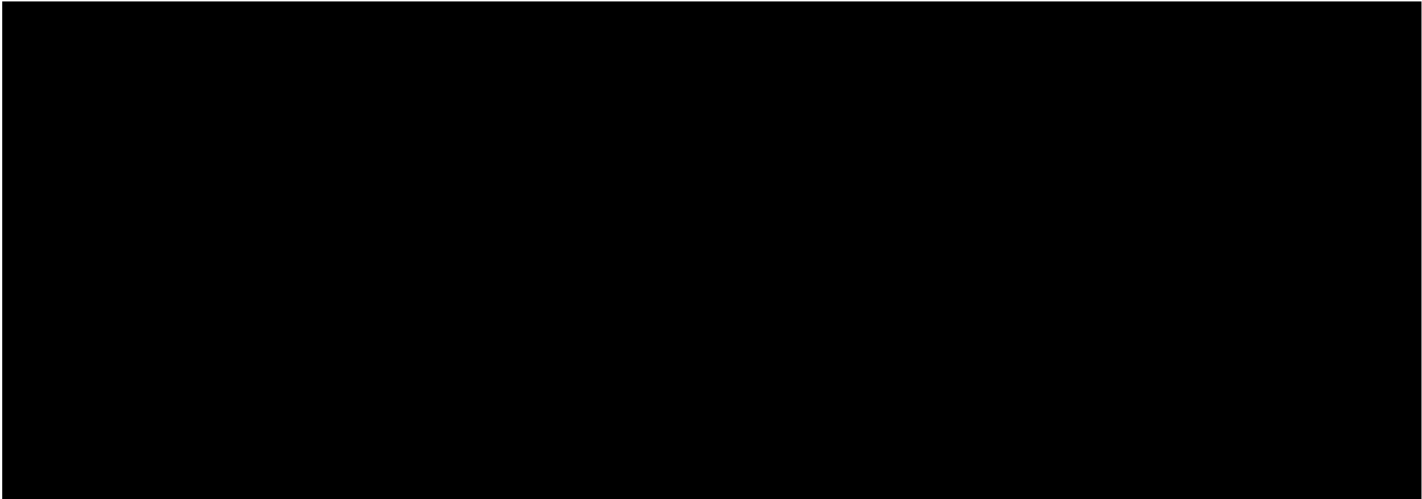




Sent: 02 July 2018 17:50

To: Simon Davis



Subject: Application BN/23/18/PL Hill Lane Barnham

Dear Mr Davis

We live at 43 Hill Lane. We have viewed this application in detail and I object to it on the grounds of it setting a dangerous precedent for the reasons outlined below.

1. When we purchased our property from WSCC, we had to sign a lasting deed of covenant stating that there could only ever be ONE domestic dwelling on our site. Our understanding is that this deed applies to ALL of the ex-WSCC Land Settlement properties. If this application is granted it will make it possible for all owners of such property to apply to increase domestic property density on their sites.
2. This is outside the area development plan. The application suggests that because it is '155m from an allowed future development area' that it too should be allowed. Increments of 155m in all directions from agreed development would therefore have to be allowed by precedent. We either have a development plan and a boundary or we do not.
3. No recognition is made of the fact that this is an unadopted highway. What is the developer's intention in terms of contribution towards the improvement of the road. If the developer makes a profit approaching £1m, what % of that will be donated to road improvements?
4. Part of the application says it will be beneficial because there will be less traffic than during use as a commercial site and part states that trading ceased in 2012 since when it has been purely domestic. This is an INCREASE in traffic (11 Parking spaces are proposed) not a decrease. Again I ask what proposals are made in relation to the maintenance of an unadopted highway with all this extra traffic?

5. Reference is made to sustainability but no specifics are made. Is there a proposal for these houses to be carbon neutral (like mine)? What is provision for solar thermal, PV, water harvesting etc. Do these dwellings in any way exceed building regulations in a manner which makes them of specific interest to the improvement of the local housing stock? Reference is made to them following the local vernacular. The local vernacular of Hill Lane is the worst example of dreadful building in the history of UK vernacular architecture and should not be emulated.
6. The applications suggests that there is a need to boost housing density in Barnham. This is not true as the brownfield sites within the neighbourhood plan have already been earmarked for a considerable increase in density in the village.
7. Precedent is also set by arguing that domestic development should be allowed across ALL of the buildings curtilage on the property. This again sets a dangerous precedent which could see all glass house sites in the area arguing for replacement on a square metre to square metre basis.
8. The application proposes increasing domestic density in the lane to 19 dwellings per hectare. Though this is considerably lower than the 30 dwellings per hectare which is proposed by government, it again sets a dangerous precedent for properties in an area just outside a development area. In this lane alone, it could notionally add around 200 dwellings on land which is accessible from Hill Lane.
9. I disagree that this land constitutes a 'windfall site'. Again this sets a dangerous precedent as it means that any land which comes with a domestic dwelling which had at some time commercial use on it - a one man garage mechanic, carpenter working in a barn or home office worker for example - would have to be recognised as a 'windfall site'.
10. In conclusion, I am a fan of development and I am keen to see this site and any others which come up in Hill Lane and the surrounding areas to be intelligently redeveloped. I am not at all against development per se and I commend the quality of the application but I object to a whole set of dangerous precedents which I believe permitting the application would set in Hill Lane and in the surrounding area. I would commend a scheme which proposed to replace one dwelling for another single dwelling especially if the design and eco-qualities of the design were commendable. My own, award-winning development of a zero-carbon five bedroom house is even mentioned in the application as precedence for development. I argue it is but for a high-quality architect-designed modern family house not three small houses which add nothing to the quality of design and sustainability in this lane on the very edge of the domestic area of Barnham.

Joe Harmston
Director
The Kalisher Trust
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