

APPENDIX 1

Landowner/Agent response to Examiner's Clarification Note

19 May 2021



Peter Knox
Clerk
Lower Beeding Parish Council
Bede Cottage
Church Lane
Plummers Plain
RH13 6LU

Charles Collins
E: [REDACTED]
DL: +44 (0)1483 796 837

244-246 High Street
Guildford GU1 3JF
T: +44 (0) 1483 796 800
savills.com

Via email: [REDACTED]

CC: [REDACTED]
c/o Andrew Ashcroft, Independent Examiner

Dear Mr Knox

**EXAMINATION OF LOWER BEEDING NEIGHBOURHOOD PLAN: EXAMINER CLARIFICATION NOTE
Draft Policy 9 – Land at Glayde Farm Field B**

This letter has been written by Savills on behalf of Millwood Designer Homes in response to the comments raised within the Examiner's Clarification Note, dated 14th April 2021. Specifically, this letter relates to the allocation of the Land at Glayde Farm (Field B) under the draft Policy 9 of the Lower Beeding Neighbourhood Plan (LBNP) and sets out that suitable access can be achieved.

Land at Glayde Farm is under the control of Millwood Designer Homes including the allocated site under draft Policy 9 and the adjacent land to the east. They wish to work with the Parish Council to ensure the site is deliverable within the Plan Period and hope that this additional information will enable the Parish Council to confirm that suitable access to the Land at Glayde Farm (Field B) is achievable. This in turn responds to the Examiner's specific query regarding this site (as stated below).

The Examiner's Clarification Note

The Examiner's Clarification Note seeks further information regarding the proposed Lower Beeding Neighbourhood Plan. Specifically, the Examiner states:

"In both cases the policies are potentially unclear on how access will be provided, although I can see from Figure 20 that 'preferred access points' have been indicated.

Do the 'preferred access' points overlap with the details of the 'vehicular access constraints' sections of the sites concerned as included in the Site Assessment work (in Appendix 5 of the Consultation Statement)?

Are the access arrangements supported by the owners/proposed developers of the sites concerned and are the sites capable of delivery in the Plan period?"

Access to Glayde Farm (Field B)

Millwood Designer Homes has sought initial transport advice from iTransport in relation to the access arrangements for Policy 9: Land at Glayde Farm (Field B).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



iTransport has confirmed that access can be achieved from the Parish Council's '*preferred access point*' as indicated on Figure 20 of the LBNP.

The access arrangement would require agreement from West Sussex County Council (WSCC), in the usual way, through the course of a planning application as WSCC do not set out specific requirements for junction spacing. However, it should be noted that there is a recent example within the village whereby a new junction on the opposite side of the Sandygate Lane and in close proximity to Trinity Fields has been permitted. This type of junction could be applied on Handcross Road to provide access to Glayde Farm at the Parish Council's preferred access point.

If WSCC seek greater junction separation, it is likely that an access could be required to be located a minimum of 40m from the Church Lane junction and approximately 20m or more from Brick Kiln Close in accordance with the required stopping sight distance (SSD) for 30mph. In this instance, the access to Glayde Farm (Field B) may be required to be located slightly further east of the Parish Council's preferred access point.

In either circumstance, Millwood Design Homes can confirm that sufficient and safe access provided off the B2110 can be achieved in accordance with point 9 of the Draft Policy 9 of the LBNP.

Pre-application advice will be sought from WSCC highways before a planning application is submitted on the site. This application will be accompanied by a full transport assessment which will detail the safe access arrangements.

Deliverability

Millwood Designer Homes has an established reputation throughout the South East for delivering high-quality homes and developments. This should provide assurance to the Parish Council and the Examiner that the land at Glayde Farm is highly deliverable. The company have every intention of commencing construction at the site within the early stages of the Plan period.

Summary

This letter sets out that suitable and safe access to the Land at Glayde Farm (Field B) from Handcross Road (B2110) can be achieved. Millwood Designer Homes will produce further transport evidence with a planning application to detail the most suitable access point in liaison with WSCC. The delivery of the site is planned for the early stages of Plan period.

I hope the information set out within this letter provides clarity over the access arrangements for the site. However, if the Parish Council or the Examiner require any further information, please do not hesitate to contact us.

Millwood Designer Homes and Savills would like to be included in any correspondence regarding updates to the Examination and progress on the LBNP.

Yours sincerely,



Charles Collins
Savills Planning

Subject: FW: Examiners report response

Date: Monday, 24 May 2021 at 10:35:33 British Summer Time

From: Laura Bourke

-----Original Message-----

From: Steve Mills [REDACTED]

Sent: Friday, 21 May 2021 16:18

To: Peter Knox - Lower Beeding Parish Clerk [REDACTED]

Subject: Examiners report response

Dear Sirs ,

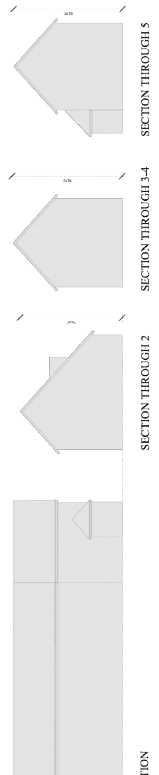
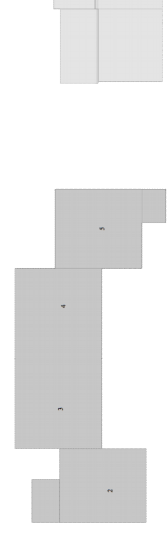
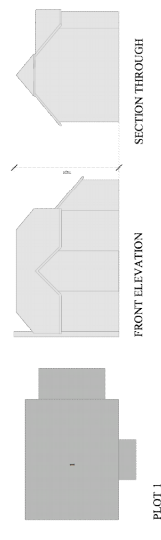
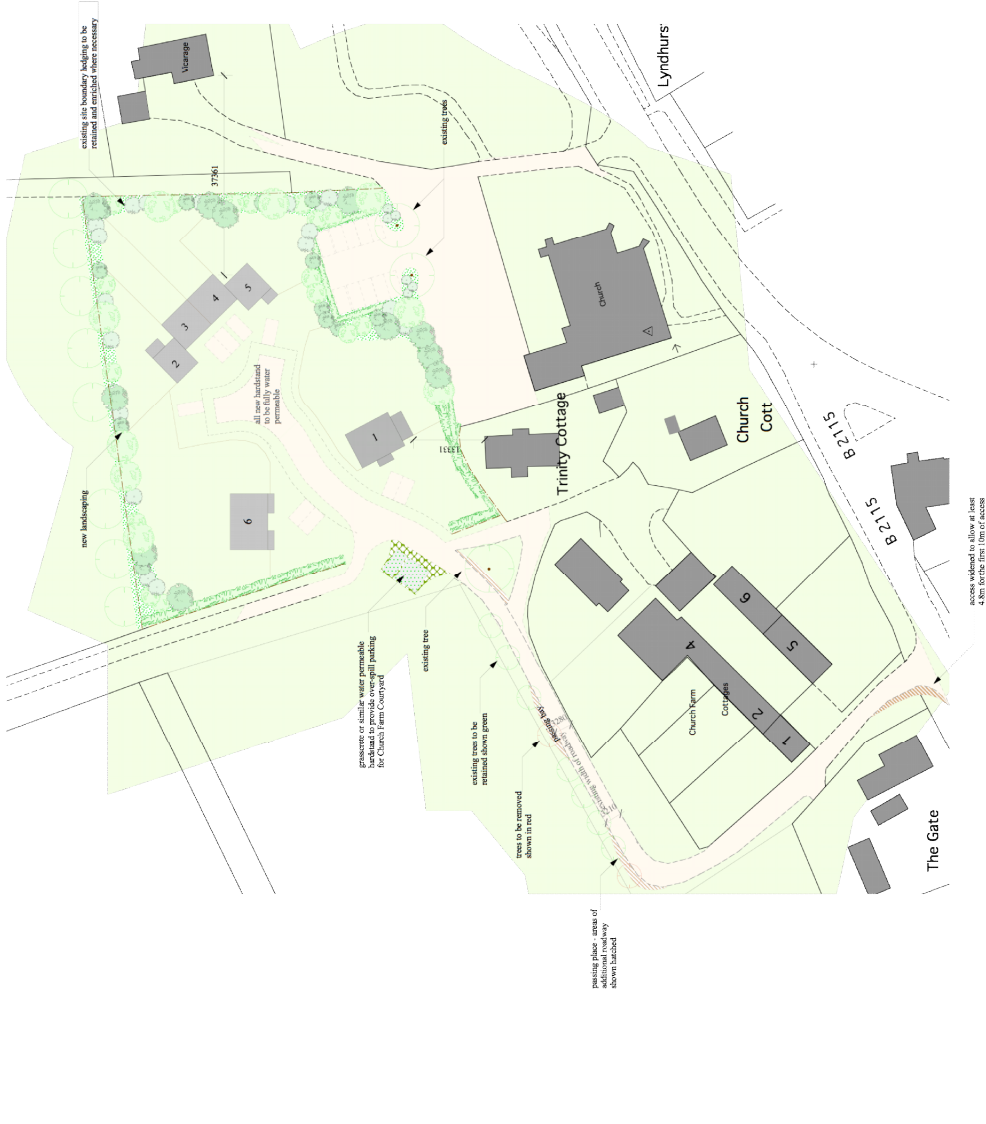
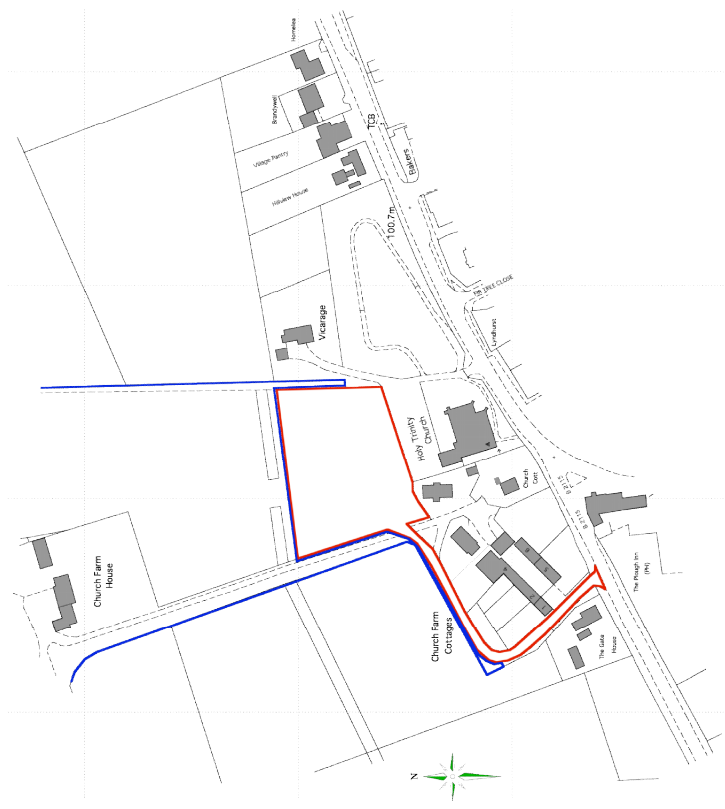
I refer to the recent comments of the LBNP Examination Inspector and offer the following clarification regarding various matters that appear not to have been considered as part of the Appendix 5(Q) analysis.

For the avoidance of doubt, our land (LBP17) is under our sole control and available for development at the earliest opportunity and certainly within the plan period. It has safe and adequate access that has been proven safe by past use and lack of accidents etc.

To this end, the attached consultation response of the County Surveyor to our application DC/10/1534 for the development shown on the attached plan raises no objection on highway grounds.

The preferred access arrangements are acceptable to us as The Land owners and will work with any future proposed developer. It is also worth noting there are no objections to increased use of the Church access in the event the option of additional parking to serve the Church is ever taken up. The details shown on the plan as to numbers and size etc are illustrative and could readily be adapted to reflect current LP & PC requirements etc as well as respecting the site's location next to the Church. There are a vast array of design alternatives that can be adopted to ensure this development will meet local need and sits comfortably on the site amongst its neighbours.

Kind regards,
Steve Mills

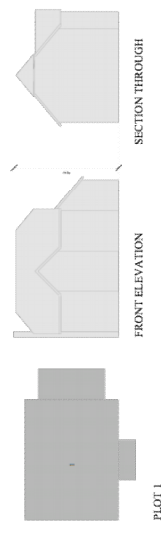
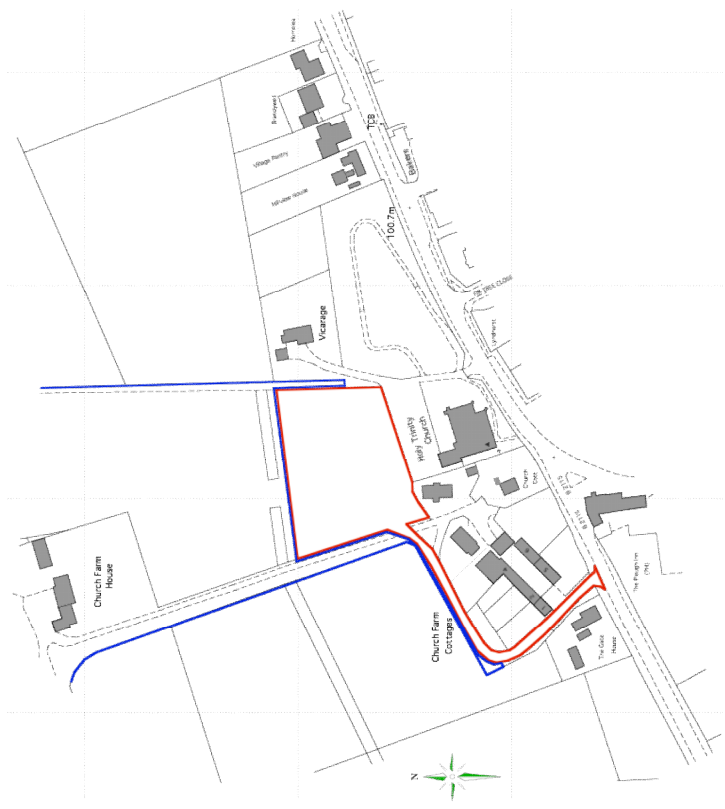


BRETT INCORPORATED
 Planning and Development Services
 LIMITED

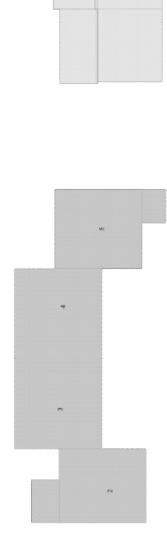
1 MILLBURY TRADING ESTABLISHMENT, HORSBAM, WEST SUSSEX BN11 8PQ
 TEL: 01323 810000 FAX: 01323 810001 EMAIL: info@brettinc.com
 MANAGING DIRECTOR: BRETT BRETHERTON
 REGISTERED OFFICE: BRETT BRETHERTON, 100, THE GARDENS, HORSBAM, WEST SUSSEX BN11 8PQ

Client: **MRS. MILLS**
 Project: **ERECTION OF 6 DWELLINGS (4 PLOTS) ON THE SITE OF AN EXISTING FARM AND WALK OF THE CHURCH AT CHURCH FARM, HORSBAM BN11 8NU**
 Drawing: **LOCATION & BLOCK PLANS AND EXISTING AND PROPOSED PLANS & ELEVATIONS**
 Dwg No: **1582-L-01** Date: **JUNE 2010** Drawn: **KW**
 Scale: **1:1250, 1:500, 1:500 (original paper size A1)**

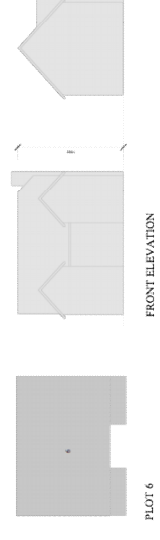
ILLUSTRATIVE LINE DRAWING TO SHOW OVERALL BULK AND SCALE OF PROPOSED DWELLINGS
 SCALE 1:200



PLOT 1



PLOTS 2-5




PLOT 6

ILLUSTRATIVE LINE DRAWING TO SHOW OVERALL BULK AND SCALE OF PROPOSED DWELLINGS
SCALE 1:200



Mr. Paul Allen - 01203 851000

BRETT INCORPORATED
Planning and Development Services
LIMITED



1 MILLBURY TRADING ESTATE, FOUNTAIN LANE, HORSHAM, WEST SUSSEX RH13 8JQ
TEL: 01293 570000 FAX: 01293 570000 EMAIL: SALES@BRETTINC.COM
www.brettinc.com

Client: **MRS. MILLS**
Project: **ERECTION OF 6 DWELLINGS (4 PLOTS) AND THE RECONSTRUCTION OF LANDS OF THE VICARAGE AND CHURCH FARM COTTAGES, HANDCROSS LANE, HORSHAM RH13 6NU**
Drawing: **LOCATION & BLOCK PLANS AND EXISTING AND PROPOSED PLANS & ELEVATIONS**
Dwg No: **1582-1-01** Date: **JUNE 2010** Drawn: **KW**
Scale: **1:1250, 1:500, 1:200 (original paper size A1)**

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10/09/2010

**FROM: Liam Riddy TO: Horsham District Council
FAO: Amanda Wilkes**

SUBJECT: DC/1534/10

The Vicarage, Sandygate Lane, Plummers Plain

Application for the erection of 6 dwellings (2 open market and 4 affordable) with associated parking. Provision of additional parking for church and existing adjoining properties

CONSULTATION DATE: 28/7/2010

RECOMMENDATION:

Advice	<input checked="" type="checkbox"/>	Modification	<input type="checkbox"/>	More Information	<input type="checkbox"/>
Objection	<input type="checkbox"/>	No Objection	<input type="checkbox"/>	Refusal	<input type="checkbox"/>

S106 contribution: See below

The Highway aspect of this application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

WSCC considers issues of highway safety, capacity and archaeology regarding this application.

Highways

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for the erection of 6 dwelling units with access onto Sandygate Lane via an existing access point which is to be widened. From an inspection of the plans alone no visibility from this access has been shown and therefore it is recommended that the LPA condition visibility of 2.4x120m from the access point.

The proposed level of vehicle parking at the site would appear to be within WSCC's standards, however it is not clear how many spaces are to be provided for each dwelling. Furthermore, no cycle parking has been shown on the submitted plans. WSCC would therefore recommend that conditions securing vehicular and cycle parking are attached to any planning permission.

The new dwellings are to be situated in a sustainable location, however the Applicant would need to demonstrate how refuse from the site would be collected.

WSCC would raise no objections to the extension of the existing church car park.

In summary, WSCC would not be minded to raise any objections to this application subject to conditions regarding **Visibility, Car Parking, Cycle Parking and Refuse Collection**. WSCC can advise on the appropriate wording for these conditions if necessary. The applicant is also advised to contact the Area Engineer, West Sussex County Council, Worthing Road,

Broadbridge Heath, Horsham, RH12 3LZ, Tel No: 01243 642105 to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Archaeology

This is a relatively modest development on land of about 0.4 ha (roughly one acre). In the field to the south of Handcross Road, east of the church, cropmarks of ditches and a circular soilmark suggesting a ring ditch or Bronze Age barrow are recoded on the West Sussex HER. The first edition large scale OS map of the 1870s shows what appears to be a structure in the southern half of the application site but this has disappeared by the time of the 2nd edition at the end of the 19th century.

In line with PPS5 policy HE12 I recommend that a watching brief/ monitoring and recording exercise should be undertaken, by planning condition, on the groundworks for the construction of the proposed housing development or, alternatively, a limited trial trenching exercise (with a suitable contingency to further investigate any features revealed) could be undertaken in advance of the commencement of construction.

I would be happy to advise upon a suitable planning condition which could follow the negative or Grampian formula but if the applicant prefers to have a watching brief undertaken on groundworks the condition would need to take account of commencement of site operations but ensure that the recording was done before the commencement of construction.

Summary of contributions

The Provision of Service Infrastructure Related to: Land West Of the Vicarage, Sandygate Lane, Plummers Plain, West Sussex

Planning Application details: Application for the erection of 5 dwellings (2 open market and 4 affordable) with associated parking. Provision of additional parking for Holy Trinity Church and provision of over-spill parking for Church Farm Courtyard and existing adjoining properties (Outline).

Without prejudice to the informal representations of the County Council in respect of the above planning proposal, I am writing to advise you as to the likely requirements for contributions towards the provision of additional County Council service infrastructure, other than highways and public transport that would arise in relation to the proposed development.

The proposal falls within the Horsham District and the contributions comply with the provisions of Horsham District Local Development Framework Supplementary Planning Document- Planning Obligations of June 2007.

The advice is as follows:

1. School Infrastructure Contribution

- 1.1 The Director for Children and Young People's Services advises that it appears that at present primary/secondary schools within the catchment area of the proposal currently would not have spare capacity and would not be able to accommodate the children generated by the assumed potential residential development from this proposal. Accordingly, contributions would need to be requested. However, the situation will be monitored and further advice on all of the main education sectors, (i.e. Primary/Secondary/Further Secondary) should be sought if this planning application is to be progressed.

1.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings, with a 33% discount, for occupation by

persons already residing in the education catchment area; the County Council's adopted floorspace standard for education provision; and the estimated costs of providing additional education floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the school infrastructure contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the School Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

DfCSF Figure x ACP = School Infrastructure Contribution where:

Note: x = multiplied by.

ACP (Additional Child Product) = The estimated additional number of school age children likely to be generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following criteria are used to generate a child product:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

Using the above occupancy rates to determine an overall population increase the following factors are applied. According to 2001 census data, there are 14 persons per 1000 population in each school year group for houses and 5 persons per 1000 population in each school year group for flats. There are 7 year groups for primary (years R to 6) and 5 for secondary (years 7 to 11). For Sixth Form, a factor of 0.54 is applied to the Child Product figure as this is the average percentage of year 11 school leavers who continue into Sixth Form colleges in West Sussex.

DfCSF Figure = Department for Children, Schools and Families (DfCSF) Primary school building costs per pupil place (for pupils aged 4 to 11) as adjusted for the West Sussex area applicable at the date when the School Infrastructure Contribution is paid (which currently for the financial year 2009/2010 are – Primary £13,115, Secondary £19,762, Further Secondary £21,432), updated as necessary by the Royal Institute of Chartered Surveyors Building Cost Information Service All-In Tender Price Index.

2. Library Infrastructure Contribution

- 2.1 The County Librarian advises that the proposed development would be within the area served by Horsham Library and that the library would not currently be able to adequately serve the additional needs that the development would generate.

However, a scheme is approved to provide additional floorspace at the library. In the circumstances, a financial contribution towards the approved scheme would be required in respect of the extra demands for library services that would be generated by the proposed development.

- 2.2 Financial Contribution

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development, reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the library's catchment area; the County Council's adopted floorspace standard for library provision; and the estimated costs of providing additional library floorspace. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the library contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Libraries Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$L \times AP =$ Libraries Infrastructure Contribution where:

Note: x = multiplied by.

AP (Additional Persons) = The estimated number of additional persons generated by the development calculated by reference to the total number of dwellings, less any allowance for affordable dwellings, as approved by a subsequent reserve matters planning application. The following figures are given as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

L = Extra library space in sqm. per 1,000 population x the library cost multiplier (which currently for the financial year 2010/2011 are 30sq.m and £3,550 per sqm respectively).

3. Fire & Rescue Service Infrastructure

3.1 The County Fire Officer advises that the developer may need to install fire hydrants connected to a suitable main for the purpose of fire fighting at his own expense in positions agreed between the Fire and Rescue Service and the Water Authority. Hydrants should be installed, tested and operational as each phase is available for occupation. The development should also include suitable access for fire brigade vehicles and equipment. For further information please contact: David Boarer – Fire & Rescue Services Tel: 01243 813667).

3.2 Fire Stations

The County Fire Officer advises that a financial contribution from the proposed development towards the cost of fire and rescue infrastructure, principally fire stations and services serving the area within which the proposal stands, would be required. This is necessary due to proposed development in the Southern division and the resultant need to improve service provision across the area. The proposed development should proportionately contribute towards the cost of necessary infrastructure needed to support development.

3.3 Financial Contribution (excluding provision of fire hydrants)

The financial contribution sought by the County Council would be based on: the estimated additional population that would be generated by the proposed development,

reduced to reflect any affordable dwellings (by which we mean Social Rented dwellings, but NOT Shared Equity, Intermediate or Key Worker status dwellings) for occupation by persons already residing in the fire service provision area; the County Council's adopted standards of fire service cover provision; and the estimated costs of providing additional fire stations. As the housing mix is not known at this stage, I propose the insertion of a formula into any legal Agreement in order that the fire service contribution may be calculated at a later date. The formula should read as follows:

The Owner and the Developer covenant with the County Council that upon Commencement of Development the Owner and/or the Developer shall pay to the County Council the Fire and Rescue Infrastructure Contribution as calculated by the County Council in accordance with the following formula:-

$Y \times (Z / M) = \text{Fire and Rescue Infrastructure Contribution where:}$

Note: / = divided by, x = multiplied by.

Y = The estimated adjusted increase in population generated by the development using the following figures as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

Z = the estimated costs of providing additional Fire and Rescue Infrastructure per head in the Northern Service Division of West Sussex at the time of payment (which, for information, for 2010/2011 was £50).

General points

Please ensure that the applicants and their agents are advised that any alteration to the housing mix, either size, nature or tenure, may generate a different population and require re-assessment of contributions. Such re-assessment should be sought as soon as the housing mix is known and not be left until signing of the section 106 Agreement is imminent.

It should be noted that the figures quoted in this letter are based on current information and will be adhered to for 3 months. Thereafter, if they are not consolidated in a signed S106 agreement they will be subject to revision as necessary to reflect the latest information as to cost and need.

Review of the contribution towards the provision of additional County Council services should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.

Should you require further general information or assistance in relation to the requirements for contributions towards the provision of County Council service infrastructure please contact, in the first instance, the Planning Applications Team officer, named above.

TAD Formula wording

The Total Access Demand Contribution will be calculated by the County Council in accordance with the following formula:

Total Access Demand Contribution = Sustainable Access Contribution + Infrastructure Contribution, where:

Sustainable Access Contribution = (C - D) x E, where:

C (Total Access) = (A (number of dwellings) x B (Occupancy per dwelling)) using the following figures as a guideline:

Dwelling Size	/	Occupancy	
		House	Flat
1 bed	=	1.7	1.2
2 bed	=	1.8	1.3
3 bed	=	2.2	1.7
4 bed	=	2.7	2.4
5 bed	=	3.0	2.0

D = Parking Spaces provided by the residential development element of the Proposed Development

E = Standard multiplier of £450

Infrastructure Contribution = D x F, where:

D = Parking Spaces provided by the residential development element of the Proposed Development

F = Standard multiplier of £900

Normal Indexation procedure applies

Notes:

The above contributions are required pursuant to s106 of the Town and Country planning Act 1990 to mitigate the impacts of the subject proposal with the provision of additional County Council service infrastructure, highways and public transport that would arise in relation to the proposed development.

Planning obligations requiring the above money is understood to accord with the Secretary of State's policy tests outlined by the in the *ODPM Circular 05/2005 Annex B*.

The proposal falls within the Horsham District and the contributions comply with the provisions of Horsham District Local Development Framework Supplementary Planning Document- Planning Obligations of June 2007.

All TAD (Total Access Demand) contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.

Where affordable dwellings are involved, the appropriate discount is applied to the population increase (A x B) before the TAD is formulated.

Information correct as of 1st April 2010.

Liam Riddy
Local Development