

EMAIL ONLY

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28 October 2016

Dear Sirs

Horsted Keynes Neighbourhood Plan 2016-2031, request for additional information

Further to your letter received 18 October 2016, in relation to our previous representations made to yourselves regarding the Jeffreys Farm site(s) within the recent Pre-Submission Consultation. On behalf of the Griffiths Family, I would like to thank you for this opportunity to provide further information in relation to my clients site and its potential future development.

As requested within your letter I can confirm that the the land is still available as per our original submissions. Given previous assessments of the sites, which considered the land as three separate land parcels, I ask that you also consider the site as a single comprehensive allocation.

As part of our work and further investigation into the feasibility of a comprehensive development we have undertaken a number of additional studies and reports to assist with the promotion of the land through the Neighbourhood Plan Process, and submission of an outline planning application.

These reports focus upon Highways and Transport, Ecology, Landscape Visual Impact, and Flood Risk & Surface Drainage Study. I attached these reports to assist with your further assessment, and provide a summary of the reports below.

A drainage capacity study has also been commissioned and is due to be completed shortly. We are happy to share the report once completed as this may also be of assistance.

Highways & Transport

A Transport Statement has been produced by GTA Civils, which details an access onto Sugar Lane as detailed within the Statement. The statement concludes that there are no unacceptable highway or transport implications arising from the proposed development to construct a new access to serve 42no dwellings and a community building within the village of Horsted Keynes.

An independent Stage 1 Road safety audit has also been completed by Elix Consultancy Limited which verifies that the proposed access arrangements are safe.

Ecology

A Phase I Ecological survey has been completed by the Ecology Partnership, the report indicates that the site does not lie within or adjacent to any statutory or non statutory designated sites. It is not considered that the site contains important habitat, much of it is developed or under intensive management though agricultural grazing.

Ecological enhancements can also be provided as part of the comprehensive development.

Landscape Visual Impact

A Landscape Visual Impact Assessment, undertaken by Ramsay & Co Landscape Architecture, in accordance with national guidance. This assesses the baseline landscape environment and the landscape designations of the area. It analyses the zone of visual influence and concludes that the application site is relatively contained, with any negative impacts limited to the immediate context.

Compensatory planting can be provided to mitigate against negative impacts resulting in a proposal having limited impact upon the landscape character of the area and High Weald AONB.

Flood Risk & Surface Drainage Study

A Flood Risk Assessment, and Surface Water Drainage Strategy (SWDS), has been prepared by Ambiental. This reviews all sources of flooding which potentially could affect the site. The site is outside of any designated flood risk area, and will not be at risk of flooding. The SWDS indicates that due to the nature of the geology underlying the site and following the hierarchy line, runoff from the site is to be discharged via infiltration systems to the surrounding subsoil.

We hope that the provision of the documents and reports will be of assistance when assessing the site going forward.

I have discussed the possibility of land being made available as a Rural Exception Site, with my client, however at present they do not wish to entertain the prospect.

For clarification purposes the covenant referred to in previous assessments of the Jeffreys Farm site, states

“the Vendor hereby covenants...not to erect any building of any type on the land edged yellow on the plan with the exception of a sports pavilion with storage and toilet facilities ancillary thereto but not within the area bounded X Y Z on the Plan.”

The plan to which it refers is attached to this letter. The covenant does not prohibit the use of the land detailed in the plan, and previously assessed under site reference HKNP 017 to be used for access purposes to the wider Jeffreys land holdings.

Should you require anything further or wish to discuss these documents in greater detail, we would be more than willing to assist where required, as we are fully aware of the importance and value of working together to prepare a robust neighbourhood plan for the Parish.

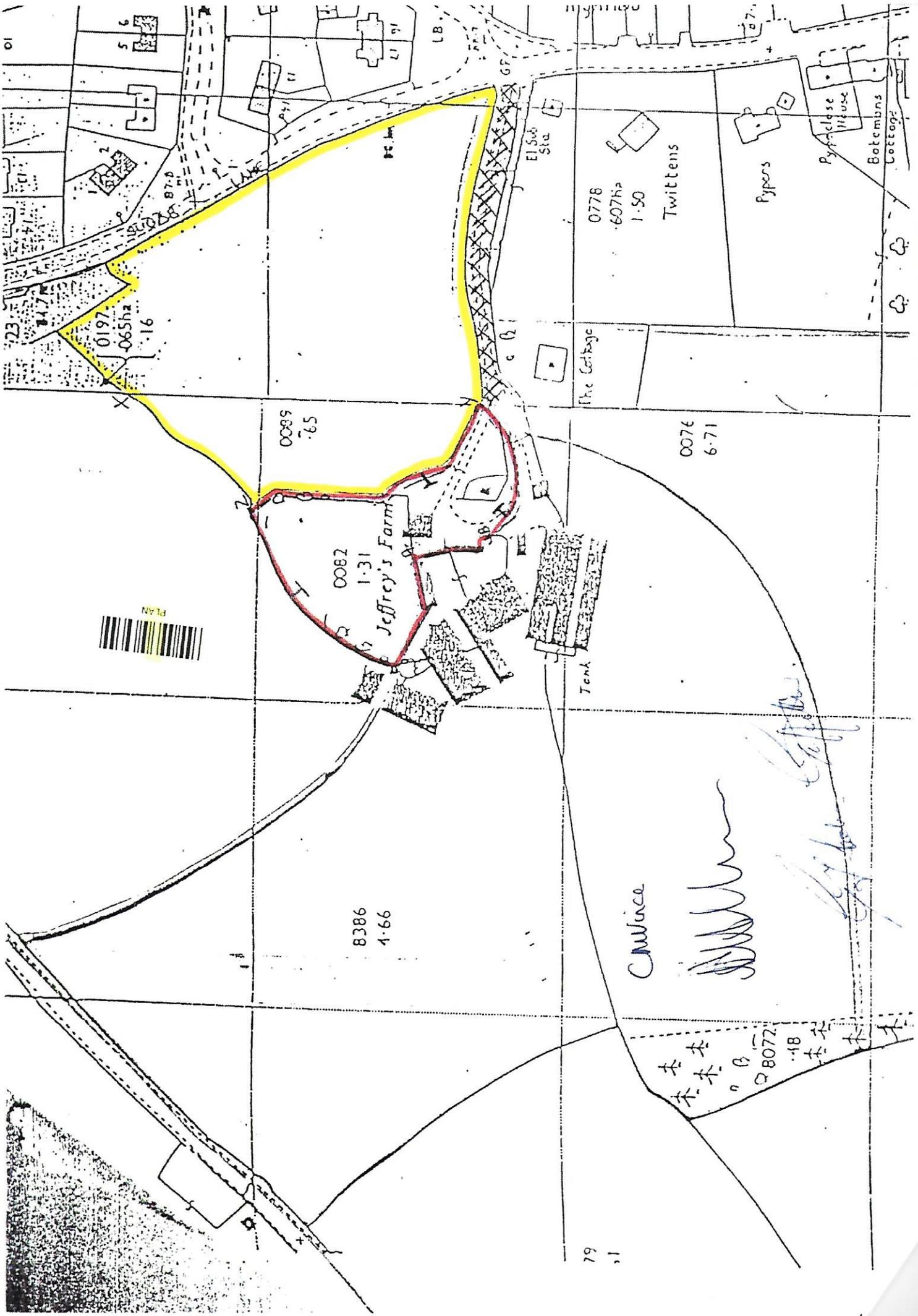
You may well be aware that a planning application has been submitted to Mid Sussex District Council for the development of the land, and is currently being registered.

Yours sincerely



Anthony Foster BSc (Hons) MA MRTPI
Senior Planner

enc: Preliminary Ecological Assessment completed by the Ecology Partnership
Phase 1 Flood Risk Assessment completed by Ambiental
Surface Water Drainage Strategy completed by Ambiental
Landscape and Visual Impact Appraisal completed by Ramsay & Co
Transport Statement completed by GTA Civils



0089
765

0082
1-31
Jeffrey's Farm

0778
607ha
1-50
Twittens

Pipers

Pipfence House

Botemans Cottage

The Cottage

0076
6-71

8386
4-66

Churice

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8072
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