



**Lewes District Council**

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# **Supplementary Planning Document:**

**Development Principles for  
LAND OFF THEOBALD'S, WIVELSFIELD**



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**Cost £5.00 (+50p P&P)**

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## **Statement of Consultation**

The draft SPD has been the subject of wide consultation. In early 2004 initial feedback was sought from key stakeholders i.e. East and West Sussex County Councils, Burgess Hill Town Council, Wivelsfield Parish council and Mid Sussex District Council.

The document was then amended as a result of comments received and was placed on deposit for a formal public consultation 2<sup>nd</sup> April to 14<sup>th</sup> May (6 weeks). The document was available in public offices, the library and was sent to relevant local bodies and organisations. In total, some 10 bodies/departments/ organisations were directly consulted on the draft brief. In addition the document was available on the Council's web site.

In total 8 responses were received. They were considered and where appropriate the draft SPD amended accordingly.

The Council Cabinet on 7<sup>th</sup> June 2004 approved this revised version of the SPD for development control purposes.

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## **1. The Site**

- 1.1 The site comprises 2.33ha of land immediately adjoining the developed areas of Burgess Hill, although it lies within Lewes District. The site is on the edge of the Burgess Hill urban area, which is suburban in character.
- 1.2 The main factors constraining development are the listed farmhouse building at Theobald's, and the need to safeguard, the setting, the retention of tree groups and individual trees, and the access to the site, which must be through the Downscroft Estate.

### **Purpose of the Document**

- 1.3 The purpose of this Document is to;
- Amplify the existing policies in the adopted Lewes District Local Plan
  - Promote the development of the site
  - Ensure that the new development is of a high design quality and is successfully integrated into its surroundings.

### **Status of the Document**

- 1.4 A draft document was published by Lewes District Council for public consultation. This approved document will be a material consideration when considering any planning applications for the site.

### **Policy Background**

- 1.5 The Lewes District Local Plan allocates housing sites in the District in the most sustainable, mainly urban, locations to meet the County Structure Plan's housing land requirements by 2006. The plan was fully adopted in March 2003.
- 1.6 Following two public inquiries, Theobald's was allocated for residential development in phase 1 (period 2001 - 2006) for a target minimum of 70 dwellings (See Appendix 1). The development must place particular attention to providing access through the Downscroft Estate and also providing adequate buffers on the edges of the site.
- 1.7 Proposals for the site must consider the wider surroundings and the need to ensure that development comes forward as part of a holistic plan for this area of the town. For example, border treatments, access and circulation and links into a comprehensive local network of footpaths and cycleways will need to be given careful consideration.
- 1.8 For any development, the District Wide policies of the Local Plan will also apply and will be used to determine the acceptability of proposals.

## **Overall vision for site**

- 1.9 The overall vision for this site is to provide a well designed pedestrian friendly housing development with good pedestrian and cycle links to outlying areas, as well as paying particular attention to sustainable methods of construction and design.
- 1.10 Due to this sites sensitive nature being located adjacent to the grade 2 listed Theobald's Farmhouse and in an edge of countryside location, attention should therefore be given to the buffer, vegetation, open space and tree groups associated with the development.

## **2. Background Information**

### Location

- 2.1 The allocated housing site is 2.33 Ha in size and is located adjacent to the Downscroft Estate and the Theobald's farmhouse in Wivelsfield. The adjacent area is urban and is part of the wider area of development associated with Burgess Hill. The site currently consists of scrub, trees and overgrown vegetation. The site is divided into three fields by thick hedgerows and there are several ponds. (See Appendix 2)
- 2.2 The site is within 5-10 minutes walking distance (or 1km) from a mainline railway station, which links Wivelsfield to Brighton, Lewes, Gatwick and London. There are also bus services, which run along Valebridge Road. At the time of writing, the bus stop has an hourly Monday to Saturday bus service to Haywards Heath and Hurstpierpoint, via Wivelsfield, Burgess Hill and Ditchling.
- 2.3 Burgess Hill town centre is 2.6km from the site and provides good employment opportunities, the primary school (Manor Field) is 770m away from the site and the secondary school (Oakmeads) is 2.98km. There is also a recreation ground to the south of Jane's Lane, approximately 5 minutes walk away.

### Surrounding development

- 2.4 The surrounding development consists of mainly residential areas of differing types. To the north and north west of the site along Theobald's Road there are larger detached residential units, to the west of the site is the Downscroft Estate which consists of 1980's predominantly semi detached dwellings. The site is surrounded by open countryside on its eastern and southern boundaries.

## **3. Development Principles**

3.1 A design appraisal will be required as part of any application in order that the developer can demonstrate how they have taken the following issues into account in designing the layout and detail of their development.

### 3.2 Archaeology

- An archaeological assessment will be required prior to any development for this site due to being within an area of archaeological interest. There are the remains of a medieval moated site within the area. (See policy H11 in the Lewes District Local Plan 2003)

### 3.3 Layout

- In order to achieve housing at a suitable density that is well-linked into the surroundings and the local transport network, it will be necessary to consider various issues in the layout of development on the site.
- The layout of housing development must integrate well into its surroundings. The area consists of a mixture of styles and ages with large detached dwellings along the Theobald's Road and modern detached housing within the Downscroft estate. There is also 1960's and 70's style terraced development in and around Charlwood Gardens. Further details of what layout would be appropriate for this site is contained within paragraph 3.9 Access.
- The local pattern of streets and roads is largely typical of estates and does not follow any rigid lines such as in Victorian terraced streets. The footpath network largely follows the road layout within the existing estate, however there is a bridleway to the north of the site and a footpath, which starts at the north eastern corner of the site. There are bus stops on Valebridge Road just north of Theobald's Road, it is therefore important to maintain links from the site to the bridleway along Theobald's road (See Appendix 3).

### 3.4 Design

- As highlighted above the surrounding development is generally detached in style but there are also elements of terraces and semi-detached dwellings, the development could incorporate elements of this but there is no reason to copy the style of the existing area and innovative and interesting design will be encouraged.
- There is a need for a mix of buildings and street layout types with strongly-defined frontages, incorporating focal points and open spaces. A mix of dwelling types and tenures must be achieved, including the integration of affordable housing into the overall scheme.
- Dwellings should where possible front onto streets, footpaths and public spaces to create a more interesting streetscape but also to provide overlooking of public

areas for security reasons. Crime-reduction measures need to be incorporated into the design with details of external lighting included in the proposals.

- The design should incorporate elements that distinguish the area from elsewhere and encourage the notion of 'sense of place.' The design could include elements such as a central green and play area.
- The relationship of the development with the Theobald's listed building is particularly important. Theobald's is a C17/C18 grade 2\* listed farmhouse, (see Appendix 4) policies H2 and H3 should be followed and in order to prevent an adverse impact on the building an appropriate buffer and planting must be included (see Appendix 3) with careful attention to building orientation, height and density on this boundary.

### 3.5 Height

- The height of buildings must take account of the surrounding development, which is predominantly two storeys, any higher than this would not be in character with the area. The site is not really visible from much of the surrounding area and only visible when in close proximity.
- Height on the boundary surrounding the listed farmhouse should be lower to impact less on the building. There is a ridge or higher ground, which runs along the eastern side of the site, attention should be paid to the height of the buildings in this area as they would impact more on the landscape and surrounding area.

### 3.6 Housing

- Within the Lewes District there is a shortfall of affordable housing to meet the needs of those people who are unable to compete in the normal housing market. A lack of affordable housing means that many employers have problems in attracting and recruiting staff to key sectors such as teachers, nurses and other less well paid jobs. Consequently the Council has in its adopted local plan policy RES9 which sets out that 25 % of schemes such as Theobald's should be for affordable housing. It is most likely that the affordable housing will be provided by a Registered Social Landlord as this ensures that the housing is retained as affordable in perpetuity. Also, the affordable housing should be provided by the development without the need for public subsidy.
- In recognition of the complexity of ensuring the provision of affordable housing the council has adopted Supplementary Planning Guidance (SPG) on the Provision of Affordable Housing in relation to new residential development. This SPG sets out the details of the approach that will be taken by the Council.
- It is important that the affordable housing is fully integrated into any scheme.
- In terms of this site, the target minimum number of units to be provided is 70, therefore approximately 18 of these should be affordable units. The mix of

affordable housing will be determined against the current need when a planning application is received. (See also para 4.1 on financial contributions towards affordable housing).

- In addition to providing affordable units the development should include a mix of dwelling types.

### 3.7 Landscaping

- To the east of the site there is a ridge adjacent to the grade two listed 16<sup>th</sup> century Antye House. There are significant views from this point and the eastern boundary of the site is most noticeable from here. This boundary needs to pay careful attention to the ridge and both listed buildings must have a 10m buffer and planting.
- Landscape buffers, transitional sites, etc need to provide comprehensive planting scheme as part of development and not be dealt with as an after-thought in the process.
- There are also significant tree groups and individual trees on the eastern boundary of the site of, which have either group or individual preservation orders on them. There is a mixture of Oak, Hawthorn and Scots Pine amongst others.
- Trees and tree groups with Tree Preservation Orders on the western boundary (see Appendix 3) should be retained, other tree groups and hedges to the rear of Theobald's and on the other boundaries should be retained.
- There is evidence of ponds and ditches on the site, these should be retained and enhanced ecologically to create interest in the layout and design and to assist the drainage of the site.
- Tree belts should be located in the positions best suited for protecting houses from the prevailing winds and should be located at least 3-4 times their mature height from south-facing houses. Species should be chosen to avoid excessive overshadowing when mature.
- Any proposed development should incorporate an ecological, landscaping and planting survey and plan, which feature indigenous/local tree/plant species but also highlight the existing trees hedgerows and habitats with details of those to be retained and the measures to be undertaken for their protection during development.
- A programme for the management and maintenance of landscaping must be provided and agreed before any planning application will be approved

### 3.8 Open Space

- There is a recognised shortfall of public open space within Wivelsfield and, therefore, developer contributions will be sought to address the shortfall (see para 4.2).
- As the residents of this proposal are more likely to use facilities in the Burgess Hill area it is likely that the financial contributions received towards any off site recreational provision will go towards the provision/enhancement of facilities in Burgess Hill, provided by Mid Sussex District Council.

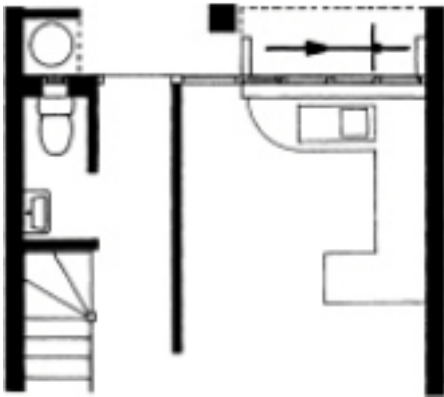
### 3.9 Access

- Developers would be expected to undertake a Traffic Impact Assessment for this site and to implement any improvements to the local highway network that are recommended.
- The main vehicular access to this site shall be via the Downscroft Estate. Theobald's Road joins Valebridge Road on the brow of a hill, which would have safety implications and would not be an acceptable point of access.
- Access must be to the satisfaction of both Highways Authorities who have indicated that a second access is required.
- Vehicular access may require acquisition of third party land.
- The layout of the site and its servicing by vehicular, pedestrian and cycle access must be permeable and integrated into the existing street pattern.
- The development must also link in with the existing road and footpath network within the Downscroft Estate, linkages to the public bridleway and footpath network to the north of the site must also be incorporated into the design. Pedestrian routes must also reflect where possible the desire line of travel rather than routes that are long and indirect.
- The design should reflect a pedestrian friendly environment and a non-car dominant design for safety and encouraging walking in the local area. This is sometimes referred to as Homezones (see photos 2 and 3 overleaf).
- The design of the buildings also needs to be cycle friendly, providing either cycle storage racks or enclosed cycle storage areas, which can be used for other storage such as children's buggies (see photo 1 overleaf).
- Traffic calming should be incorporated into the layout including pinch points, rather than being an afterthought as with many developments, use of surfacing materials and shared surfaces for vehicles and cyclists/pedestrians etc.

Alternatively certain layouts and innovative approaches could be used to reduce vehicular speeds such as home zones (see photos 2 and 3 below).

- Where the accessibility of the site to the wider settlement and transport network can be improved in line with elements of the Local Transport Plan, the Highways Authority may require contributions towards realising these additional works.
- The bridlepath to the north of the site, which links Valebridge road and the bus stop should be upgraded for pedestrian, horse and cycle use by the developer.
- Development contributions for this site should contribute towards providing safe cycle routes in the vicinity and also cycle parking facilities at the nearby Wivelsfield Railway Station.

**Photo 1:** Example of cycle storage incorporated into the design



**Photo 2:** Example of shared surfaces and design which reduce traffic speed through estate (home zone)



**Photo 3:** An example of shared surface



**Photo 4:** An example of shared surface similar to home zone concept



- The parking requirement for any development is set out in the County Council's 'Parking Standards for Development' (2002) The standards are maximum standards (see below).
- Parking spaces should not dominate (see photo 6) but be subordinate to the overall layout (see photo 5). The opportunity to use overlooked communal parking is encouraged. Communal parking also reduces the need for garages, although garages can also be incorporated into the design (see photo 5 below), giving the opportunity for more efficient use of the land.

Photo 5: Example of non-car dominant environment



Photo 6: Example of car dominant design



Type of development	Maximum car parking standards and service provision	Minimum cycle parking standards
Flats, maisonettes, bedsits	1 space per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided
Small houses (less than 3 beds) and affordable housing	1 space per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided
Large dwelling houses	2 spaces per unit plus 1 space per 3 units for visitors	1 long term space if no garage or shed provided

### 3.11 Sustainability

- Sustainable development principles should be incorporated into the development. Any measures, which increase the sustainability of the development, will be encouraged. Areas that are particularly important to consider in any development are highlighted below:
- Dwellings should be orientated within 30 degrees of south to offer the best opportunity for maximising passive solar gain and reduce energy requirements.

- Dwellings should maximise glazing areas on the south facing elevations with smaller windows to the north sides in order to make the most efficient use of energy.
- Locally sourced building materials and re-used locally available inert materials such as demolition waste for fill and hardcore should be used.
- Dwellings should incorporate elements such as the use of super insulation and triple glazing.
- The site should have good access into and through the site for pedestrian and cycling and provide interesting and useful spaces.
- Planting of trees and shrubs within the site is essential with the use of native trees.

### 3.13 Drainage

- Sustainable drainage systems (SUDS) should be incorporated into the design, these are:
  - Water butts for rainwater recycling.
  - Permeable surfaces for drives, car parking and roads.
  - Filter strips and swales.
  - Soakaways and infiltration trenches/basins.
  - Detention basins (dry balancing ponds), retention ponds (wet balancing ponds) and wetland area.
- Any such drainage system should be designed to attenuate the 1 in 100 year storm plus 20%
- The development should incorporate the recycling of grey water and rainwater within the design.
- Early consultation with the Environment Agency is advisable to discuss drainage for this site.

### 3.14 Crime Prevention

- The Office of the Deputy Prime Minister in co-operation with the Home Office has now prepared guidance on planning and crime prevention in 'Safer Places', which is available on [www.odpm.gov.uk](http://www.odpm.gov.uk).
- This document recognises that the planning system is an important factor in a successful crime prevention strategy. Circular 5/94 Planning Out Crime advises that crime prevention is a material planning consideration.

- The Crime and Disorder Act 1988 Section 17 places a clear duty on local authorities to take due regard to the likely effects on the prevention of crime and disorder in the exercise of their various functions.
- The layout and design of the development must, therefore, have due regard to security issues. The local planning authority will seek to ensure the provision of open walkways, play areas and car parking facilities, which are safe and secure. Care should be taken to reduce unnecessary risks of noise and nuisance, for example developers should have regard to the relationship between dwellings and play areas.
- Developers are advised to consult the Sussex Police Crime Prevention Adviser prior to any planning application being submitted.

#### **4. Developer Contributions**

- Residential development brings new people into the area, which places additional demands on existing services and facilities. Government Guidance, such as Circular 1/97 makes it clear that if development is proposed in an area where services are at, or approaching, capacity then developers will be expected to contribute towards offsetting the impact of the development.
- Contributions are sought for the following facilities/ services in the Lewes District where a shortfall exists in the locality;

##### 4.1 Affordable Housing

- There is a recognised shortfall of affordable housing within the District, Therefore, in accordance with Policy RES9 (Affordable Housing) in the adopted Lewes District Local at least 25% of the development of this site should be affordable (i.e. 18 units).
- The mechanism for delivering this affordable housing is set out clearly in the `Supplementary Planning Guidance on the provision of affordable housing as part of new residential development`. In summary the affordable housing should be provided with no public subsidy. Appendix 4 of this Brief is an extract from the SPG and highlights the funding gap required to contribute towards the affordable housing.

##### 4.2 Open Space

- In accordance with the National Playing Field Association Standards (NPFA) there is a recognised shortfall of public open space Wivelsfield as follows;

Outdoor sports shortfall: -0.28ha  
 Casual/informal children's play space: -0.91ha  
 Equipped children's play area: -0.25

- Therefore, in accordance with Policy RES19 (Provision of Outdoor Playing Space) in the adopted Lewes District Local Plan commuted payments will be required for outdoor sports provision and/or the enhancement commensurate with the scale of the development.
- The mechanism for delivering this outdoor playing space is set out clearly in the 'Supplementary Planning Guidance on the provision of outdoor playing space as part of new residential development'. Appendix 5 of this Brief sets out the contributions required from the developer, based on the SPG.

#### 4.3 Recycling

- The Council has adopted "Supplementary Planning Guidance on the provision of kerbside recycling facilities as part of new residential development".
- The District Council provides a kerbside recycling scheme for the collection of paper, plastic, cans and foil. Each household is provided with appropriate containers and the collected materials are taken to the Lewes Recycling Centre or a facility in Wealden for processing.
- A developer's contribution of £16.12/unit is required to ensure that new properties can be added to the overall kerbside collection scheme when new residents move into the property.
- In addition, the recycling of glass is currently undertaken by taking it to a collection point. Within a development of this scale the developer(s) will be required to provide a suitably accessible vandal/ sound proof glass collection point as part of the overall development proposal.

#### 4.4 Accessibility

- The District Council is implementing several elements of the East Sussex County Council's "Interim Supplementary Planning Guidance – A New Approach to Developer Contributions towards East Sussex County Council infrastructure and facilities" (as agreed by the Cabinet at Lewes District Council)
- One element that is being sought is the need for all development to provide for the off site transport measures that are necessary to make the site as accessible as possible to non-car modes of transport.
- For a development of more than 6 dwellings, this requirement includes the need to make an "accessibility improvement contribution" towards relevant local transport programmes and initiatives.
- With regard to this site it will be necessary to involve both East Sussex and West Sussex County Councils, as Highway Authorities, in discussions about the works required in association with this proposal. However, the financial contributions sought will be based upon the SPG produced by East Sussex County Council as

this is the guidance that has been approved by East Sussex County Council and Lewes District Council for the purposes of development control.

- This site is within Accessibility Zone 4, as defined in the East Sussex SPG. Therefore, the contributions that will be sought per dwelling are outlined in Appendix 5.

#### 4.5 Education

- In accordance with Policy RES20 (Provision of Educational Facilities) in the Adopted Lewes District Local Plan it is recognised that where there is an existing shortfall in educational facilities additional residential development will be expected to make a financial contribution for the additional demands that it will generate.
- Consequently, the District Council is implementing the element of the Supplementary Planning Guidance - "A new Approach to Development Contributions" (produced by East Sussex County Council) in relation to education requirements (as agreed by the Cabinet at Lewes District Council)
- In areas where school roles are at capacity, or the likely pupil generation from a proposed development would reach capacity, then financial contributions will be sought for residential development of more than one bedroom.

Appendix 5 shows the contribution that will be sought.

(N.B. All the financial contributions will be subject to review to reflect inflation. However, any changes will be subject to approval by the Council).

#### 4.6 Other developer contributions

- It is recognised that there are other services/facilities where there is a shortfall in provision that will be exacerbated by new development. However, at present Lewes District Council only secures contributions towards the above five services. These arrangements will be reviewed with regard to extending this range of services in the future.
- With regard to other services/facilities where there is a recognised shortfall it may be appropriate to seek from the developer a contribution as a `planning gain` from the development. However, such contributions will not be a pre-requisite to development taking place.

## **Appendix 1 – Extract from adopted Lewes District Local Plan (2003)**

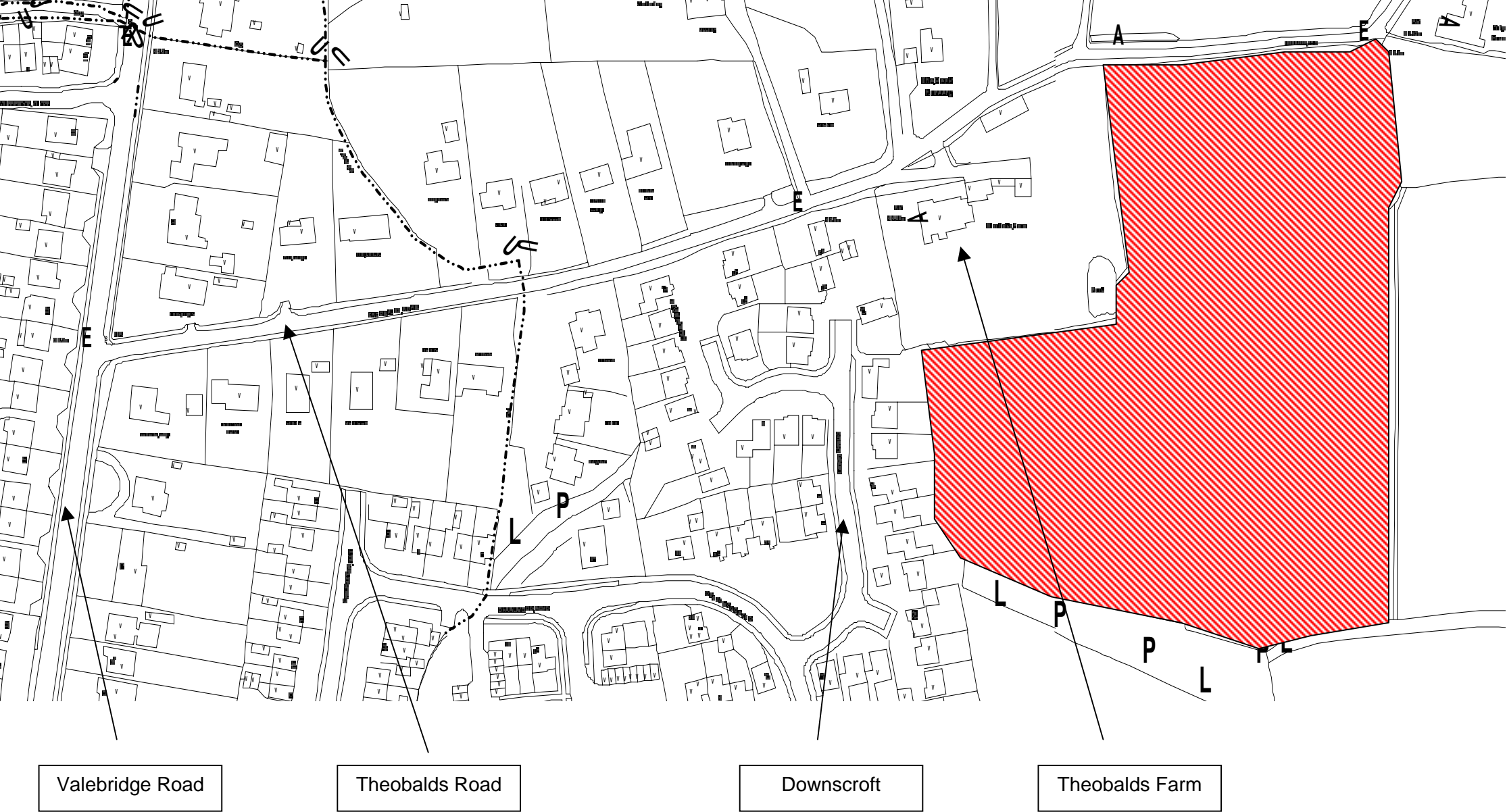
**WV1** *Land at Theobalds, as identified on Inset Map No 23d, is allocated for residential development at a target minimum of 70 dwellings, subject to compliance with all other the following:*

- (a) vehicular access to the site shall be via the Downscroft estate*
- (b) the development shall provide wherever possible for the retention of existing trees and hedges and will require a landscape buffer of at least 10m width along the northern, eastern and southern edges of the site*
- (c) the development shall comply with all relevant District-wide Policies**

34.12 This site comprises 2.33ha of land immediately adjoining the developed area of Burgess Hill, although it lies within Lewes District.

34.13 In the context of Lewes District, the site is relatively well located in relation to urban services and facilities, employment sources and reasonably frequent public transport (both buses and trains). Although development here would extend the urban area into a generally undeveloped zone the site is fairly well self-contained visually and, with careful attention to the retention of trees and vegetation, need not affect the setting of Theobalds, a listed building. It is therefore allocated for a minimum of 70 units, of which at least 18 should be affordable.

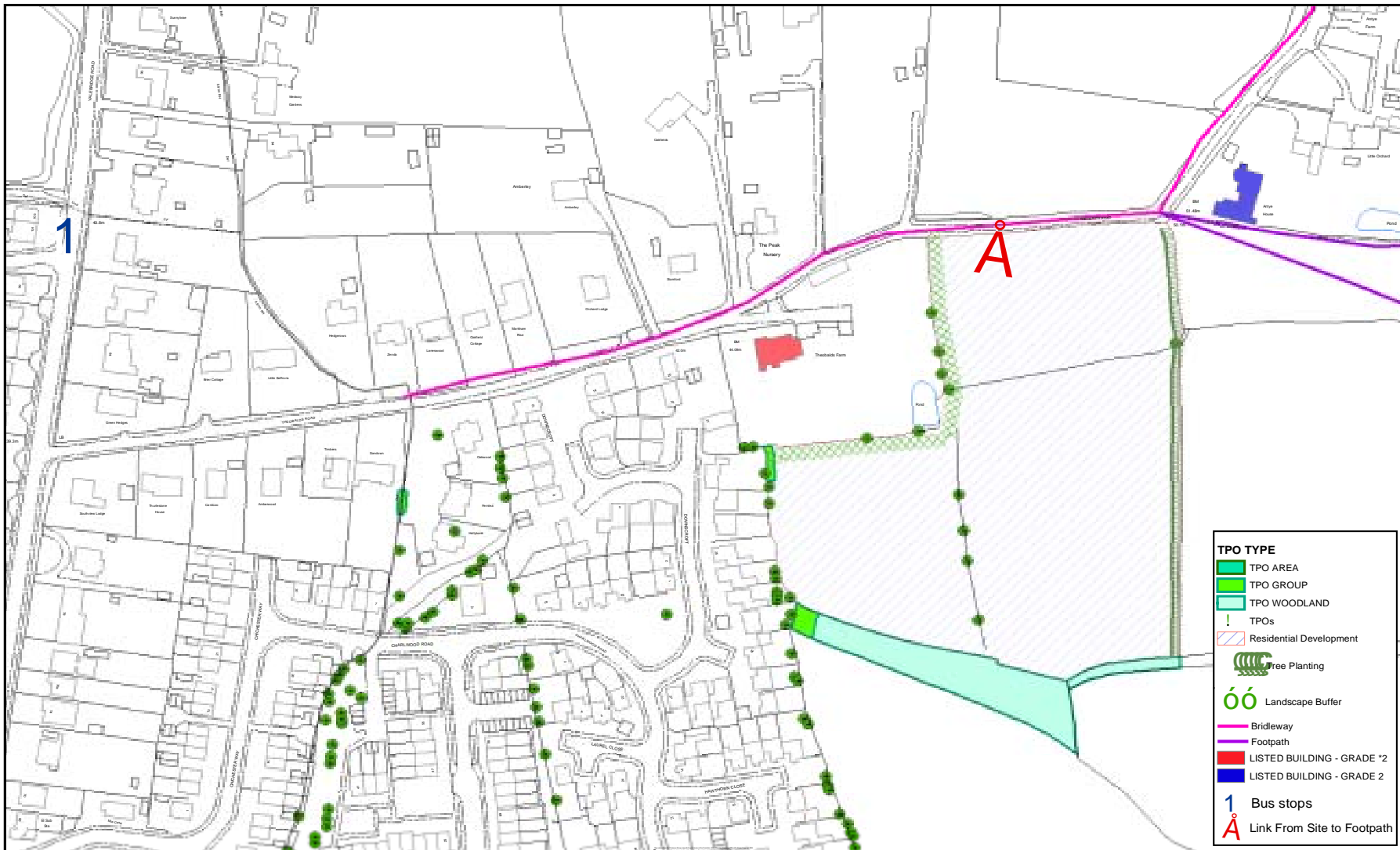
34.14 Access to the site must be via the Downscroft Estate. Access via Theobalds Road would require road improvements on third party land under multiple ownership. Theobalds Road also joins Valebridge Road near to the brow of a hill, which would have safety implications.



**Appendix 2: Location of Theobalds site**

Site





TPO TYPE	
[Pink shaded area]	TPO AREA
[Light green shaded area]	TPO GROUP
[Cyan shaded area]	TPO WOODLAND
[Hatched area]	TPOs
[Hatched area]	Residential Development
[Green circles]	Tree Planting
[Green line]	Landscape Buffer
[Pink line]	Bridleway
[Purple line]	Footpath
[Red building]	LISTED BUILDING - GRADE '2
[Blue building]	LISTED BUILDING - GRADE 2
[1]	Bus stops
[A]	Link From Site to Footpath

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Appendix 3: Topographical details of Site and surrounding area

1:2,000



## Appendix 4: 2003 –2004 Guidance for Affordable Housing Contributions

		1	2	3	4	5	6	7
Unit Size M <sup>2</sup>	Assumed No. Beds	Assumed 1999 valuation (based on <u>limited</u> existing NDHA stock)	Target Rent p/w A	Net Rent p/w	Yearly Net Rent	Mortgage Funded by Net Rent	Total Cost Indicator (ICI)	Funding Gap
30 -35	<b>1</b>	£42,700.00	<b>£56.84</b>	£47.06	<b>£2,447.35</b>	£35,753.14	£70,600.00	£34,846.86
35 -40						£35,753.14	£77,300.00	£41,546.86
40 -45						£35,753.14	£84,000.00	£48,246.86
45 -50						£35,753.14	£90,600.00	£54,846.86
50 -55						£35,753.14	£97,300.00	£61,546.86
55 -60	<b>2</b>	£65,600.00	<b>£65.75</b>	£51.87	<b>£2,697.20</b>	£39,180.25	£104,000.00	£64,819.75
60 -65						£39,180.25	£110,600.00	£71,419.75
65 -70						£39,180.25	£117,300.00	£78,119.75
70 -75						£39,180.25	£124,000.00	£84,819.75
75 -80						£39,180.25	£130,700.00	£91,519.75
80 -85	<b>3</b>	£88,000.00	<b>£78.50</b>	£ 60.65	<b>£3,153.74</b>	£46,124.82	£137,300.00	£91,175.18
85 -90						£46,124.82	£144,000.00	£97,875.18
90 -95						£46,124.82	£150,700.00	£104,575.18
95 -100						£46,124.82	£157,400.00	£111,275.18
100 -105						£46,124.82	£164,000.00	£117,875.18
105 -110	<b>4</b>	£98,700.00	<b>£82.66</b>	£61.76	<b>£3,211.46</b>	£46,510.29	£170,700.00	£124,189.71
110 -115						£46,510.29	£177,400.00	£130,889.71
115 -120						£46,510.29	£184,100.00	£137,589.71

**Assumption: Borrowing Rate for RSLs 8 % Service Charge (on costs) 11%**

### Footnote

A) Target rent based on 1999 property valuation and number of bedrooms. They are set at +/- 5% of the target rent generated by the Housing Corporation Grant calculator. This table assumes target rents + 3%

## **Appendix 5: Developer Contributions**

### **Education**

In areas where school roles are at capacity, or the likely pupil generation from a proposed development would reach capacity, the following will be sought for residential developments of more than one bedroom:

<b>Primary education</b>	<b>£1409 per unit</b>
<b>Secondary education</b>	<b>£1315 per unit</b>

### **[NB figures taken from ESCC Draft SPG 'A New Approach to Development Contributions]**

In specific circumstances there may be a requirement to contribute towards other forms of education provision.

### **Accessibility**

Factors that will be taken into account in assessing the detailed design of access and circulation for any development proposal include:

If development is large scale or in an area with historic transport problems the District Council may require the submission of a transport assessment with any development proposals. This will inform which elements of a wider package of transport measures will be of greater priority to be brought forward via developer contributions resulting from development of these sites.

### **Recreation**

<b>Size of dwelling in area of shortfall</b>	<b>Outdoor sports element of NPFA standard</b>	<b>Casual / informal children's play space element of NPFA standard</b>	<b>Equipped children's play space element of NPFA standard</b>
<b>2 bedroom dwelling (3 persons)</b>	<b>£801</b>	<b>£396</b>	<b>£1686</b>
<b>3 bedroom dwelling (4 persons)</b>	<b>£1068</b>	<b>£528</b>	<b>£2248</b>
<b>4 bedroom dwelling (5 persons)</b>	<b>£1335</b>	<b>£660</b>	<b>£2810</b>

**[NB Figures not including land costs. Based on April 2001/March 2002 rates]**

### **CALCULATION OF RECREATION CONTRIBUTIONS**

<b>Site</b>	<b>Min. No. dwellings</b>	<b>Outdoor sports</b>	<b>Casual Informal children's playspace</b>	<b>Equipped Children's play area</b>
Wivelsfield Land	70	Between	Between	Between

at Theobalds		<p>£56,070 - £93,450</p> <p><b>Contribution to Mid Sussex towards local outdoor sports provision</b></p>	<p>£27,720 - £46,200</p> <p><b>On site provision of informal / children's playspace</b></p>	<p>£118,020 - £196,700</p> <p><b>On site provision of equipped playspace</b></p>
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## **Appendix 6: Theobald's Listed Building Description**



Location : WIVELSFIELD, LEWES, EAST SUSSEX

IoE number : 418634

Date listed : 17 MAR 1952

Date of last amendment : 17 MAR 1952

WIVELSFIELD

THEOBALDS ROAD

5206

Burgess Hill

Theobalds

TQ 52 SW

ngr 532588 120635

1/62

17.3.52.

II\*

The home of the Attree family from the C16 to 1823. The back wing is the oldest portion, C17 or earlier.

Red brick and grey headers alternately. Horsham slab roof. Casement windows. C18 round-headed

doorway with flat hood on brackets and semi-circular fanlight with pointed divisions and an older door

having the date 1627 on it in studs. Front wing added in the C18. Faced with black mathematical tiles with

quoins of red brick or tiles. Tiled roof. Sash windows with glazing bars intact. Two storeys. Five windows.

## **Appendix 7: Other useful documents**

Lewes District Local Plan – April 2003. Produced by Lewes District Council. Cost £40 plus £10 p&p. (also available as CD at a cost of £15 plus 50p p&p)

Interim Supplementary Planning Guidance on the provision of affordable housing as part of new residential development – September 2003. Produced by Lewes District Council. Cost £2.50 plus p and p.

Supplementary Planning Guidance Note on the Provision of outdoor playing space as part of new residential development – February 2002. Produced by Lewes District Council. Cost £2.50 plus p and P

Supplementary Planning guidance on `A new approach to development contributions. Produced by East Sussex County Council. Cost \*\*\*\*

Supplementary Planning Guidance for East Sussex – February 2002 – Parking Standards at Development

## **Appendix 8: Useful Contacts**

Planning Policy	James Mant Senior Planning Officer	Planning & Policy Lewes District Council Southover House Southover Road Lewes, BN7 1AB Tel: (01273) 484417 E-mail: james.mant@lewes.gov.uk
Planning Policy	Debbie Portchmouth Principal Planner	as above Tel: (01273) 484410 E-mail: debbie.portchmouth@lewes.gov.uk
Development Control	Andrew Hill Principal Planner	as above Tel: (01273) 484422 E-mail: andrew.hill@lewes.gov.uk
Noise, contamination, pollution, recycling	Tim Bartlett Senior Environmental Health Officer	as above Tel: (01273) 484345 E-mail: Tim.Bartlett@lewes.gov.uk
Affordable Housing	Roger Moore Policy & Development Officer	Affordable Housing Lewes District Council Council Offices Fisher Street Lewes, BN7 2DG Tel: (01273) 484016 E-mail: Roger.Moore@lewes.gov.uk
Development Control – Highways	Les Milton	East Sussex County Council County Hall St Anne's Crescent Lewes, BN7 1UE Tel: (01273) 482277 E-mail: Les.milton@eastsussexcc.gov.uk
Technical Specialist – Planning Liaison	Edward Sheath	Environment Agency Saxon House Little High Street Worthing West Sussex BN11 1DH Tel: (01903) 215835 E-mail: Edward.Sheath@Environment- Agency.gov.uk
Infrastructure Issues	Alan Cowling Senior Planner	Planning Services West Sussex County Council The Grange, Tower Street Chichester PO19 1RH Tel: (01243) 777100 E-mail: alan.cowling@westsussex.gov.uk