

Jordan JOHNSON

From: Emma Challenger
Sent: 24 October 2019 15:56
To: Antonia CATLOW
Subject: FW: Horsted Keynes - Police House Field - Access drawing

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jamie Brown <jamie.brown@westsussex.gov.uk>
Sent: 24 October 2019 15:33
To: Grant Leslie <gleslie@monson.co.uk>
Cc: Katie Kurek <katie.kurek@westsussex.gov.uk>; Emma Challenger <Emma.Challenger@StruttAndParker.com>; lfrost5@aol.com
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Hi Grant,

I did indeed provide Lindsay with some feedback and confirmed that you had provided a forward visibility plan for a driver travelling towards the access with the tree taken into account. Other areas of your discussions were with Katie in July and previously in 2017 and she has replied to you directly on these points. One last point would be to ensure parking accords with the latest WSCC Parking Standards which came into operation in August 2019 especially if you are submitting a Full application. I think on the basis of the above that would conclude the areas of information discussed and requested with Katie and myself and a formal Transport Statement should be put together to include the information we have advised.

In terms of progression that is for you and your client to decide when is a good time to submit. We will respond to an application as and when consulted by Mid Sussex and provide formal comments on highway matters. Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the council with regard to the granting of planning permission in the future. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any application, which will be the subject of public consultation and ultimately decided by the Mid Sussex.

Best regards,

Jamie

<p>Jamie Brown MCIHT Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate West Sussex County Council Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT Internal: 25719 External: 033022 25719 E-mail: jamie.brown@westsussex.gov.uk</p>
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From: Grant Leslie [<mailto:gleslie@monson.co.uk>]
Sent: 24 October 2019 13:22
To: Jamie Brown
Cc: Katie Kurek; Emma Challenger; lfrost5@aol.com
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Dear Jamie,

Can you confirm that you have now advised Lindsay that the proposal as it stand, can progress at this stage?

Regards.

Grant Leslie
For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF
[Tel:01892 601370](tel:01892601370)
[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

Head Office: Monson Engineering Limited. Broadway Chambers, High Street, Crowborough, East Sussex TN6 1DF
Tel: 01892 601370 Fax: 01892 601379. Registered in England & Wales No.2739278 <http://www.monson.co.uk> The information contained in this e-mail may be confidential and/or privileged and is intended solely for the person(s) or entity(s) to whom it is addressed. If you are not the intended recipient of this e-mail please contact the sender and delete the information from your computer. The use, disclosure, copying or distribution of this information by person(s) or entity(s) who are not the intended recipient is prohibited. We have taken reasonable precautions to ensure that this e-mail has been swept for viruses, we cannot however accept any liability for any related loss or damage that you may suffer as a consequence of our transmission of this e-mail.

In providing us with your contact details, unless instructed otherwise, it is deemed acceptable to you that we use these details to contact you for the purposes of providing the service for which you have commissioned us.

From: Grant Leslie
Sent: Thursday, October 17, 2019 5:22 PM
To: 'Jamie Brown' <jamie.brown@westsussex.gov.uk>
Cc: 'Katie Kurek' <katie.kurek@westsussex.gov.uk>; 'Emma Challenger' <Emma.Challenger@StruttAndParker.com>; 'lfrost5@aol.com' <lfrost5@aol.com>
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Dear Jamie,

I understand that Lindsay Frost is still waiting for your response following our submission of further plans showing forward visibility at this site.

As stated in my e-mail of 26th September, We held a pre-app with Katie Kurek and following the revised proposal, forwarded the 30 unit scheme to her for updated comments and those are shown below, from Katie dated 12th July which I believe, amounts to a further pre-app as you area suggesting.

The response includes a number of comments but nothing that prevents this proposal from progressing at this stage.

Could you please advise Lindsay accordingly?

Regards.

From: Grant Leslie
Sent: Thursday, September 26, 2019 1:31 PM
To: 'Jamie Brown' <jamie.brown@westsussex.gov.uk>
Cc: Katie Kurek <katie.kurek@westsussex.gov.uk>; 'Emma Challenger' <Emma.Challenger@StruttAndParker.com>
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Hi Jamie,

The revised layout with 30 units has already been submitted to Katie for her view as the correspondence below.

Thank you for identifying my typo which I will amend.

Regards

From: Katie Kurek [<mailto:katie.kurek@westsussex.gov.uk>]
Sent: Friday, July 12, 2019 4:34 PM
To: Grant Leslie <gleslie@monson.co.uk>
Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Grant

Thank you for your email.

I note that Police Field House site is in the Horsted Keynes Neighbourhood Plan, as an allocated site for residential development for 10 x dwellings. Policy HK17 states that development will be permitted subject to access being provided from Birchgrove Road at the western end of the site, which has been demonstrated. With the increase in units the LHA would still advise that plans show a bellmouth access with kerbed radii and demonstrated as suitable for refuse vehicles/ fire appliance etc. via swept path tracking.

Policy HK16 of the Neighbourhood Plan states that new developments shall be provided with accessible footways of sufficient width for wheelchairs etc. Therefore, considering the increase in units, it would be desirable for the existing footway network in vicinity of the site to be assessed and widened where necessary. This could be secured by way of a s106 agreement at planning application stage. It should also be demonstrated that any internal footway link tie in with the existing network.

I also note that an existing PROW will cross part of the site and would ensure that WSCC PROW team are consulted at full planning application stage to ensure the materials and any impact on the PROW is properly assessed. They may require that the route and link to footway adjacent Birchgrove Road be upgraded, as currently the presence of the PROW is not clear.

I have also consulted with the Local Transport Improvements Team with respect to the nearby bus stop, and whether any improvements to this could be provided (e.g. removal of steps and provision of ramp for wheelchair users and increased hardstanding). I will send any comments on to you, as this could be something to consider including within a s106 agreement, as site specific improvements to nearby footway/ pedestrian infrastructure.

Kind regards,

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services - Economy, Planning and Place Directorate
[West Sussex County Council](#)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail:** katie.kurek@westsussex.gov.uk

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]
Sent: 11 July 2019 10:11
To: Katie Kurek
Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Katie,

It is now nearly 2 years since you provided pre-app advice on this site and the client and local authority have been considering matters on and off since.
The latest suggestion is for a larger development of 30 units as shown on the attached plan.

I appreciate that matters such as parking, turning and bin collection will need to be considered and addressed in line with earlier comments however Mid-Sussex are keen to establish if the increase from 10 units to 30 units will have any impact on the requirements for the access itself onto Birch Grove Road.

Are you able to comment on this?

Regards

Grant Leslie
For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF
[Tel:01892 601370](tel:01892601370)
[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

From: Jamie Brown [<mailto:jamie.brown@westsussex.gov.uk>]
Sent: Thursday, September 26, 2019 1:20 PM
To: Grant Leslie <gleslie@monson.co.uk>
Cc: Katie Kurek <katie.kurek@westsussex.gov.uk>
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Hi Grant,

Thanks for the plan. When I was on-site with Lindsay it was discussed that there could be more dwellings on the site than the 10 that were looked at in 2017 by Katie Kurek. In addition internal elements do not appear to have been discussed in 2017 either, this would be advisable too. I think a fresh look at things from our end would give your client the best advice going forward but ultimately that is their decision.

One final point your plan showing the access arrangements refers to the East Sussex County Council according to my records Birchgrove Road is maintained by West Sussex County Council.

Regards,

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy,
Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester,
PO19 1QT
Internal: 25719 External: 033022 25719
E-mail: jamie.brown@westsussex.gov.uk

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]
Sent: 26 September 2019 11:25
To: Jamie Brown
Cc: emma.challenger@struutandparker.com; lfrost5@aol.com
Subject: FW: Horsted Keynes - Police House Field - Access drawing

Dear Jamie,

With regards to your comments below I have been asked to forward an amended drawing showing forward visibility to the proposed junction which you will see, is in excess of 70m in each direction.

The original proposal at this site was subject to a pre-app with your colleague Katie Kureck and the revised proposals were forwarded to her for further comment which we have received.

We acknowledge that any formal application will include a traffic statement, swept path plans, and a Safety Audit for the new access and site roads and improvements to the bus stop and local footway access will be included in the final scheme.

I trust this overcomes any concerns you have at this stage.

Regards

From: Lindsay Frost <lfrost5@aol.com>
Sent: 24 September 2019 16:12
To: Emma Challenger <Emma.Challenger@StruttAndParker.com>
Subject: Fwd: Horsted Keynes - Police House Field - Access drawing

Emma

Further to our recent e-mails, here is a prompt response from Jamie Brown at WSCC Highways.

As you will see, he is suggesting another formal pre-app, with a bit more work on visibility for a driver on-coming towards the proposed access.

Can I leave you to follow up and let me know the outcome?. Lindsay

Grant Leslie
For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF
[Tel:01892 601370](tel:01892601370)
[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

Head Office: Monson Engineering Limited. Broadway Chambers, High Street, Crowborough, East Sussex TN6 1DF

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

From: Jamie Brown <jamie.brown@westsussex.gov.uk>
To: Lindsay Frost <lfrost5@aol.com>
Sent: Tue, Sep 24, 2019 2:26 pm
Subject: RE: Horsted Keynes - Police House Field - Access drawing

Hi Lindsay,

I agree I think this looks better. However they will also need to show forward visibility for a driver on-coming towards the access. I think before WSCC can commit to any development at the site they should look to do another pre-app showing their revisions as it appears things have changed a bit since their previous pre-app.

Best regards,

Jamie

[Jamie Brown](#) MCIHT | Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate
[West Sussex County Council](#) | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT
Internal: 25719 External: 033022 25719
E-mail: jamie.brown@westsussex.gov.uk

From: Lindsay Frost [<mailto:lfrost5@aol.com>]
Sent: 23 September 2019 13:46
To: Jamie Brown
Subject: Fwd: Horsted Keynes - Police House Field - Access drawing

Jamie

Further to our site visits at the end of July , I asked Emma Challenger of Strutt & Parker (agents for the owner) to speak to her transport consultants about whether the oak tree on the road verge is a constraint on achieving safe access visibility splays to the site from Birchgrove Road.

This resulted in the attached drawing which Emma believes shows that safe access is possible .

Do you have any comments before I go further on Neighbourhood Plan allocations ?

Thanks for your assistance

Lindsay Frost

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

From: Emma Challenger <Emma.Challenger@StruttAndParker.com>
To: Lindsay Frost <lfrost5@aol.com>
Sent: Fri, 20 Sep 2019 12:43
Subject: Horsted Keynes - Police House Field - Access drawing

Dear Lindsay,

As requested, please find attached a visibility splay drawing of the site access.

The situation turns out to be better than we originally thought as the oak tree does not impinge on the requisite visibility splay at all.

I hope this helps. Please let me know if you need anything else.

Kind regards
Emma

From: Lindsay Frost <lfrost5@aol.com>
Sent: 14 August 2019 08:46
To: Emma Challenger <Emma.Challenger@StruttAndParker.com>
Subject: Fwd: : Horsted Keynes

Emma

Jamie Brown of WSCC Highways has responded very promptly to my request for clarification .

It appears that they will require more detail on the oak tree on the road verge and its impact on visibility for vehicles entering and leaving the site . Is your transport consultant please able to address this point , so we can be sure that satisfactory access can be achieved ?

Lindsay Frost

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

From: Jamie Brown <jamie.brown@westsussex.gov.uk>
To: Lindsay Frost <lfrost5@aol.com>
CC: dcolville@btinternet.com <dcolville@btinternet.com>; sarah@websterhouse.net <sarah@websterhouse.net>
Sent: Wed, 14 Aug 2019 8:24
Subject: RE: : Horsted Keynes

Morning Lindsay,

Thanks for the update. Katie is on leave at present. Having read her comments though I would say her final sentence in the section 'Visibility' is the best way to sum the situation up 'Plans should also incorporate the tree in order for the LHA to assess any impact.' The plan attached does not go into that amount of detail. Yes, the sketch attached does show the oak tree but not to the extent of the thickness of the oak tree and the large circumference of its trunk. Essentially it will require a more detailed drawing to show the relationship between the splay and the oak tree in more detail. This can be provided through a Transport Consultant as advised on site. I note they did a speed survey and the splays were under 40 mph but above 30 mph which is what I would have expected.

Thanks for the updates on the other sites-all noted.

Best,

Jamie

<p>Jamie Brown MCIHT Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate West Sussex County Council Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1QT Internal: 25719 External: 033022 25719 E-mail: jamie.brown@westsussex.gov.uk</p>

From: Lindsay Frost [<mailto:lfrost5@aol.com>]
Sent: 13 August 2019 17:22
To: Jamie Brown

Cc: dcolville@btinternet.com; sarah@websterhouse.net

Subject: Fwd: : Horsted Keynes

Jamie My computer is playing up , so I am re-sending this e-mail.

Lindsay

Jamie

Thanks to you and Nicky for your very helpful advice on our site visit at Horsted Keynes on 31 July .

I took up your suggestion of seeking to prompt formal pre-app discussions with WSCC Highways with the promoters of both (a) the Old Police House Field , Birchgrove Road and (b) the land at the rear of St Stephen's Church.

It appears that the promoters of Old Police House Field have already been in touch your colleague Katie Kurek for a formal pre-app assessment by WSCC Highways . Copies of correspondence are below and attached . The material relates to both the original 10 dwelling scheme and a later 30-dwelling scheme . I would be grateful if you would liaise with Katie Kurek and let me know whether any further work of pre-app liaison with WSCC Highways is required, and then confirm the highway authority's position.

On the other site , I understand from Erica Peck of Rydon Homes that they will shortly be in touch with WSCC Highways to seek a formal pre-app assessment on the St Stephen's site . Their transport consultants are currently collating traffic speed and parking survey information.

Thanks once again for your help Lindsay Frost

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

From: Emma Challenger <Emma.Challenger@StruttAndParker.com>

To: Lindsay Frost <lfrost5@aol.com>

CC: dcolville@btinternet.com <dcolville@btinternet.com>; sarah@websterhouse.net <sarah@websterhouse.net>; Grant Leslie <gleslie@monson.co.uk>

Sent: Tue, 13 Aug 2019 11:45

Subject: RE: Land at Old Police House Field , Birchgrove Road , Horsted Keynes

Dear Lindsay,

We have already been in discussion with WSCC Highways, including only last month for an updated response based on the currently-proposed 30-unit scheme. The officer we liaised with is Katie Kurek, and I attach both her original pre-app response on the 10-unit scheme, as well as the recent email correspondence. The latter was issued to MSDC upon their request for updated advice as part of their current site identification work.

Essentially, Katie advises that the considerations for the site access are the same for both schemes, and that adequate visibility splays can be achieved. I have attached the visibility sketch drawing we issued to Katie in 2017, which she used to provide her pre-app response alongside a meeting on site with our transport consultant Grant Leslie (who I have copied in here).

The 2017 response states: "It did not appear from the indicative plans that positioning of access would impact the bus stop" and "On site it was observed that the tree did not obstruct the full length of a car and its position did not appear to detrimentally affect visibility". Speed survey data was also provided to WSCC, taken within the 40mph zone on the north eastern side of the Danehill Lane junction (34.7mph eastbound and 35.1mph westbound). Speeds are likely to be lower along the site frontage, within the 30mph limit. Adequate splays can nevertheless be achieved using the higher speeds calculated further up the road.

We have not gone as far as designing a detailed site access drawing using a topographic survey, as we did not consider this necessary given WSCC's in principle support. I think it would be helpful if Jamie Brown could review the attached information and liaise with Katie Kurek before considering if further work is needed as this stage.

Many thanks
Emma

Emma Challenger BA(Hons) MA MRTPI

Senior Associate Director – Planning Department

Strutt & Parker, 201 High Street, Lewes, East Sussex, BN7 2NR

Direct: 01273 407 009 | Mobile: 07825 071759 | Secretary: 01273 407 002



From: Lindsay Frost <lfrost5@aol.com>

Sent: 10 August 2019 15:24

To: Emma Challenger <Emma.Challenger@StruttAndParker.com>

Cc: dcolville@btinternet.com; sarah@websterhouse.net

Subject: Land at Old Police House Field , Birchgrove Road , Horsted Keynes

Emma

I am still working on sustainability appraisal of potential housing allocation sites for the Horsted Keynes Neighbourhood Development Plan and intend to report to the Parish council in the near future .

As part of that work , last week I met officers of West Sussex County Council Highways Department in the village to look at the sites .

In respect of your clients' site , **WSSC officers strongly advised that you should carry out a formal pre-application consultation with them** , so that a number of issues can be assessed and addressed , including :

- * relocation of the bus stop on Birchgrove Road
- * the oak tree on the road verge at Birchgrove Road
- * the difference in level between the site and the road on Birchgrove Road at the assumed access point immediately beyond the last house
- * the need for a speed survey on Birchgrove Road and implications for :
 - (a) the start of the speed limit on the edge of the village
 - (b) the design and specification of visibility splays at the site access point

WSSC's pre-application arrangements are set out here :

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

The contact there is Jamie Brown

I would be grateful if you can confirm whether your clients are prepared to commission this work and share the outcome with the Parish Council as part of the Neighbourhood Plan work . If it is possible to clarify the highway issues , and demonstrate that the site can be safely accessed , and that the traffic generated by housing development there can be accommodated on the local highway network , this will greatly assist all parties , both on the Neighbourhood Plan and any future planning applications .

I look forward to hearing from you .

Lindsay Frost

Planning consultant to HKPC

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Dear Alma, Kate,

Please see below correspondence between our highways advisor at Monson and WSCC Highways.

Whilst there are some factual inaccuracies regarding the status of the NP allocation, Katie does reconfirm her support for the access in the proposed location and does not see any changes to her previous advice as being necessary following the increase to circa 30 dwellings.

Does this provide you with what you need for now?

Many thanks

Emma

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]

Sent: 12 July 2019 16:48

To: Emma Challenger <Emma.Challenger@StruttAndParker.com>

Subject: FW: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Hi Emma,

A response from Katie on Police House Field.

Hopefully this is enough for the time being?

Regards

Grant Leslie

For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF

[Tel:01892 601370](tel:01892601370)

[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

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From: Katie Kurek [<mailto:katie.kurek@westsussex.gov.uk>]

Sent: Friday, July 12, 2019 4:34 PM

To: Grant Leslie <gleslie@monson.co.uk>

Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Grant

Thank you for your email.

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Policy HK16 of the Neighbourhood Plan states that new developments shall be provided with accessible footways of sufficient width for wheelchairs etc. Therefore, considering the increase in units, it would be desirable for the existing footway network in vicinity of the site to be assessed and widened where necessary. This could be secured by way of a s106 agreement at planning application stage. It should also be demonstrated that any internal footway link tie in with the existing network.

I also note that an existing PROW will cross part of the site and would ensure that WSCC PROW team are consulted at full planning application stage to ensure the materials and any impact on the PROW is properly assessed. They may require that the route and link to footway adjacent Birchgrove Road be upgraded, as currently the presence of the PROW is not clear.

I have also consulted with the Local Transport Improvements Team with respect to the nearby bus stop, and whether any improvements to this could be provided (e.g. removal of steps and provision of ramp for wheelchair users and increased hardstanding). I will send any comments on to you, as this could be something to consider including within a s106 agreement, as site specific improvements to nearby footway/ pedestrian infrastructure.

Kind regards,

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services - Economy, Planning and Place Directorate
[West Sussex County Council](http://www.westsussex.gov.uk)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 External: 0330 222 5730 E-mail: katie.kurek@westsussex.gov.uk

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]
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To: Katie Kurek
Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

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The latest suggestion is for a larger development of 30 units as shown on the attached plan.

I appreciate that matters such as parking, turning and bin collection will need to be considered and addressed in line with earlier comments however Mid –Sussex are keen to establish if the increase from 10 units to 30 units will have any impact on the requirements for the access itself onto Birch Grove Road.

Are you able to comment on this?

Regards

Grant Leslie
For Monson Engineering Ltd

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From: Katie Kurek [<mailto:katie.kurek@westsussex.gov.uk>]

Sent: Friday, July 7, 2017 3:39 PM

To: Grant Leslie <gleslie@monson.co.uk>

Subject: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Grant,

Thank you for your pre-application submission for 10 houses with new vehicle access onto Birchgrove Road and for meeting us on site. Following the meeting, I am happy to attach our pre-application advice for the proposed scheme.

Any further questions please do not hesitate to contact me.

Kind Regards

Katie Kurek

Technician

Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate

[West Sussex County Council](http://www.westsussex.gov.uk)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail:** katie.kurek@westsussex.gov.uk

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Dear Alma, Kate,

Please see below correspondence between our highways advisor at Monson and WSCC Highways.

Whilst there are some factual inaccuracies regarding the status of the NP allocation, Katie does reconfirm her support for the access in the proposed location and does not see any changes to her previous advice as being necessary following the increase to circa 30 dwellings.

Does this provide you with what you need for now?

Many thanks

Emma

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]

Sent: 12 July 2019 16:48

To: Emma Challenger <Emma.Challenger@StruttAndParker.com>

Subject: FW: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Hi Emma,

A response from Katie on Police House Field.

Hopefully this is enough for the time being?

Regards

Grant Leslie
For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF

[Tel:01892 601370](tel:01892601370)

[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

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From: Katie Kurek [<mailto:katie.kurek@westsussex.gov.uk>]

Sent: Friday, July 12, 2019 4:34 PM

To: Grant Leslie <gleslie@monson.co.uk>

Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Grant

Thank you for your email.

I note that Police Field House site is in the Horsted Keynes Neighbourhood Plan, as an allocated site for residential development for 10 x dwellings. Policy HK17 states that development will be permitted subject to access being provided from Birchgrove Road at the western end of the site, which has been demonstrated. With the increase in units the LHA would still advise that plans show a bellmouth access with kerbed radii and demonstrated as suitable for refuse vehicles/ fire appliance etc. via swept path tracking.

Policy HK16 of the Neighbourhood Plan states that new developments shall be provided with accessible footways of sufficient width for wheelchairs etc. Therefore, considering the increase in units, it would be desirable for the existing footway network in vicinity of the site to be assessed and widened where necessary. This could be secured by way of a s106 agreement at planning application stage. It should also be demonstrated that any internal footway link tie in with the existing network.

I also note that an existing PROW will cross part of the site and would ensure that WSCC PROW team are consulted at full planning application stage to ensure the materials and any impact on the PROW is properly assessed. They may require that the route and link to footway adjacent Birchgrove Road be upgraded, as currently the presence of the PROW is not clear.

I have also consulted with the Local Transport Improvements Team with respect to the nearby bus stop, and whether any improvements to this could be provided (e.g. removal of steps and provision of ramp for wheelchair users and increased hardstanding). I will send any comments on to you, as this could be something to consider including within a s106 agreement, as site specific improvements to nearby footway/ pedestrian infrastructure.

Kind regards,

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services - Economy, Planning and Place Directorate
[West Sussex County Council](http://www.westsussex.gov.uk)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail:** katie.kurek@westsussex.gov.uk

From: Grant Leslie [<mailto:gleslie@monson.co.uk>]

Sent: 11 July 2019 10:11

To: Katie Kurek

Subject: RE: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Katie,

It is now nearly 2 years since you provided pre-app advice on this site and the client and local authority have been considering matters on and off since.

The latest suggestion is for a larger development of 30 units as shown on the attached plan.

I appreciate that matters such as parking, turning and bin collection will need to be considered and addressed in line with earlier comments however Mid –Sussex are keen to establish if the increase from 10 units to 30 units will have any impact on the requirements for the access itself onto Birch Grove Road.

Are you able to comment on this?

Regards

Grant Leslie
For Monson Engineering Ltd

Broadway Chambers, High Street, Crowborough, East Sussex, TN6 1DF

[Tel:01892 601370](tel:01892601370)

[Email:gleslie@monson.co.uk](mailto:gleslie@monson.co.uk)

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From: Katie Kurek [<mailto:katie.kurek@westsussex.gov.uk>]

Sent: Friday, July 7, 2017 3:39 PM

To: Grant Leslie <gleslie@monson.co.uk>

Subject: Pre-Application Advice for Police House Field, Birchgrove Road, Horsted Keynes

Dear Grant,

Thank you for your pre-application submission for 10 houses with new vehicle access onto Birchgrove Road and for meeting us on site. Following the meeting, I am happy to attach our pre-application advice for the proposed scheme.

Any further questions please do not hesitate to contact me.

Kind Regards

Katie Kurek

Technician

Monitoring & Records Team – Planning Services - Economy, Planning and Place Directorate

[West Sussex County Council](http://www.westsussex.gov.uk)

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

Contact: Internal: 25730 **External:** 0330 222 5730 **E-mail:** katie.kurek@westsussex.gov.uk

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