

Proposed Allocation Briefing Note



Project: Rickman's Green New Village
Subject: Proposed Allocation
Date: 11 July 2022
Client: Artemis Land and Agriculture

DLBP Ltd is registered in England and Wales at 7a Pindock Mews, Little Venice, London, W9 2PY, number 7229435.
 VAT registration number 394 9000 80.

A. INTRODUCTION AND SUMMARY

1. This briefing note has been prepared by DLBP Ltd on behalf of Artemis Land and Agriculture to follow the meeting held on 6 July 2022 regarding the proposal for Rickman's Green Village.
2. The note provides a high level summary (with references to other documents for further reading) of matters relating to the sustainability of Rickman's Green Village, in its location in the north of the district.

Meeting Housing Needs

3. The proposed allocation at Rickman's Green Village is not a choice between allocating a site in the north of district versus allocating a site in the south of the district - it is not a comparative exercise. Instead, it is about how Rickman's Green Village can assist the Council in bridging the gap between its housing need and what it is capable of delivering in the south of the district when accounting for the more limited infrastructure improvements that development in the south of the district could support.

The Whole Farm Plan

4. Specifically, the Whole Farm Plan stands by itself – it is viable by itself, hence its submission in its own standalone application¹. It does not set a precedent for the residential and education uses proposed as part of Rickman's Green Village.
5. The Whole Farm Plan is sustained by the rationale underpinning the application: that all of the uses, taken together, provide for a rural destination. This is evidenced by the visitor numbers that the uses would attract. The uses are therefore sustained by more than just the population in the immediate vicinity, and are sustained to by one another too.
6. The housing then benefits from the facilities – not the other way around. Like most historically successful settlements, the commercial activity would come first with housing following on.

Highways and High Frequency Bus Service

7. The transport work underpinning Rickman's Green Village² has identified, through conversations with West Sussex County Council, no highways concerns – the highways network is capable of accommodating the agreed trip generation and assignments, with minor improvements at some junctions.

¹ See:

- 1.1 Whole Farm Plan Operational Statement;
- 1.2 Whole Farm Plan Economic Impact Assessment;
- 1.3 Whole Farm Plan Rural Enterprise Centre Report;
- 1.4 Whole Farm Plan Glamping and Rural Diversification Report; and
- 1.5 Whole Farm Plan Equestrian Report.

² See:

- 2.1 Rickman's Green Village Pre-Application Technical Note;
- 2.2 Rickman's Green Village Transport Planning Scoping Report;
- 2.3 Rickman's Green Village EIA Scoping Report; and
- 1.6 Whole Farm Plan Transport Assessment.

8. Notwithstanding this, the transport work is also exploring the potential for 30 minutes frequency, 7 days a week, bus service to run via Plaistow and Ifold to Billingshurst (to serve secondary school trips) and on to Horsham.
9. This high frequency bus service is therefore not necessary in terms of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), but would be of benefit to both new and existing residents. It could only pass the test of necessity if there was a policy in the emerging Local Plan that required it.
10. The viability of such a service is informed by the need to provide three buses in order to maintain a 30 minutes frequency service. This would be supported through the higher values achieved by development in the north of the district, as identified – for example – by the Council's Community Infrastructure Charging Schedule which has a higher charge (66% higher than the south of the district) on development in this area for the same reason.

Education

11. Discussions with West Sussex County Council have identified that, while there is some capacity remaining in existing local primary schools, a new development would need to contribute towards additional capacity. The advantage that Rickman's Green Village has as a single allocation, compared to incremental additions to the existing villages, is that it can provide land to meet this capacity. In doing so, the County Council advised that this could also address the need it has identified for special educational needs provision.
12. The existing local primary schools would remain i.e. any new education provision would be additional, complementary, provision.

Water Neutrality

13. The Whole Farm Plan planning application includes a comprehensive water neutrality assessment by Ward Associates³, which demonstrates that the Whole Farm Plan will be water neutral and therefore can be granted planning permission now in advance of the wider solution being worked-up by Southern Water, Natural England and the relevant local authorities.
14. Therefore, all of the non-residential facilities at Rickman's Green Village are already water neutral. Ward Associates has already been appointed to devise a stand alone water neutrality solution for the 600 new homes and we will present that solution as part of the planning applications to be submitted at the end of the summer. Rickman's Green Village will only occupy 8% of the land at Crouchlands Farm which provides significant water neutrality solution headroom.
15. At the same time, the Water Neutrality Study (Part B) published in April 2022 identified that Southern Water's Water Resource Management Plan has accounted for 1,838 new homes in the north of the district.

³ See:

- 1.7 Whole Farm Plan Water Neutrality Report.

Accessibility to Services

16. The Whole Farm Plan would provide for a ready-made village centre, providing uses that are not dissimilar to those found in other villages in the area through the farm shop, small-scale retail units and business units. As stated above, the Whole Farm Plan is viable by itself.
17. The advantage that Rickman's Green Village has as a single allocation, compared to incremental additions to the existing villages, is that it can provide land to meet the need identified by West Sussex County Council for additional primary school capacity, and a need for special educational needs provision.

Community Infrastructure Levy

18. The total Community Infrastructure Levy payment for the whole (600 homes) of Rickman's Green Village will be circa £12,349,008, based on:
 - an average dwelling size of 120 sq m;
 - all dwellings being calculated on the 2022 index-linked rate; and
 - 180 affordable homes being provided, and thus being eligible for affordable housing relief (meaning that Community Infrastructure Levy is only calculated on the 420 market homes).
19. While the above figure will change with indexation and the final floorspace confirmed at reserved matters stage, it nevertheless provides a guide of the amount payable.
20. On the basis of the above, the Parish Council could therefore receive a minimum of £60,000, but likely more given the payment will be collected over more than one year.

Employment

21. The Whole Farm Plan by itself would provide 142 full time equivalent jobs, with the potential for up to 173 full time equivalent jobs once off-site effects are considered⁴. This figure does not include the full time equivalent jobs generated through the construction of Rickman's Green Village.

Flood Risk and Drainage

22. Rickman's Green Village is not at risk of flooding from fluvial, tidal, ground water, reservoir or flood defence failure. It is entirely within flood zone 1⁵.

⁴ See:

- 1.2 Whole Farm Plan Economic Impact Assessment.

⁵ See:

- 2.1 Rickman's Green Village Pre-Application Technical Note;
- 2.3 Rickman's Green Village EIA Scoping Report; and
- 1.8 Whole Farm Plan Flood Risk Assessment.

23. The approach to drainage will be to utilise Sustainable Drainage Systems to improve the quality of the surface water discharged from the site, and to attenuate (temporarily store) the excess rainfall for slow release at a rate that mimics the predevelopment (greenfield state). Sustainable Drainage Systems devices will include green roofs, rainwater harvesting and peak flow attenuation, rain gardens and swales, attenuation basins and permeable paving.

Health and Wellbeing

24. Rickman's Green Village includes enhanced access to the countryside, utilizing existing public rights of way and permissive paths already created and proposed by the applicant. This would be to create circular walks, and this provide public access to what would otherwise be private land, for the benefit of existing and new residents.

Heritage

25. The nearest listed buildings are Crouchland (also known as Crouchlands House) and its outbuilding, both Grade II listed. There is no direct intervention to these buildings.
26. Any harm identified to nearby heritage assets is likely to be towards the lower end of the 'less than substantial' scale and has been mitigated by both the design of the new development, and the new landscape and tree planting included within the development which includes the strengthening of existing, degraded, field boundaries. Once mature, the latter would have reinforced the historic landscape pattern and the different component parts of the proposed development would have been separated and integrated within their landscape context so that the perceived scale of the buildings and infrastructure is reduced. The public benefits of Rickman's Green Village would outweigh any remaining harm.
27. There is also no development within the Plaistow Conservation Area, or its setting⁶.

Landscape

28. The vision for Rickman's Green Village was to create a village that feels like it may always have been there; a village that sits properly and is tucked within its landscape to ensure the proposal fits in to the existing patchwork of villages. Views are localised, and will only be possible immediately adjacent to or within the village, reflecting the character of other villages in the north of the district.
29. This has been carried forward into the masterplan, with fingers of green space running through the development; all ancient woodland retained; no removal of any veteran trees and enhanced buffers to provide further protection, secure sustainable drainage and contribute to biodiversity net gain⁷.

⁶ See:

- 2.3 Rickman's Green Village EIA Scoping Report; and
- 1.9 Whole Farm Plan Heritage Statement.

⁷ See:

- 2.1 Rickman's Green Village Pre-Application Technical Note;
- 2.3 Rickman's Green Village EIA Scoping Report; and
- 1.10 Whole Farm Plan Landscape and Visual Impact Assessment.