

SEDLESCOMBE NEIGHBOURHOOD PLAN 2016-2028

STATE OF THE PARISH REPORT



Our Vision

To make Sedlescombe a vibrant place that values its past but looks to the future, where people are proud to live and work and to be part of a caring community. To ensure the character and identity of the village is maintained and enhanced whilst allowing growth and encouraging a sense of community through well planned housing appropriate to the needs of the community.

Our Objective

"To keep the integrity of this quintessential English Village" (Residents' Survey)

**Published by Sedlescombe Parish Council under the
Neighbourhood Planning (General) Regulations 2012**

September 2016

TABLE OF CONTENTS

1	Introduction	1
2	Sedlescombe Neighbourhood Plan: Background and Process.....	1
2.1	Background.....	1
2.2	Residents' Survey Methodology.....	4
2.3	Young Persons' Workshops Methodology	5
2.4	Stakeholders' Survey Methodology	5
2.5	Other Stakeholders' Methodology.....	6
2.6	The Exhibition, Sites and Results from this Consultation.....	6
3	Major issues identified for Sedlescombe	7
3.1	Strengths	7
3.2	Weaknesses	7
3.3	Opportunities	8
3.4	Threats.....	8
4	Sedlescombe: A Brief Description	8
4.1	The Parish of Sedlescombe	9
4.2	The Main Settlement of Sedlescombe	10
4.3	History	13
4.4	Parish Council	13
4.5	Demographic trends.....	14
4.6	Community Activities	15
4.7	Volunteering in Sedlescombe.....	16
4.8	Communication within the Parish.....	17
5	Transportation and Access	19
5.1	Bus	19
5.2	Footpaths.....	20
5.3	Car.....	21
5.4	Walk.....	21
6	Employment and Unemployment in Sedlescombe	22
6.1	Major Employers in Sedlescombe	24
6.2	Industrial Sites in Sedlescombe	24
7	Education in Sedlescombe.....	26
8	Health.....	28
8.1	Doctors' Surgery	28
9	Environmental, Heritage, Landscape Factors, Green Space and Footpaths	28

9.1	Strategic Environmental Assessment	28
9.2	Area of Outstanding Natural Beauty	30
9.3	Sites of Nature Conservation Importance (SNCI)	30
9.4	Archaeologically Sensitive Area.....	33
9.5	Ancient Woodland.....	34
9.6	Red Barn Field Nature Park	34
9.7	Rights of Way.....	34
9.8	Sedlescombe Conservation Area.....	35
9.9	River and Flood Risk Zone	36
10	Traffic and Parking	38
10.1	Brede Lane	38
10.2	The Green	39
10.3	The Street.....	40
10.4	Police Comments Regarding Traffic and Parking.....	40
10.5	Employers' Comments on Parking.....	41
11	Use of Village Facilities.....	41
11.1	Major Village Facilities	41
11.2	All Village Facilities.....	43
12	Housing in Sedlescombe	45
12.1	Current Position	45
12.2	Future Property Needs	46
12.3	Future Housing and Development Needs	49
12.4	Location and Size of Housing Development	49
12.5	Size of Development.....	50
12.6	Sustainability in the Built Form.....	51
12.7	Speed of development.....	51
13	Site Appraisals and Results from the Residents' Consultation Exhibition	52
13.1	Residents' Preferred Sites.....	52
13.2	SHLAA and Exhibition Sites 2013	54
14	Relevant Planning Policies for Sedlescombe Neighbourhood Plan	55
14.1	Sedlescombe Parish Location	55
14.2	National Planning Policy Framework (NPPF)	55
14.3	Local Plan 2006 and Compliance with NPPF.....	56
14.4	Rother District Council's Core Strategy (adopted) 2011-2028	57
15	Spatial Vision for Rother in 2028	67

15.1	Rother's Strategic Objective for Rural Areas	67
16	Sedlescombe's Vision	67
16.1	Sedlescombe's Objective	68
17	Sedlescombe Neighbourhood Plan	68
17.1	Background Evidence.....	69
	Appendices.....	75
	Glossary	76
	Acknowledgements.....	80

Tables

Table 12-1	Property Type Available	46
Table 13-1	Residents' Preferences for Development Sites.....	52
Table 13-2	Exhibition Survey: Positive and Negative Comments on Sites	53
Table 14-1	Core Strategy Policies.....	58
Table 17-1	Key Documents Used for Sedlescombe Neighbourhood Plan.....	69

Figures

Figure 4-1	Change in Age Profile 2001 to 2011	14
Figure 4-2	Age Profile Comparison to Region	14
Figure 6-1	Employment Compared to the Region	23
Figure 11-1	Use of Main Commercial Facilities.....	42
Figure 12-1	Housing Composition, Census 2011	46
Figure 12-2	Reason Residents' Children Unable to Live in Sedlescombe	47
Figure 12-3	Interest in Shared Ownership Housing	47
Figure 12-4	Preferred Price of Housing Wanted	48
Figure 12-5	Desirable Employment Opportunities	48
Figure 12-6	Preferences for Type of New Homes	49
Figure 12-7	Preference for Greenfield vs. Brownfield Sites	50
Figure 12-8	Preference for Size of Housing Development.....	51
Figure 12-9	Preference for Resource Saving Systems.....	51

Maps

Map 4-1	Parishes of East Sussex	9
Map 4-2	Parish of Sedlescombe.....	10
Map 4-3	Settlement of Sedlescombe	12
Map 5-1	Bus Routes in Sedlescombe	19
Map 5-2	Footpaths in Sedlescombe	20
Map 5-3	Walking Distances from Village Shop	22
Map 6-1	Main Industrial Sites in Sedlescombe.....	25
Map 9-1	Sites of Nature Conservation Importance	31
Map 9-2	Archaeologically Sensitive Area.....	33
Map 9-3	Sedlescombe Conservation Area.....	35

Map 9-4 River Zones	36
Map 9-5 Flood Risk Zones	37
Map 10-1 Traffic and Parking Problem Areas	38
Map 13-1 SHLAA and Exhibition Sites	54

1 Introduction

The purpose of this document is to provide a summary of the state of Sedlescombe Parish and also detail of the evidence collected in preparation to develop Sedlescombe's Neighbourhood Plan. The body of the report contains key findings but the whole report including the appendices should be read as a significant amount of detail exists within these more detailed documents. This evidence will be used to create a Neighbourhood Plan specifically to determine sites for housing development over the next 12 years in the Parish. The plan's objective is to satisfy the District Council's housing allocation by using a finer grain of analysis to customise the plan to **ensure its acceptability to residents** whilst ensuring general conformity to local government and conformity to central government policies.

2 Sedlescombe Neighbourhood Plan: Background and Process

For complete time line of activities, see Appendix 1.

2.1 Background

On 18 February 2013, following the publication of the SHLAA report and a proposed large development outside the existing development boundary, Sedlescombe Parish Council (PC) resolved to initiate a Neighbourhood Plan.

The objective is to find sites for 35 dwellings in large developments (6 or more houses) which are acceptably located for residents and which conform to the National Planning Policy Framework (NPPF) and generally conform to the Rother Local Plan 2006 and the emerging Rother Local Plan.

Whilst waiting for the District Council to advertise and agree the Neighbourhood Plan area, the Sedlescombe Neighbourhood Plan Project Group was formed and commenced the process of evidence collection and consultation with residents and stakeholders.

The process has followed the following major stages (complete list of all processes in Appendix 1).

- **18 February 2013** - Sedlescombe Parish Council passed the resolution "*That in accordance with the Town & Country Planning Act 1990, The Planning & Compensation Act 2004, The Localism Act 2011 and the Neighbourhood Planning Regulations 2012, Sedlescombe Parish Council will prepare a Sedlescombe Neighbourhood Plan (SNP)*".
- **15 March 2013** - an email was sent to the Parish Distribution list announcing the Neighbourhood Plan.

- **19 March 2013** - Sedlescombe Neighbourhood Plan Project Group (SNPPG) was constituted by the PC with terms of reference. This was an Advisory Committee of the Council with one non-councillor. Later, when the non-councillor was co-opted to the PC, the committee became an executive one with the power to produce a Sedlescombe Neighbourhood Plan.
- **22 March to 10 May 2013** - In accordance with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012, the District Council gave notice in the Battle Observer and on the Rother Planning website that Sedlescombe Parish Council had applied for designation of the Parish as a neighbourhood area for the purposes of preparing a neighbourhood plan. Comments on the identification of the area to be covered were invited (7 weeks allowed). (No comments received by Rother.)
- **March/April 2013** - Sedlescombe Parish Council 2013 Annual Report & Directory was hand delivered to every home in the parish of Sedlescombe. Neighbourhood planning was included in the Annual Report and a separate four-page A5 flyer was included. The flyer asked residents to submit sites that might be suitable for housing development (see Appendix 2).
- **May/June 2013** - Committee members contacted landowners around the village to discuss the Neighbourhood Planning process personally.



- **30 April 2013** - Parish Annual meeting, neighbourhood planning explained to more than 130 attendees.
- **26 and 28 June 2013** – Parish Councillors conducted workshops with 1st and 2nd year students at Pestalozzi (see Appendix 12).
- **1 July 2013** – Sedlescombe Neighbourhood Plan area agreed by Rother District Council Cabinet.
- **Early July 2013** - A major survey was sent to every resident over 18 in Sedlescombe. Replies accepted throughout July 2013 (see Appendices 3, 7 and 8).

- **12 July 2013** - Grant of £7,000 awarded to Sedlescombe Parish Council from the Supporting Communities in Neighbourhood Planning Programme towards the employment of a planning consultant.
- **14 July 2013** - Local volunteers, known as 'Street Champions' began to visit homes in the parish to encourage residents to complete their forms.
- **19 July 2013** - Initial closing date for return of resident survey forms. A box for completed forms remained in the village shop and those received before the end of the month were included in the results. A few completed forms arrived too late.
- **22 July 2013** - Young people's workshop at Claverham College (see Appendix 12).



- **27 July 2013** - The Neighbourhood Planning Committee had a stand at the Village Fayre to create awareness and answer questions from residents and other attendees. Results from free prize draw survey incentive announced. Prizes supplied by owner of Blackbrooks Garden Centre.
- **7 August 2013** - Based on survey results, site selection criteria were developed for initial assessment of site proposed for development. Site criteria (see Appendix 4).
- **August 2013** - Employers, businesses and all other stakeholders in the parish contacted and surveyed (see Appendices 5, 9 and 10).
- **14 and 15 September 2013** - Survey results and sites exhibited in the Village Hall for 2 days with 387 attendees (see Appendix 6).



- **18 October 2013** - Closing date for return of residents' and non-residents' site selection survey forms. Advertised via PC website with special arrangements offered for people without internet access.
- **22 October 2013** - Site selection sheets completed by residents and stakeholders assessed by PC Neighbourhood Plan Committee.

2.2 Residents' Survey Methodology

(See Appendices 3, 7 and 8.)

1. The survey was conducted from early July 2013 for a period of one month.
2. As the final acceptance of the Neighbourhood Plan will be by referendum, it was decided that the survey should be conducted to resident level as opposed to household level as households may have several adults all of whom may have different opinions. As a result the opinions of all adults would be taken into account rather than just one adult per household.
3. Surveys were hand delivered to each household with the requisite number of surveys and return envelopes for all adults registered on the electoral role.
4. The survey was advertised and explained in the Quarterly Bulletin accompanying the survey.
5. The survey was advertised on the PC website www.sedlescombe.org.uk.
6. An email to residents advertising the survey was sent to the 277 strong email data base and then an additional follow-up email. The survey was advertised using large posters at key locations in the village for the duration of the survey period. Posters were also put up in shops, PC notice boards and in the doctors' surgery.

7. Volunteer Street Champions were recruited to execute a door to door follow up of all households to ensure we reached every resident, even the hardest to reach, in the village. Up to three calls at each property was made in East View Terrace. This is the area where 119 socially rented households are sited and is historically unresponsive to village surveys (90% of these properties had lost their original survey form and new ones were supplied at the time of the door to door follow up).
8. The questionnaire was developed with the PC by professional research company Linda Jones and Partners to ensure the highest and most professional **independent** level of preparation and analysis.
9. Whilst being a long and detailed questionnaire (effectively 70 questions) the ultimate response was high and many comments were also received (see Appendix 3).
10. 605 surveys were returned representing 50% of all residents and 58% of all households in the Parish.
11. The returned surveys were well represented across all streets in the whole Parish.
12. The whole research report and questionnaire is at Appendix 7.

2.3 Young Persons' Workshops Methodology

(See Appendix 12.)

1. As the eventual Neighbourhood Plan will run for 15 years, it will be inherited by our young residents who are under 18 years of age.
2. To ensure we took their opinions into account, three workshops were arranged at Pestalozzi and Claverham College.
3. Students were asked to form into groups of 5 to discuss 5 topics related to housing development. Each group presented their topic to the whole workshop and students then answered a short questionnaire. Students also worked to sort (in order of priority) different housing styles to determine which type of houses would be most appropriate to different sites.
4. A total of 57 students took part in these useful workshops (full report at Appendix 12).

2.4 Stakeholders' Survey Methodology

(See Appendix 5.)

1. 61 employers and stakeholders in the Parish were identified including schools.
2. These included the doctors' surgery, Pestalozzi, the primary school, landowners, and farmers.
3. A 15-question survey was developed to determine employment numbers and attitudes towards employment and housing development in the Parish.
4. The survey was hand delivered to all recipients and followed up personally by members of the committee.
5. All large and medium sized employers responded. A total of 38 surveys were returned. A low response was recorded by sole traders. In addition it is believed many residents have work from home businesses which could not be captured by this survey.

2.5 Other Stakeholders' Methodology

(See Appendices 9 and 10.)

1. Real estate agents have been contacted and a report produced of their input and opinions (see Appendix 9).
2. The Police have been contacted and consulted on their views particularly in relation to parking and traffic (see Appendix 10).
3. Developers are harder to identify apart from those who have indicated a specific interest. A special contact point on the PC website was created to encourage comment from developers.

2.6 The Exhibition, Sites and Results from this Consultation

(See Appendices 6 and 13.)

1. A two-day exhibition was held in the village hall on the 14 and 15 September.
2. The purpose of the exhibition was to present the community with the work done to date by the PC on the Neighbourhood Plan.
3. The exhibition was announced in a special quarterly bulletin, on the PC's website, in the Battle Observer, in the weekly Sedlescombe News, by email to our 300-strong email data base and on 7 large signs at key points around the Parish.
4. All the surveys collected from the residents' survey and the young people's workshops were presented on 28 A1 posters.

5. Residents were channelled around the hall to ensure maximum exposure to the survey results before being shown the sites being exhibited.
6. 12 sites were exhibited including sites identified in RDC's SHLAA report (excluding one where the landowner did not wish his land to be developed). Site E12 was displayed but could not accommodate at least 6 dwellings.
7. Studies of other Parishes' neighbourhood plan exhibitions led the committee to present each site in a common format and size. This ensured that every site was given equal treatment whether small private land owner or large developer.
8. Residents were asked to rank the top 5 sites they wished to see developed and were also asked to nominate any sites they definitely did not want to be developed. In addition comments about all sites could be made.
9. Non-residents were also asked to comment on sites but not rank them.
10. The exhibition attracted 387 attendees of which 358 or 30% of all residents attended and 29 non-residents.

3 Major issues identified for Sedlescombe

1. Parking and Traffic in Brede Lane, The Street, The Green.
2. Determining sites to meet the requirements of the residents whilst satisfying the policies of the LPA and NPPF.
3. A lack of desire by residents to build on green space where brownfield sites are available.

3.1 Strengths

1. A strong community with over 80 active volunteers.
2. A willingness by the community to address housing growth.
3. A wide range of employment opportunities across all skill levels.
4. Sedlescombe is already a 'walking community'.

3.2 Weaknesses

1. An already concentrated village centre where additional development will strain sustainability and exacerbate parking and traffic issues.
2. 66% of those employed in the Parish come from outside the Parish.

3.3 Opportunities

1. To create economic growth and development in Sedlescombe resulting from well planned and located development.
2. To respond to and enhance the way residents live and use facilities in Sedlescombe.
3. To minimise car use by promoting development that is close or connected to work.
4. To ensure new housing development addresses environmental concerns of residents.
5. To potentially develop sites that offer alternative centres for employment and residents' facilities close to home.
6. To encourage employers to source staff from inside the Parish.
7. To better connect business in Sedlescombe with its residents to encourage more working locally or from home.

3.4 Threats

- To allow development that urbanises Sedlescombe. Allowing development unconnected to economic growth: that is, allowing new housing to simply create a dormitory with no real benefit to the Village and undermining safety and sustainability through increased traffic.

4 Sedlescombe: A Brief Description

Administratively, the Parish sits within Northern Rother division of East Sussex County Council, the Ewhurst & Sedlescombe electoral ward of Rother District Council and Sedlescombe Parish Council.

Map 4-1 Parishes of East Sussex

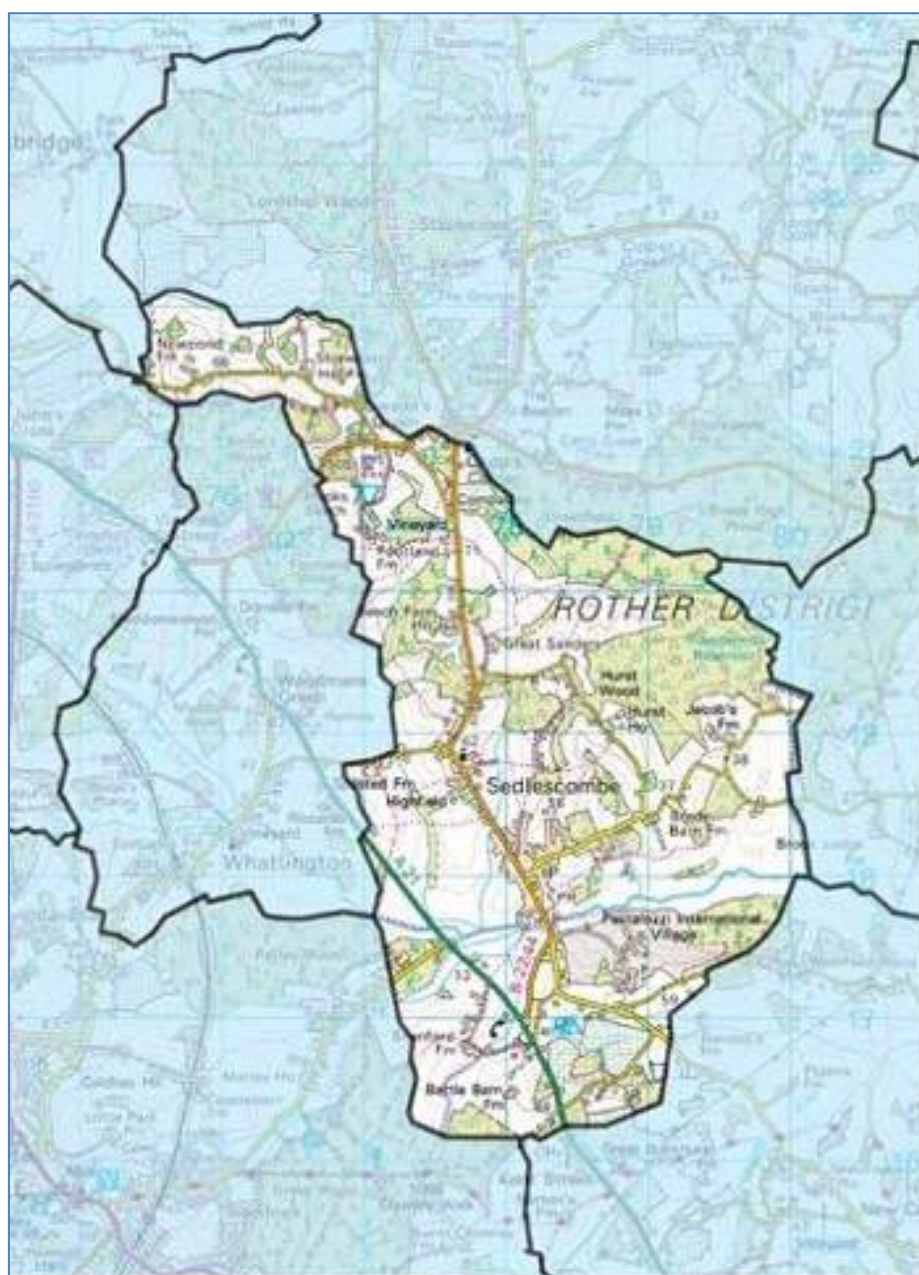


Sedlescombe Parish is centrally located within Rother District. Rother District Council runs services such as waste collection, local planning and social housing. East Sussex County Council has responsibility for some local services, such as education, social services and roads.

4.1 The Parish of Sedlescombe

As can be seen, the parish of Sedlescombe has its southern boundary situated approximately 7 miles north of Hastings and three miles east of Battle. It is rural in character.

Map 4-2 Parish of Sedlescombe



4.2 The Main Settlement of Sedlescombe

The village is situated in the southern part of the Parish and rises gently along the B2244 from the Brede Valley (see Map 4-3). The River Brede usually meanders gently through the fields of the valley but becomes a rushing torrent after heavy rain with regular flooding of the fields of the floodplain.

The original form of the village, now known as the “historic core”, grew up on a north to south orientation flanking either side of the B2244 known as The Street and The Green.

The narrow Village Green provides a central focus with surrounding houses dating from the 15th century through to the 20th century. On The Green is a picturesque Pump house built in 1900 to protect the village pump.



Thirty four of the buildings in this part of the village are Grade II listed for their special architectural or historic interest and the area is designated as a Conservation Area.



Just north of the Village Green, the timbered Manor Cottages are Grade I listed. The Parish Church is Grade II*. At the top of the Green, the local shop, the Queen's Head public house and Brickwall Hotel are located adjacent to each other.



Map 4-3 Settlement of Sedlescombe



From the top of the village green, at the centre of the Village, Brede Lane joins the B2244 and rises away from the village to the east to a point with wide reaching views back over the Brede Valley from Street Farm. Post World War 2 estate developments have been built along and directly off Brede Lane providing a range of different sizes and styles of modern properties. 39% of all dwellings in Sedlescombe Parish are either on or directly off Brede Lane. Both the doctors' surgery and the local school are accessed directly off Brede Lane

500 metres to the southern edge of the village on land rising from the Brede valley is Pestalozzi International Village, a charity which brings talented students from underdeveloped countries to study to University entrance level. The charity supports 40-50 students from Belize, India, Nepal, Uganda, Zambia, Zimbabwe and the Tibetan communities in exile in India. Pestalozzi is an important stakeholder in

the Parish. Adjacent to this is Chapel Hill leading towards Westfield and the southern Boundary of the Parish.

Continuing north out of the Village along the B2244, the village hall is located on the right just outside the development boundary and 400 metres further north just before Stream Lane is Sedlescombe C of E church located in the settlement of houses which was originally Sedlescombe (see Map 4-3). The village is surrounded by small to medium size farms, a vineyard and orchards with several small to medium industrial estates.

4.3 History

Despite today's rural surroundings, industry flourished in Sedlescombe in the past. An extensive ironworking site was operated by the Romans between the 1st and 3rd Centuries AD and The Street/Chapel Hill approximately follows the route of a Roman road. It has long been thought that a Roman wharf was situated on the banks of the River Brede in Sedlescombe in connection with the transportation by river of iron and maybe even a Roman settlement under the Pestalozzi buildings or under the village playing fields.

Situated only three miles from the site of the 1066 Battle of Hastings, a hoard of coins believed to be King Harold's war chest lay hidden just off The Street for 800 years before being discovered in the 19th century.



For 500 years, from at least the 14th Century, skins were worked and leather produced at Battle Abbey's Tannery near the northern bank of the river in Sedlescombe.

In 1750, the centuries-old corn mill near the river became a powder mill for making gunpowder and, despite several fatal accidents, continued to operate until 1874. Charcoal was an important ingredient and was a lasting industry in Sedlescombe, continuing to be produced in Petley Woods until the 1990s.

4.4 Parish Council

The Neighbourhood Plan has been spearheaded by the PC with 8 of its 9 councillors sitting on the Neighbourhood Plan Committee. Sedlescombe was the first Rother Parish Council to begin the Neighbourhood Plan process in 2013. Sedlescombe Parish Council was also the first Rother Council to achieve Quality Council status in

2004 with re-accreditation in 2009. It expects to obtain the Power of General Competence in 2017. Sedlescombe has been a very successful PC over many years winning the small village section of the Best Kept Village competition several times and the Best Kept Village in all Sussex on one occasion. It has won the Best Kept Village Green Award. It has also won the Sussex Village of the Year Award twice, the Environment Award for Southern and South East England and the National Community Award.

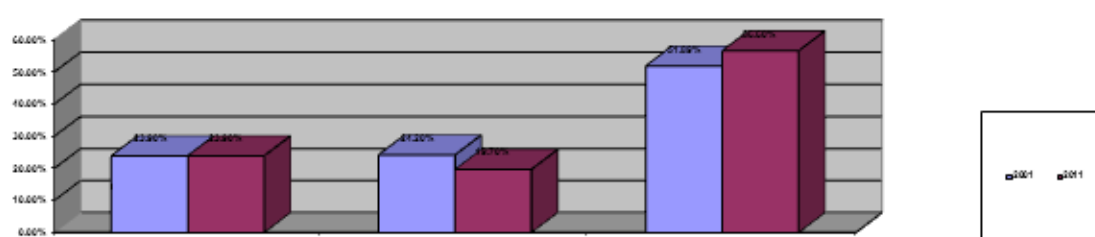


4.5 Demographic trends

Population by age

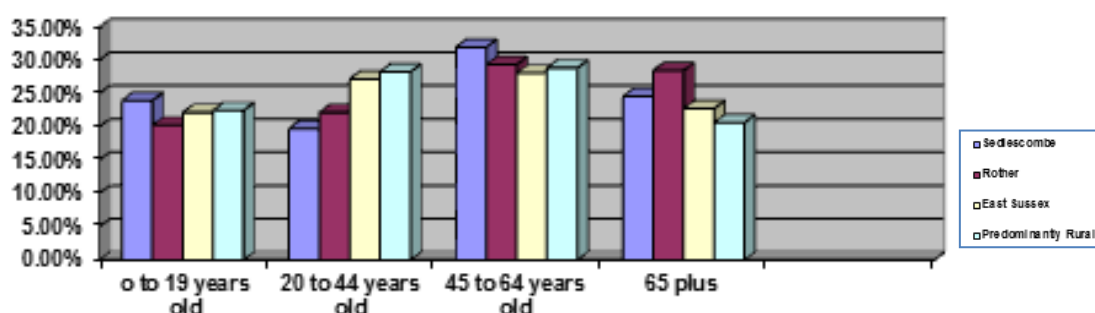
Over the last 10 years whilst the young population has remained static, the 20 to 44 year old group has declined and the over-45 group increased showing an ageing population.¹

Figure 4-1 Change in Age Profile 2001 to 2011



The most significant difference is that Sedlescombe has a much lower percentage of 20 to 44 year olds compared to the region and other rural areas. It is **not** significantly over weighted in the over 65 group versus the whole of Rother District. However Sedlescombe is over weighted in the 19 and under age group.

Figure 4-2 Age Profile Comparison to Region



¹ Census 2001 and 2011

4.6 Community Activities

Sedlescombe has wide number and variety of community groups and activities which include:

• Brownies	• Sedlescombe Players Drama
• Allotments	• Sedlescombe Rangers Football Club
• Badminton Club	• Sedlescombe Societies
• Bell Ringers	• Sedlescombe Sports Association
• Flower Club	• Short Mat Bowls
• Friends of the Parish Church	• The Parish Church
• Friendship Club	• The United Reformed Church
• Garden Society	• Thursday Club
• Netball	• Village Library
• Royal British Legion Association	• Women's Institute
• Sedlescombe Cricket Club	• Youth Group

34%

34% of all residents are active members of an average of 2.3 clubs or societies.²

Each year Sedlescombe Societies Association holds a Fayre on the sports field bringing all the separate societies together. A smaller Spring Fayre is run on the village usually in May each year.



² Residents Survey

4.7 Volunteering in Sedlescombe



Over **80 volunteers** are involved in a wide range of tasks within and for the PC.

Typical tasks involved are:

- Checking the safety of play areas weekly.
- Carrying out routine maintenance and repair projects around the village
- Delivering the quarterly bulletin or other material like neighbourhood planning brochures to every household.
- Sweeping the pump house on the Village Green.
- Maintaining floral displays around the Green.
- Litter picking around the lanes.
- Repairing and monitoring the comprehensive network of footpaths around the Parish.
- Managing the fruiting hedge row at Red Barn Field (owned by the PC behind the Village hall).
- Helping at events like the annual meeting or the neighbourhood plan exhibition.
- Speed watch.
- Driving local people to medical appointments.

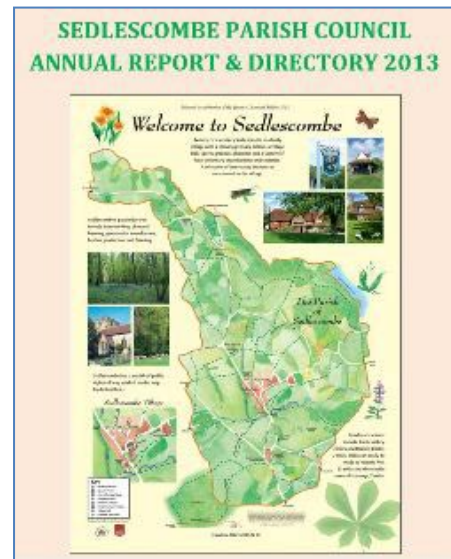
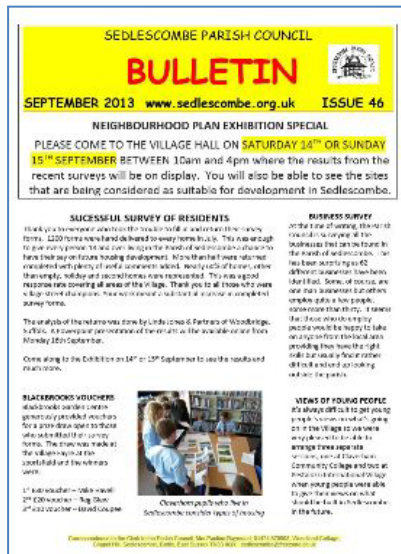


Sedlescombe Parish has saved over £5,000 or 10% of its precept in the last year through volunteering.

In addition to PC volunteers, there are many more people who help to improve community life in Sedlescombe by acting in a voluntary capacity for example by:

- Maintaining and running the village hall and sports pavilion.
- Serving on committees or as officers of village organisations.
- Being Churchwardens or members of the Parochial Church Council or involved with running the United Reformed Chapel.
- Being part of the Community Friends and helping those in need.
- Helping at the School. Running the Village Library.

4.8 Communication within the Parish



Sedlescombe has produced a Bulletin 3 times a year for the last 15 years and the majority of the time it has been **hand delivered** to each household in the Parish. Prior to this other ad hoc bulletins existed.

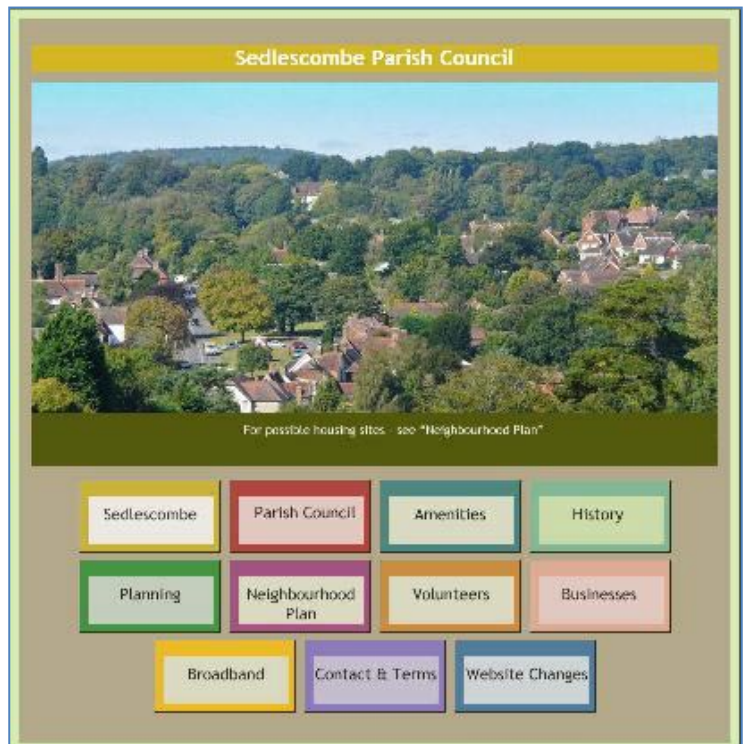
Once a year, leading up to the Annual Assembly of the Parish Meeting in April, the PC produces an Annual Report and Directory of Local Businesses and Organisations. This is also delivered to every household. The income from the advertising pays for the printing of the 700 booklets.

A well-managed and up to date web site maintained by the Parish Clerk.

To ensure we attract younger residents to the website a QR (quick response) code is being promoted on PC notices and future bulletins to make access to our website more immediate for the large number of



Smart
phone
use
rs.



Major events like the annual meeting, neighbourhood planning survey and exhibition are advertised on large boards around the centre of the village and main access points to the village including the village hall.



Since the commencement of the neighbourhood plan, an **email data base** has been developed to enable quick communication to as many households as possible. Currently the data base contains approximately 350 active recipients representing 25% of all residents and nearly half of all households in the Parish. All events in the process are both shown on the PC website and emailed to this significant data base.

Although not produced by the PC, the weekly Sedlescombe News is used to pass information to the community. It is available for 20p in the village store. The "Village Voice" column of the Battle Observer written by a Sedlescombe volunteer is similarly used.

Local posters advertising events and activities as well as PC agendas are displayed on the Parish notice board. Major events are also advertised in the village shop and the doctors' surgery.

The PC also publishes various items:

- Footpath Walks Around Sedlescombe
- A Walk through History in Sedlescombe
- A Century of Village Life 1894-1994
- Sedlescombe Illustrated Parish Map
- Sedlescombe's Pump and Pump house, a brief history
- What you need to know as a Dog Walker in Sedlescombe

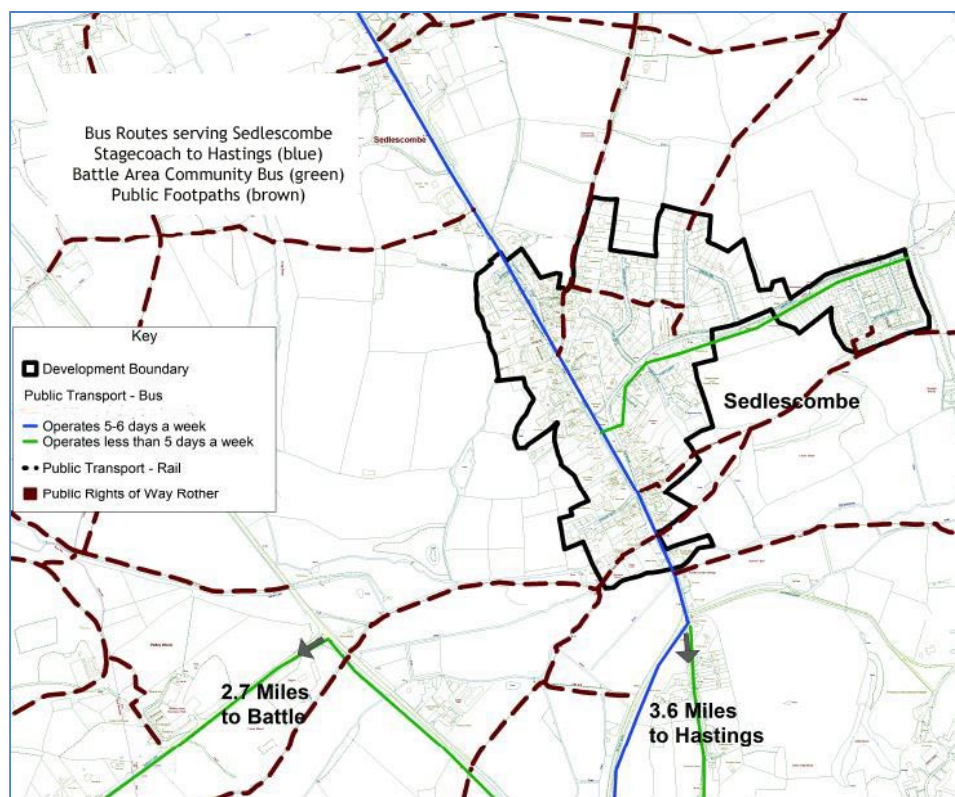
- Gorselands' grass verges

5 Transportation and Access

For employment, shopping and leisure needs, Sedlescombe is conveniently situated approximately 7 miles north of Hastings on the B2244, approximately ½ mile east of its junction with the A21 trunk road. Battle lies approximately 3 miles to the west. Bexhill, Eastbourne, Brighton and Tunbridge Wells can also be accessed fairly easily for similar purposes.

5.1 Bus

Map 5-1 Bus Routes in Sedlescombe



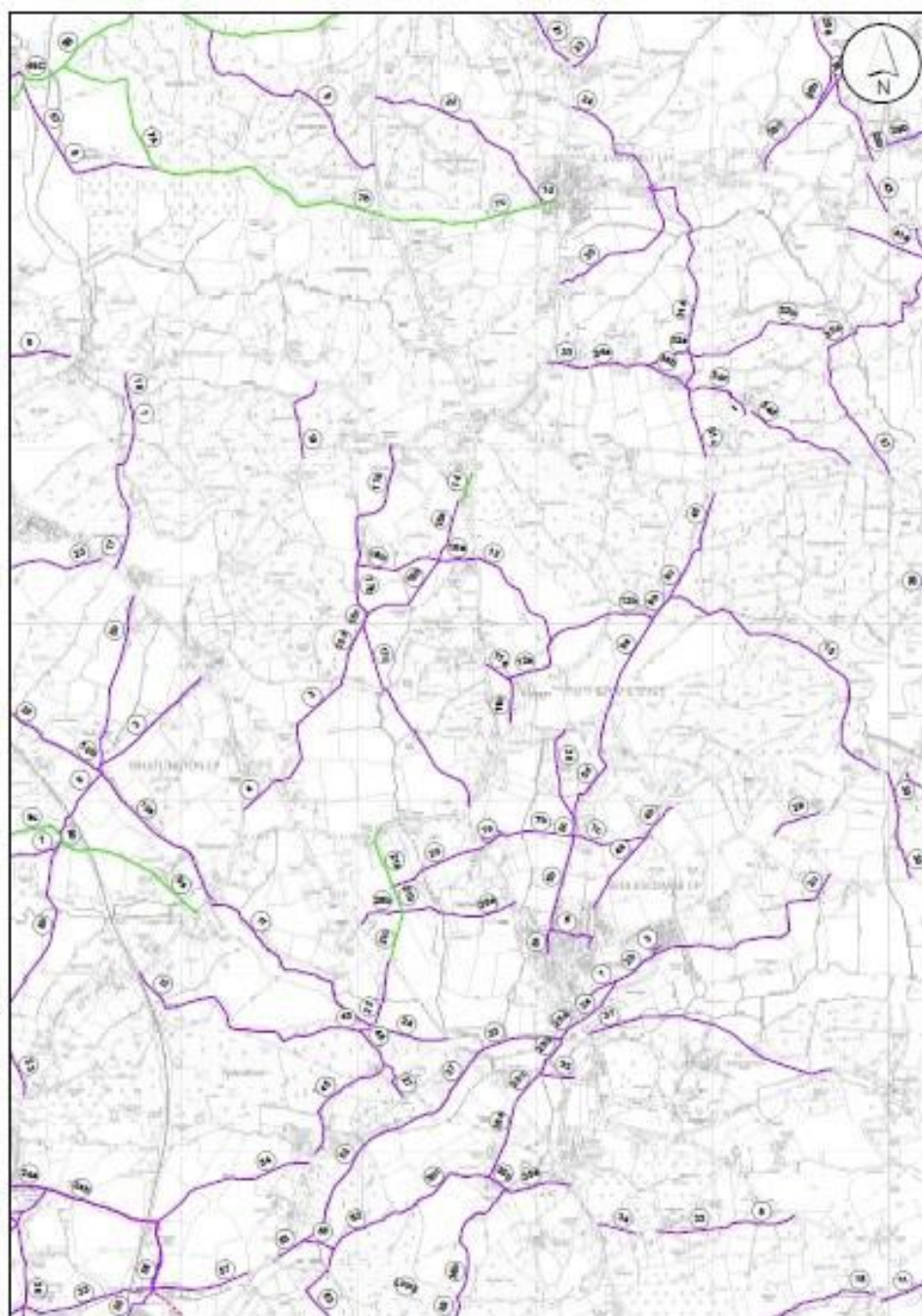
The Stagecoach bus service runs to Hastings every 2 hours during Monday to Friday in daylight hours and there is a summer Sunday service. A community bus also travels from East View to Sainsbury's 2-3 times each week.

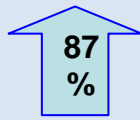
School buses travel to Bexhill, Claverham and Robertsbridge Colleges in term times.

5.2 Footpaths

There is a comprehensive network of well-used public footpaths in and around Sedlescombe but there are very few bridleways and no cycle ways.

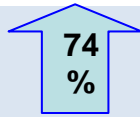
Map 5-2 Footpaths in Sedlescombe





87% of residents use the comprehensive footpath network 'regularly or occasionally'.³

5.3 Car



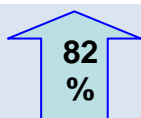
74% of residents travel by car to the centre of the Village 'usually or sometimes'.⁴

In addition a lift scheme is operated with 14 volunteers to help those without transport attend medical appointments.

5.4 Walk

Walking distances in Sedlescombe (see Appendix 11.)

- East from the Village Shop to the end of East View Terrace new development and the development **boundary is 900 metres on a relatively steep gradient along Brede Lane.**
- South to the edge of the development boundary **on a very gentle incline is 300 metres.**
- South out of the development boundary to the end of new development at Pestalozzi **is a gentle slope out of the village and a gently rising slope into the Pestalozzi site. 1100 metres.**
- North to the Village Hall just outside the development boundary **is a gently increasing slope of 500 metres.**
- South out of the village to Blackbrooks garden centre and café/restaurant **is 1000 metres on level ground.**
- Along the footpath to Marley Lane Business Parks **990 metres to 1140 metres**



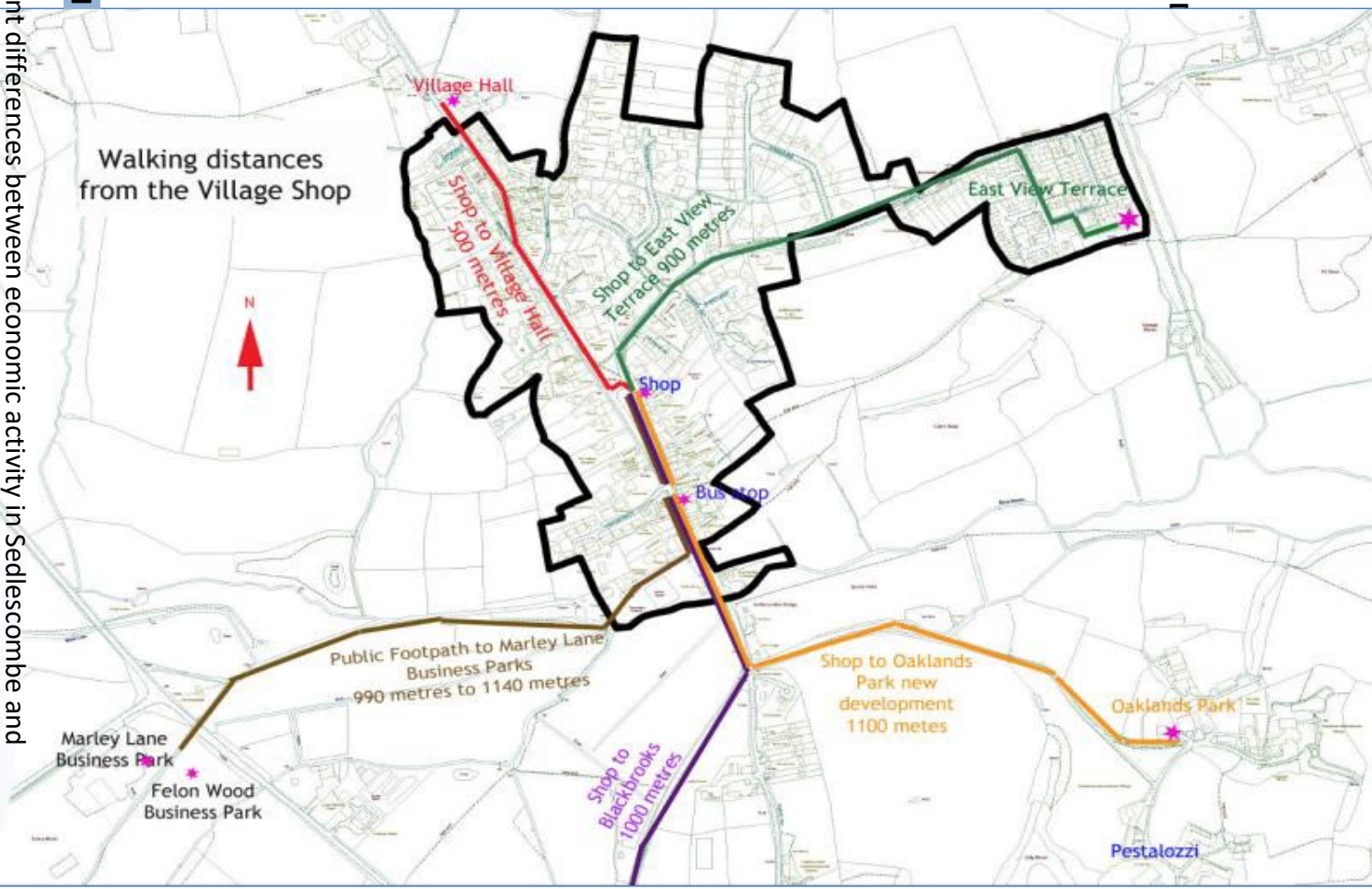
82% of the residents travel to the village centre by foot 'usually or sometimes'.⁵

³ Residents Survey

⁴ Residents Survey

⁵ Residents Survey

Map 5-3 Walking



6 Employment and

There are no significant differences between economic activity in Sedlescombe and the rest of East Sussex with the exception that other rural areas and East Sussex are slightly more economically active (see Figure 6-1).⁶

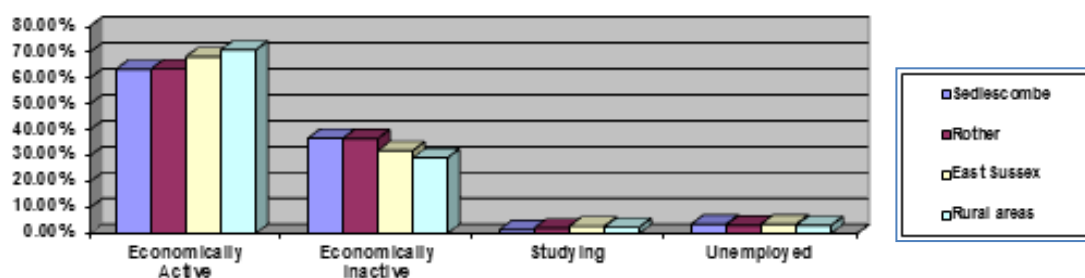
45 adults are unemployed in Sedlescombe of whom 22 are long term unemployed.⁷

There are at least 61 known businesses in Sedlescombe Parish employing 291 individuals. In addition there are many small self-employed businesses run from home.

⁶ Census 2011

⁷ Census 2011

Figure 6-1 Employment Compared to the Region



61

There are at least 61 known businesses in Sedlescombe Parish employing 291 individuals. In addition there are many small self-employed businesses run from home.⁸

66 %

66% of those employed in Sedlescombe come from outside the Parish.⁹

A typical comment from a local employer showing unemployment in Sedlescombe states that it is a skills issue, not a job availability issue, as there are 195 positions filled by non-residents and only 23 short-term unemployed residents.

“We employ staff who have the qualifications needed, regardless of where they live.”¹⁰

50 %

50% of all those employed in Sedlescombe work for 5 major employers.¹¹

77 %

77% of the employers in the Parish have been in existence for more than 5 years. Only one business had been established for less than one year.¹²

32 %

32% of the residents surveyed work outside the Parish.¹³

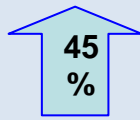
⁸ Stakeholders Survey

⁹ Stakeholders Survey

¹⁰ Stakeholders Survey

¹¹ Stakeholders Survey

¹² Stakeholders Survey



45% of employers could not fill their most recent vacancy with a resident in Sedlescombe.¹⁴

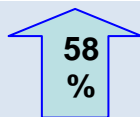
One result stemming from a comment on the stakeholder survey was to create a job site using face book but to be expanded at a later stage to make jobs available in Sedlescombe more accessible to residents.

6.1 Major Employers in Sedlescombe

The major employers are:

- | | |
|----------------|-------------------|
| • Pestalozzi | • Village School |
| • Blackbrooks | • Doctors Surgery |
| • Village Shop | • Brickwall Hotel |

The top **8 employers** are responsible for **183 or 63%** of the jobs in Sedlescombe.



58% of residents employed in the village walk or cycle to work, or live on the premises.¹⁵

6.2 Industrial Sites in Sedlescombe

There are 5 main industrial sites in Sedlescombe.



The Pump House Yard located next to the village shop is situated in a difficult location where access is either onto the Green or at the back directly onto the lane leading to the primary school.

¹³ Stakeholders Survey

¹⁴ Stakeholders Survey

¹⁵ Stakeholders Survey

The yard behind the Garage is located at the southern end of the Village Green and has a very narrow access and backs onto housing. A panel beater operates from this site and includes paint spraying. The site is small.



Map 6-1 Main Industrial Sites in Sedlescombe



Marley Lane is a large site with 5 modern units, 2 of which are still unoccupied. They provide a total of approximately 40000 sq. ft. There is planning permission for a 6th unit.



Directly across Marley Lane is a second industrial site with 5 older units, 4 of which are currently un-let since the economic downturn in 2008. Both are easily accessed either by car from the village, or by a good footpath from the village.



Two new developments on two other employment sites in Marley Lane received approval in 2013. East Sussex County Council will be operating a Highway Maintenance Depot including a salt barn and vehicle store on the south side of the Lane and Battle Wine Estates Ltd plan a new 265 sq. metre commercial building near Marley Lane's junction with the A21.

Sedlescombe Sawmills is about 2 miles north of the village boundary and has not operated as a sawmill since 2000. The units measure around 10,000 sq. ft. and are very old some dating back to World War 2. Half of the units are let to a steel fabricating company and a fencing contractor. The balance remains unlet despite constant advertising largely due to the unsuitable buildings and layout.



7 Education in Sedlescombe

Sedlescombe C of E primary school is located off Brede Lane in the centre of the Village. It is rated as good by Ofsted and **Outstanding** by the Diocesan Inspection. The Head teacher and the school are well respected by the community.



Currently the school is at full capacity. **60% of the students come from outside**

Sedlescombe Parish and the lack of car access to the school and lack of parking in Brede Lane causes a major traffic and significant parking problem at this location. The school continues to try to reduce the traffic and parking produced by parents with

Source: State of the Parish Report

walking buses and similar projects. The problem continues (see later section). According to the Education Authority, an increase in the number of primary age children in the Parish could be accommodated because the current school roll contains a large number of children from outside the Parish and adjustments could be made to amend this proportion. However, there is likely to be a short-term overcrowding problem because the school is currently oversubscribed. 12% of all those employed within Sedlescombe work at the school and of these, 71% live outside the Parish.¹⁶

Older pupils living in the Parish travel to Claverham Community College in Battle or Robertsbridge Community College.

Several private schools, including Vinehall and Claremont are within 3 miles of the Parish.

Pestalozzi International Village is charity founded in 1959 and is located outside the development boundary ¼ mile to the south of the village on a 165 acre estate. Pestalozzi is a major stakeholder in the Parish as a landowner, employer and educational facility. Their fully-funded two-year scholarship offers bright but economically-disadvantaged 16-19 year-old students from Belize, Bhutan, India, Nepal, The Tibetan communities in exile, Uganda, Zambia and Zimbabwe the chance to realise their potential. Pestalozzi's work is based on the principles of educating the whole person - 'the head, heart and hands' - as supported by a Swiss education reformer of the same name. After undertaking further university education in this country or abroad, the students make invaluable contributions in their own countries.

Students are also educated in sustainable development with many on site projects. 33 of the students participated in the young people's workshops as a part of the neighbourhood planning process.



Whilst funding for the students can be obtained from grants, it is difficult for the charity to find sufficient funds to maintain and improve its buildings and estate.

Planning permission for the development of 6 large 'executive style houses' was given to Pestalozzi in the last 4 years to enable the redevelopment of one of its

¹⁶ Stakeholders Survey

main buildings and to part fund the development of a new conference centre. This development was completed and opened in early 2016.

The 50 students walk 1200 metres to and from the Pestalozzi buildings to the Village each day to take the bus to Hastings.

11.5% of all those employed in the Parish work at the school of which 88% travel from outside the Parish.¹⁷

Pestalozzi is an important employer in the Parish and is close to the village. It is an important priority to ensure this stakeholder and charity remains both viable and located within Sedlescombe.

8 Health

8.1 Doctors' Surgery



The doctors' surgery is also located in Brede Lane and serves the community well. Its central location allows many residents to be able to walk to the surgery as parking both on the lane and in the car park is a continuing problem (see later section). The practice also provides a pharmacy service.

Should it be necessary to relocate the surgery in order to extend it, the search for a new site should focus on areas within the village centre in the first instance. Unfortunately there are no obvious sites for this due to the density of housing in the appropriate area.

An increase in people living in the Parish could be accommodated as the Doctors' Lists contain a reasonable number of people from outside the Parish that could be asked to register nearer to their homes.

9 Environmental, Heritage, Landscape Factors, Green Space and Footpaths

9.1 Strategic Environmental Assessment

The local planning authority requires the SNP to be subject to a Strategic Environmental Assessment (SEA) under the EU Directive 2001/42. This requires that the plan assesses the environmental impacts of its policies and proposals during its preparation against a series of sustainability objectives. The advice of Rother District Council has been sought with regard to the need for an Appropriate Assessment through a request for a screening opinion.

¹⁷ Stakeholders Survey

Given the policy scope of the SNP and the close and complementary relationship between both documents, it is proposed that the SEA of the SNP adopts the relevant environment objectives of the Sustainability Appraisal (SA) of the Core Strategy Sustainability Appraisal published in June 2012 and of the Core Strategy Sustainability Appraisal presented to Rother's full Council on 08/07/13.

Rother's relevant Strategic Spatial Objectives are as follows:-

SO5 Rural Areas To meet local needs and promote vital, viable and support vibrant, mixed communities in the rural areas whilst giving particular attention to the economic, ecological, public enjoyment and intrinsic value of the countryside.

CO4 Transport and Accessibility To provide a higher level of access to jobs and services for all ages in both urban and rural areas and improve connectivity with the rest of the region.

CO2 Environment To maintain the high quality and improve the long term stewardship of the natural and built environment, with full regard to potential future consequences of climate change.

Particularly regarding the environment, Rother states in its Sustainability Appraisal June 2012:

"Rother has outstanding environmental qualities in its landscape, wildlife habitats and built heritage. There are ongoing national or international obligations to conserve and enhance these. Furthermore, they are integral to the character of the area. The state of the environment is generally good but there are pressures upon it. The High Weald is subject to continuing financial pressures on agriculture and land management, as well as from development. River water quality is virtually all "fairly good" to "very good" but abstraction is increasing."

Rother's Sustainability Appraisal lists the following objectives which will be considered in preparation of the Sedlescombe Neighbourhood Plan:

Objective 9 - Improve efficiency in land use and encourage the prudent use of natural resources.

Objective 10 - Reduce road congestion and pollution levels and ensure air quality continues to improve by increasing travel choice and reducing car usage.

Objective 11 - Reduce emissions of Greenhouse gases.

Objective 12 - Minimise the risk of flooding and resulting detriment to people and property.

Objective 13 - Maintain, improve and manage water resources in a sustainable way.

Objective 14 - Conserve and enhance biodiversity by protecting bothy designated and non-designated but locally important species and habitats.

Objective 15 - Protect and enhance the high quality natural and built environment including landscape and townscape character and particularly the protection of the High Weald AONB.

9.2 Area of Outstanding Natural Beauty



In 1983, under the National Parks and Access to the Countryside Act 1949, the High Weald Area of Outstanding Natural Beauty (AONB) was designated by Government as nationally important.

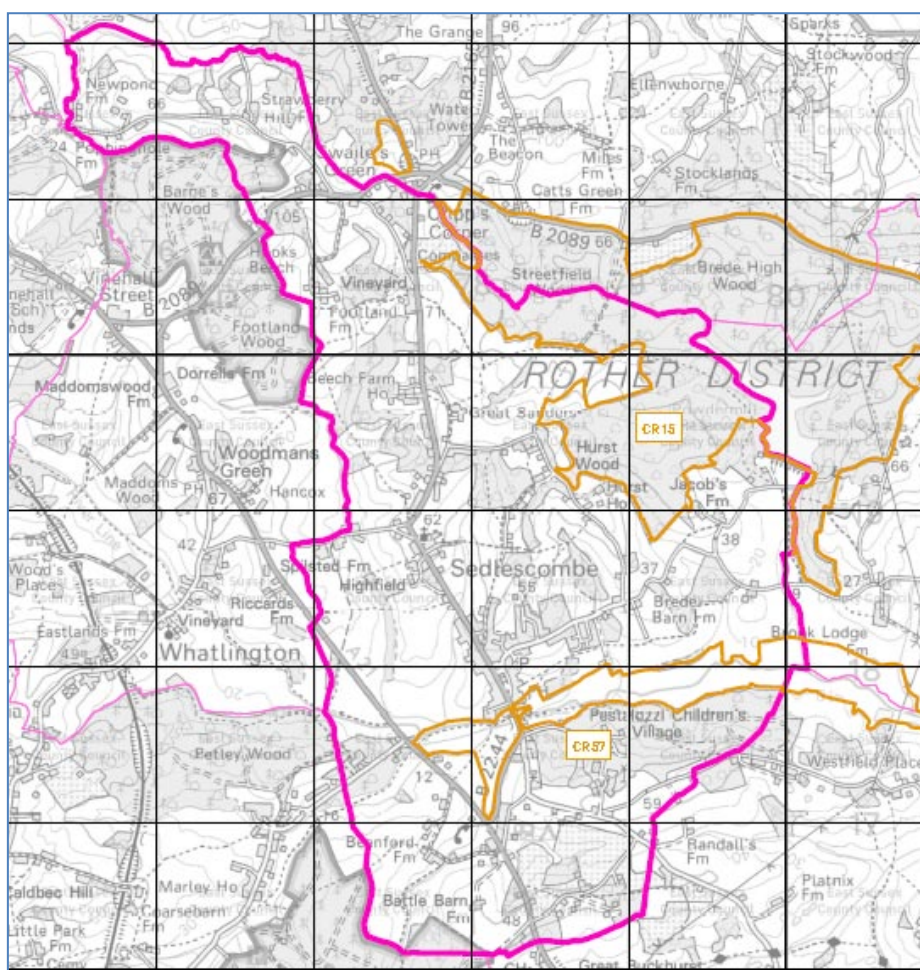
AONB legislation (CROW Act Section 85) places a duty on statutory undertakers, regulators, parish councils and holders of public office in addition to government and local planning authorities to 'have regard' to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.

The High Weald AONB is 146,170 hectares in size and covers parts of East and West Sussex, Surrey and Kent. More than 80% of the Rother district is in the AONB and Sedlescombe is one of 99 parishes within the AONB. Several of Rother District's adopted policies, with which the Neighbourhood Plan must generally comply, are intent on protection of the AONB. The landscape which includes the Village of Sedlescombe is characterised by gently undulating countryside, with large tracts of mixed woodland interspersed with secretive little valleys. These valleys are readily visible from the many footpaths that radiate out from the built form of the settlement. Public rights of way are much appreciated by visitors and residents alike.

The High Weald AONB Plan makes it clear that ***"Natural Beauty is not just the look of the landscape, but includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries."***

9.3 Sites of Nature Conservation Importance (SNCI)

Map 9-1 Sites of Nature Conservation Importance



There are two SNCI's which cover a sizeable area of Sedlescombe. To the south of the village, running east to west is the river level landscape of the Brede offering open views over the wide valley floor. The river valley is designated "The Brede Valley Site of Nature Conservation Importance - Number CR57". Part of this designation overlaps with the development boundary to the south. The Brede Valley is of outstanding importance for wildlife. Its extensive ditch system supports a great diversity of submerged, floating and emergent aquatic plants. The varied invertebrate community includes 9 Red Data Book and 38 Nationally Scarce species. The site is also valued for birds, particularly passerines. As a river valley it is also a flood zone which does affect land and some dwellings. Land to the south west of the village, either side of the River Brede, is protected as a Groundwater Source Protection Zone.



Extensive views across the Brede Valley are afforded from both sides and from the Brede valley floor up to Brede Lane.

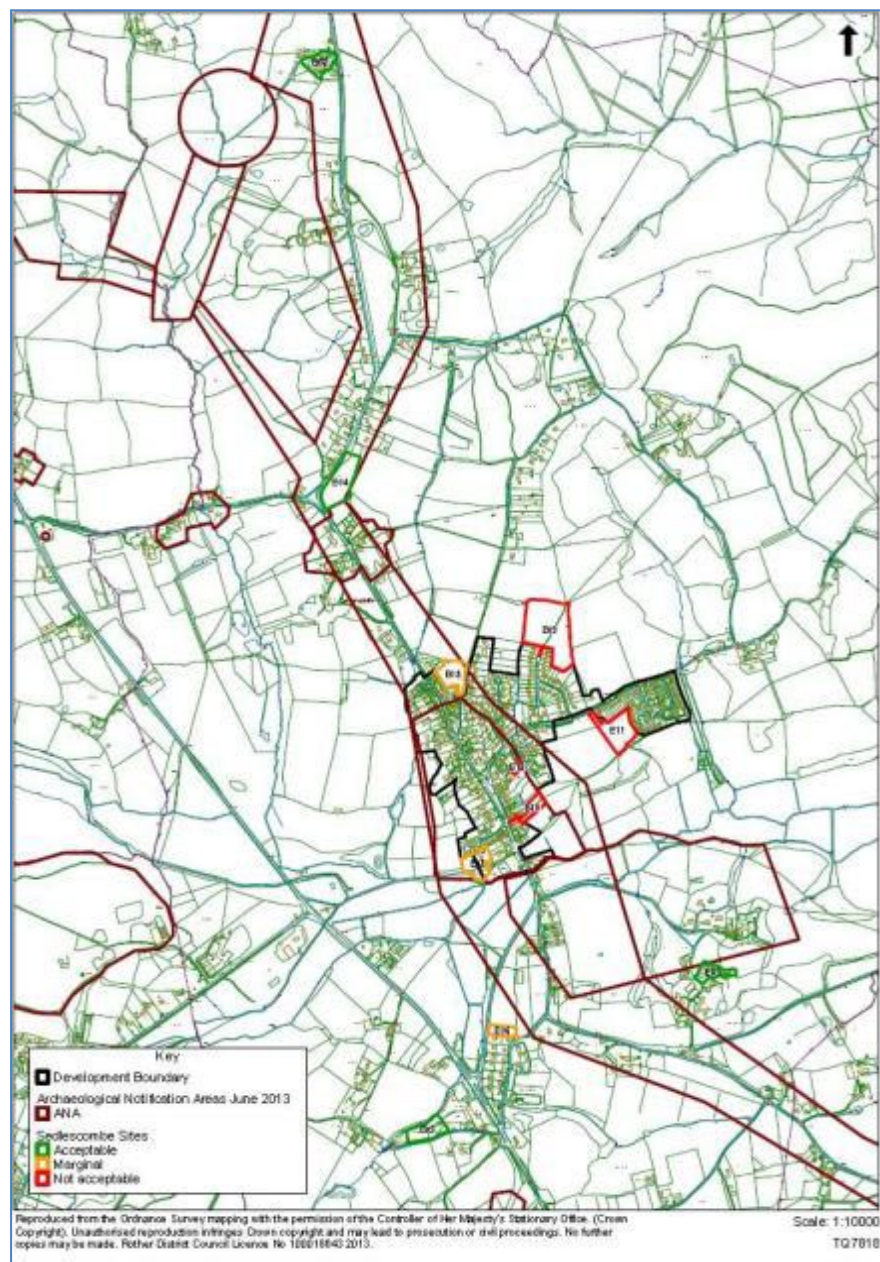


The other SNCI is known as "Powdermill Reservoir, Brede High Woods and Hurst Wood Complex - Number CR15". This site is of exceptional importance for wetland and woodland invertebrates, including many Red Data Book/Notable species of Beetle, such as *Longitarsus longiseta* in its only known British location, 32 species of butterfly including Grizzled and Dingy Skippers and the Light Orange Underwing moth.



9.4 Archaeologically Sensitive Area

Map 9-2 Archaeologically Sensitive Area



Due to Sedlescombe's links with the Roman occupation, parts of the Parish are designated an Archaeologically Sensitive Area (ASA). This means that any developer of land within the area when applying for planning permission is required by Rother District Council to submit a programme of archaeological work for approval. Thereafter, the work has to be carried out in accordance with approved details.

The village of Sedlescombe itself has late medieval origins. Eight 15th century buildings still stand on The Street. Of these, Manor Cottages, which is a Grade 1

Listed jettied house, is said to be one of the finest timber framed buildings in Sussex.

9.5 Ancient Woodland

Map 5 of the Ancient Woodland inventory for Rother district shows several areas of Ancient Semi-Natural Woodland (ANSW) within the parish of Sedlescombe. The largest areas are in Beech Wood, Hurst Wood, Petley Wood and Footland Wood.

9.6 Red Barn Field Nature Park

Red Barn Field Park is a small field behind the Village Hall which belongs to Sedlescombe Parish Council. Since 1990, the PC has designated it as an unofficial nature reserve. The field has recreational tables and chairs and a path linking the village hall to Brede Lane giving pleasant easy access without needing to walk along the main B2244 with its high level of traffic (see later section).



9.7 Rights of Way

Sedlescombe has an extensive **network of footpaths**. **87% of residents** use the footpaths for access and recreation either regularly (48%) or occasionally (39%).



9.8 Sedlescombe Conservation Area

The central part of the Village was designated as a Conservation Area by Rother District Council in 2004.

Map 9-3 Sedlescombe Conservation Area

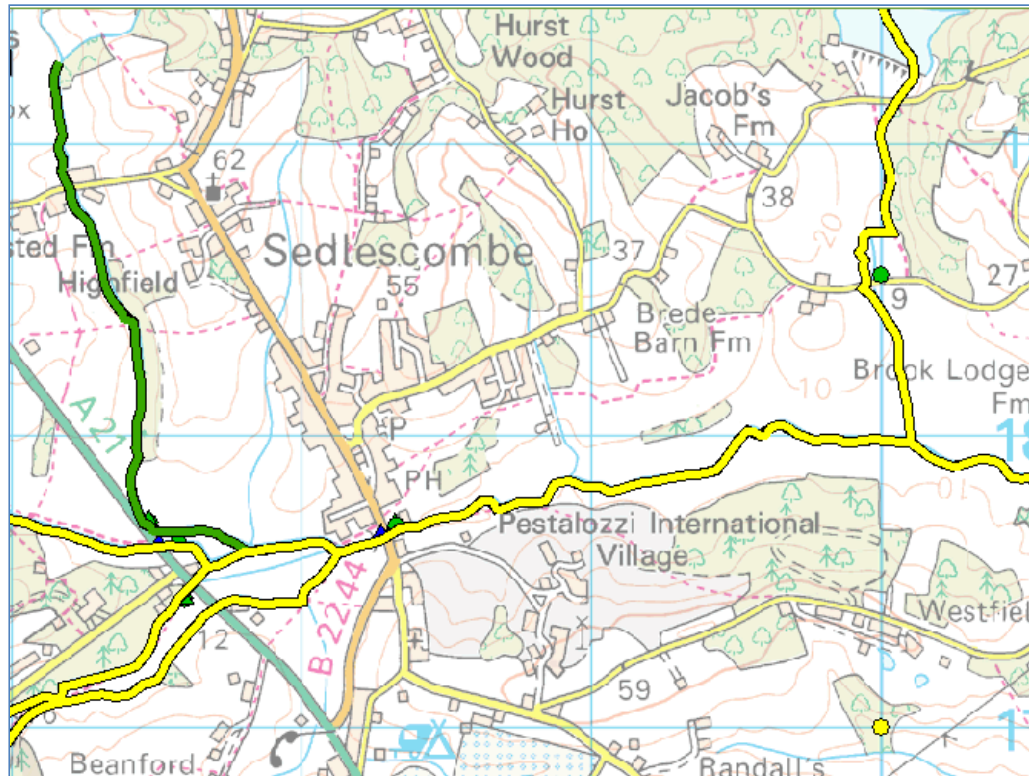


*Conservation Area hatched pink



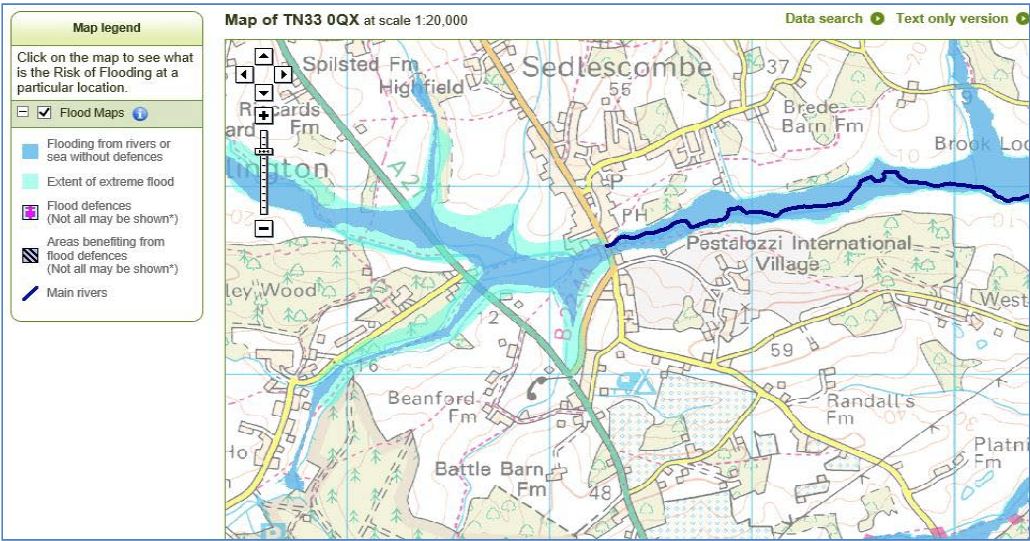
9.9 River and Flood Risk Zone

Map 9-4 River Zones



The yellow lines in the map above show the River Brede. Its current ecological quality is described as "moderate". The green line shows the "Vinehall Stream" which has a "good" ecological status. Rivers and streams create a risk of flooding in low-lying areas of the parish. The likelihood of flooding in different parts of the valley varies from "significant" i.e. the chance of the area flooding each year is greater than 1.33% (1 in 75), to "low" i.e. the chance of the area flooding each is 0.5% (1 in 200) or less. The National Planning Policy Framework (see paragraphs 100 to 104) requires the Sequential Test to be applied when development is proposed. This steers new development to areas with the lowest probability of flooding. "Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding" (NPPF Para 101). The Sequential Test will guide whether or not development sites can be included in the Sedlescombe Neighbourhood Plan.

Map 9-5 Flood Risk Zones

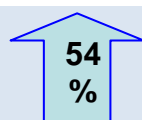


10 Traffic and Parking

Map 10-1 Traffic and Parking Problem Areas

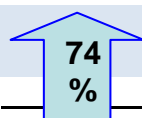


Traffic and parking in Brede Lane, The Street (B2244 through the Village) and The Green have been identified as major problems for Sedlescombe.



54% of residents see traffic and speed of cars through the village as one of the villages main problems and parking outside the shop as the main problem.¹⁸

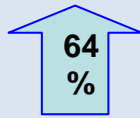
10.1 Brede Lane



74% of residents consider Brede Lane suffers from serious

¹⁸ Residents Survey

congestion.¹⁹



In mid-September 2102, a traffic count was commissioned by the PC to monitor traffic in Brede Lane for a two-week period. Brede Lane is a narrow lane which services 64% of the population of Sedlescombe within the development boundary. In addition it services the Village School and the Doctors surgery.

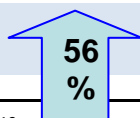
During most of the day between 7 am and 7 pm part of the road is narrowed down to one lane due to parked cars making the two way movement of traffic extremely difficult and dangerous and sometimes forcing cars up on to the pavement.



Over a 5-day average Brede Lane carries 1800 cars per day. During the 7am to 7pm period 61% of this traffic occurs during the rush hours and is directly related to school start and finish times as 60% of students live outside the Parish and travel to school by car.

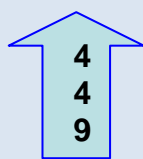
10.2 The Green

The Green is the small slip road that runs beside the Village Green. It is a two way lane servicing 16 dwellings, the village shop and the pump house yard with its garage and architectural design service businesses. Cars park along the Green making two-way traffic extremely difficult and typically a log jam results with cars stopping outside the shop unable to move.

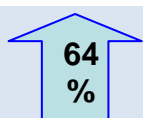


56% of residents say The Green suffers serious congestion.²⁰

¹⁹ Residents Survey



On average 449 cars use this narrow one-lane two-way slip road every day.



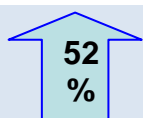
64% of residents see parking outside the shop as one of the main problems.²¹

10.3 The Street

The Street is the section of the B2244 which runs through the centre of the village. For many cars and HGV's it has become a shortcut to avoid the A21. There are 40 dwellings along The Street within the development boundary and many have to park on the road as they do not have adequate or any parking within their properties for their own cars and guests. As a result The Street is often reduced to one lane.



A traffic survey carried out for one week in May 2016 determined a daily average of 5955 vehicles (up 10% on the 2013 survey volume) including typically 145 HGV's (2013 survey) using this road. 22% of vehicles were exceeding the 30mph speed limit (up 70% on the 2013 survey). A similar survey was conducted in September 2006. Traffic volume along this section of road has increased by nearly 4 times in the 10 years since 2006.



52% of residents say The Street suffers serious congestion.²²

10.4 Police Comments Regarding Traffic and Parking

(See Appendix 10.)

1. Parking around the school and speed are the main problems in the village. Any additional traffic flow in Brede Lane will increase this problem.

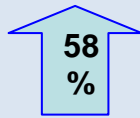
²⁰ Residents Survey

²¹ Residents Survey

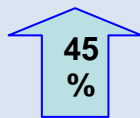
²² Residents Survey

2. The Street is the main issue for speed. The parking issues are mainly around the school.
3. An increase in traffic using Brede Lane would cause additional issues at school pickup and drop off times.

10.5 Employers' Comments on Parking



58% say traffic in The Street is a main problem for the village.²³



45% say parking outside the shop is a main problem in the village.²⁴

Lack of public transport, congestion, slow broadband all were commented on hindering staff and visitors.

11 Use of Village Facilities

11.1 Major Village Facilities

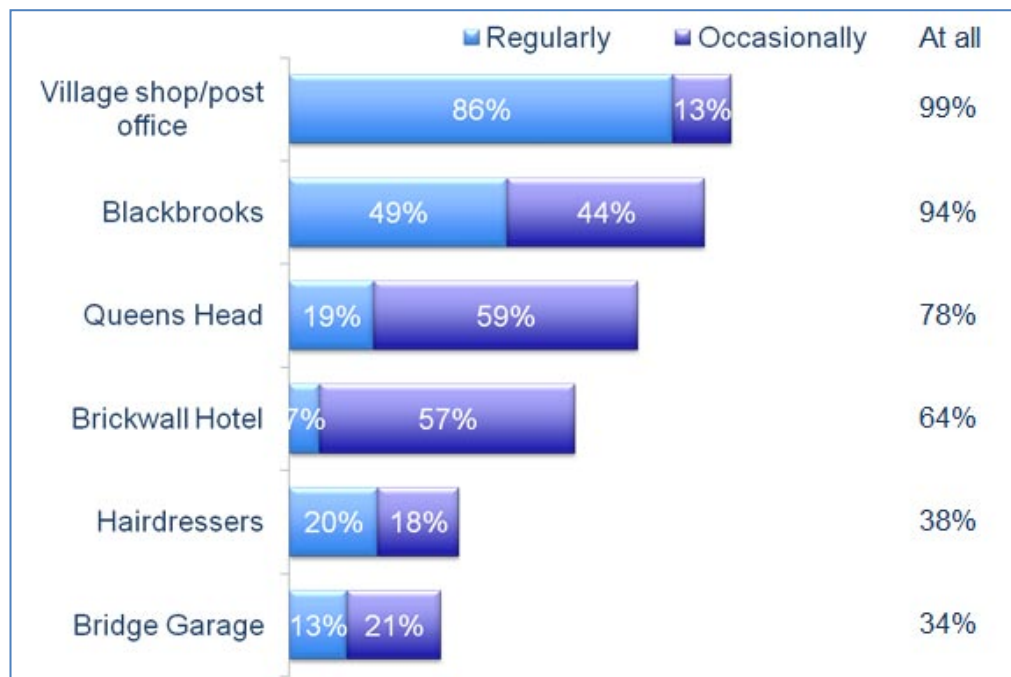
Figure 11-1 clearly shows use of the main commercial facilities in the village. The most significant result on this chart is that 94% of the residents use Blackbrooks 'regularly or occasionally', marginally less than the well-used village shop.²⁵

²³ Stakeholders Survey

²⁴ Stakeholders Survey

²⁵ Residents Survey

Figure 11-1 Use of Main Commercial Facilities



The Brickwall Hotel



The Queen's Head, James Wheatley (Landlord)



The Village Shop, John and Jenny Mainwood (Owners)



Blackbrooks, Mark Winchester (Owner)



The Bridge Garage



The Clock House Hair and Beauty, Mia Edwards (Owner)

When looking at regular usage, Blackbrooks is used more than the combined total of the Queens Head public house, the Brickwall Hotel and the hairdressers. This is most likely due to its good parking and wide range of facilities which include a café/restaurant, two clothes shops, a pet shop as well as the more traditional garden centre facilities.

Blackbrooks is a major stakeholder in the Parish employing 33 staff representing 11.5% of all those employed in the Parish, many young and unskilled. Currently 85% of employees come from outside the Parish despite actively promoting local employment.



11.2 All Village Facilities

The Parish enjoys a wide range of services and facilities including:

1. A village hall opened in 2001 which is always well used for community functions and events.
2. A GP surgery which is ideally located in the centre of the village next to the car park making it very accessible to the large number of older residents who live in Park Shaw and Gorselands just a few minutes' walk away.
3. A primary school full to capacity with 230 children up from 217 in 2013.
4. Two churches, one Anglican and the other United Reformed, at either end of the village.
5. A shop/post office providing additional facilities such as photocopying.
6. The Queens Head public house serving meals.
7. A beauty salon and hairdresser.
8. An architectural business.
9. Several other small businesses in a centrally-located yard in the centre of the Village.

10. A large antique store.
11. Garage workshops and a paint spraying business at the bottom of The Street.
12. A garage behind the village shop
13. Private allotments.
14. Three play areas, two of which are provided by the PC.
15. A multi-use games area completely refurbished in 2013.
16. A sports field with a pavilion built in 2009.
17. The Brickwall Hotel centrally located at the head of The Green and a Grade II listed building dating from the late 16th century, although large parts were restored or rebuilt after a fire in October 1951. It provides not only accommodation but also has a good restaurant open to non-residents and conference facilities.
18. Blackbrooks Garden Centre with several individual businesses and a fully-refurbished extremely popular restaurant, a delicatessen, a fashion clothes shop and a casual wear clothes shop
19. A vineyard with visitor attractions.
20. An oak furniture retail store.
21. A caravan and camping site,
22. Bed and breakfast and self-catering tourist accommodation.
23. Three industrial estates providing a wide range of employment opportunities.
 - a. Within three miles there are other workshop units just outside the parish:
 - b. Vine hall Farm, Robertsbridge to the north
 - c. Wheel Farm Business Park, Westfield to the east with 40,000 sq. ft. of space in 8 buildings with units ranging from 900 sq. ft. to 7,000 s. ft. 60 people are employed on the site. Expansion by an additional 11,000 sq. ft. is planned.

12 Housing in Sedlescombe

12.1 Current Position

According to 2011 census data, around three-quarters of the total housing stock in the parish are owned outright or with a mortgage or loan. In Sedlescombe Parish, fewer people are buying with a mortgage than in East Sussex, Rother or other predominantly rural areas in the country.

About a quarter of properties are rented either from a social landlord or privately with a very few shared-ownership properties.

In 2011, there were 643 properties in the parish. Since then a further 24 have been completed making a total of 667.²⁶

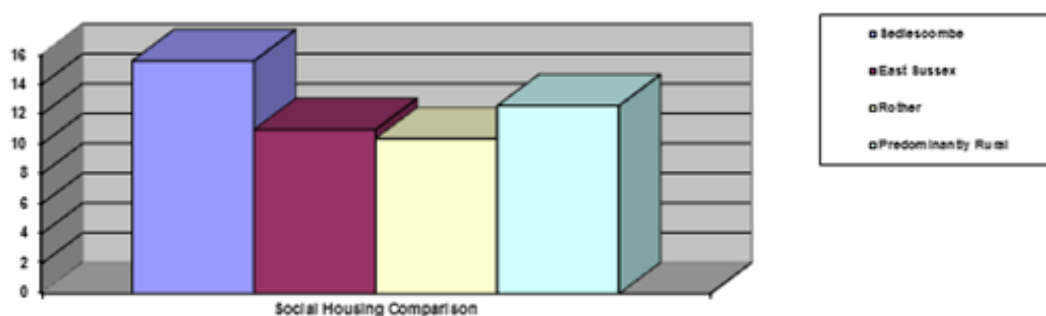
Of these 127 (20%) are affordable housing rented from a social landlord. This is the second highest number of social houses in Rother District Rural areas and a higher proportion of social housing stock versus the average in the Rother District.



The Chart Below shows the social housing comparison from the 2011 Census. Social Housing for Sedlescombe is 15.6% of all dwellings (which has now risen to 20% see above). This is 50% more than the average of Rother District and 25% greater than predominantly rural areas.

²⁶ 2011 Census

Figure 12-1 Housing Composition, Census 2011



12.2 Future Property Needs

The residents' survey in July 2013 (see Table 12-1) determined the type of dwellings that would most likely be required in the Parish in the foreseeable future.

The analysis looked at the current and future housing needs of the residents and their children in the Village. These figures were based on half the population.

Table 12-1 Property Type Available

Property type	Vacated			Needed			
Nos	Moving away 47	Moving in village 21	Total 68	Moving in village 21	Children's needs 76	Total	Net difference
Detached	31	6	37	8	15	23	+14
Flat	5	4	9	3	18	21	-11
Bungalow	5	5	10	4	8	12	-2
Terraced	4	3	7	2	22	24	-17
Semi detached	2	3	5	4	21	25	-20
Cottage	N/A.	N/A	N/A.	N/A.	17	17	?

*Needed, Including Children²⁷

The figures show a clear need for smaller terraced, semi-detached and flat accommodation with negligible demand for bungalows. In addition Sedlescombe would see an excess of detached houses. It is unlikely that an actual excess of

²⁷ Residents Survey

detached houses would be created as real estate consultation determined that Sedlescombe is a desirable place to live and all properties marketed will sell or be rented.

Figure 12-2 Reason Residents' Children Unable to Live in Sedlescombe



13% of the population of Sedlescombe have children who would like to live or move back to Sedlescombe who are also not eligible for social housing. Cost and rent of housing, availability and lack of employment were the clear reasons. This group appears to be the section of residents who fall between social housing and having enough resources to afford to buy or rent in Sedlescombe. Of those young people who wish to stay in Sedlescombe, 49% either were eligible, or thought they were eligible, for social housing and 39% of these were either definitely or possibly interested in shared ownership housing.²⁸

Figure 12-3 Interest in Shared Ownership Housing



²⁸ Residents Survey

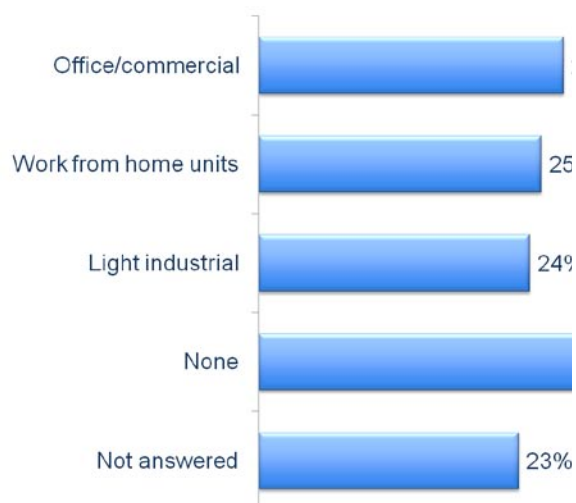
The price of housing is an important constraint for these same young people with 61% needing a house under £200,000 and 35% under £150,000.²⁹

Figure 12-4 Preferred Price of Housing Wanted



Residents also felt that there was a need for specific employment opportunities which would suit the Parish. Work from home units ranked nearly at the same level as traditional office and commercial units.³⁰

Figure 12-5 Desirable Employment Opportunities



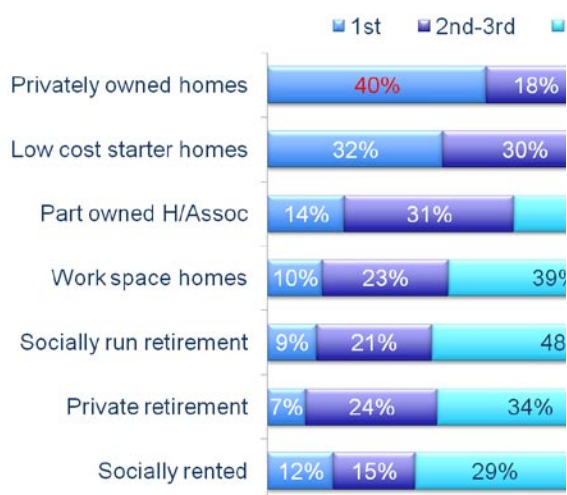
²⁹ Residents Survey

³⁰ Residents Survey

12.3 Future Housing and Development Needs

Residents' preferences for new homes beyond privately owned homes are first for Low cost starter homes and then for shared ownership homes with a significant interest in homes with work spaces.³¹

Figure 12-6 Preferences for Type of New Homes



Employers ranked low cost starter homes as 3 times more preferred than additional socially rented or part owned housing.

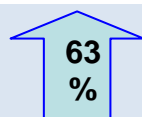
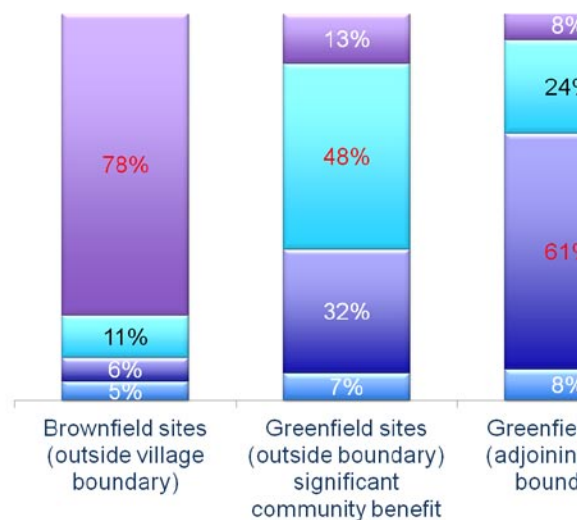
12.4 Location and Size of Housing Development

Residents showed a clear preference for Brownfield sites to be redeveloped first or Greenfield sites away from the village boundary provided they gave a significant community benefit.³²

³¹ Residents Survey

³² Residents Survey

Figure 12-7 Preference for Greenfield vs. Brownfield Sites

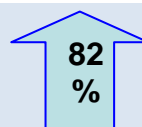


This same trend was reflected by the young people in the workshop sessions with 63% wanting Brownfield sites used first for housing development.³³

Two resonant quotes from young people in the workshops were:

“Brownfield sites are a good efficient use of land.”

“No need to disturb nature.”



82% of employers also favoured building on Brownfield sites in preference to Greenfield sites next to the village.³⁴

12.5 Size of Development

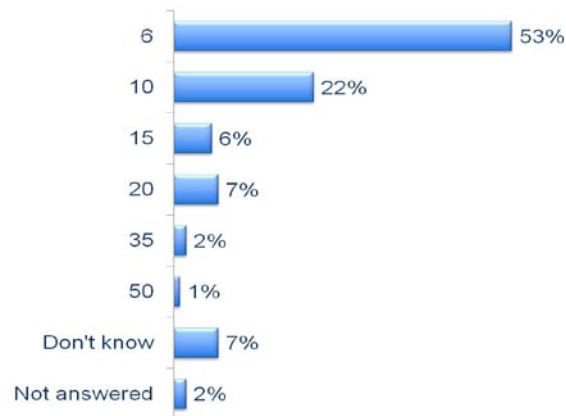
Residents expressed a clear preference for smaller developments with 75% wanting developments to be 10 houses or less.³⁵

³³ Residents Survey

³⁴ Residents Survey

³⁵ Residents Survey

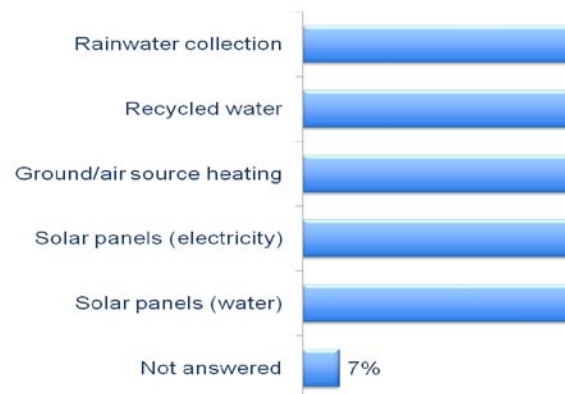
Figure 12-8 Preference for Size of Housing Development



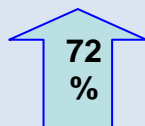
12.6 Sustainability in the Built Form

Conservation of natural resources is a serious concern to residents who clearly indicated a desire for new housing to have several resource saving systems to improve energy use and conserve water.³⁶

Figure 12-9 Preference for Resource Saving Systems



12.7 Speed of development



72% of residents wanted development to be **spread out** over the **15-year life** of the plan.³⁷

³⁶ Residents Survey

³⁷ Residents Survey

13 Site Appraisals and Results from the Residents' Consultation Exhibition

13.1 Residents' Preferred Sites

Table 13-1 Residents' Preferences for Development Sites

Base All: (331) Ranked on Top 5				Q1					Q2
Category	Ref	No. Dwellings	Site Name	Ranked 1 st %	Ranked 1 st /2 nd %	Ranked 1 st /2 nd /3 rd %	Ranked 1 st – 4 th %	Ranked in Top 5 %	Definitely do not want
1	E01	8	Pestalozzi International	27	47	74	84	90	5
1	E03	12	Blackbrooks Garden Centre	28	49	78	84	89	6
1	E02	8	Sedlescombe Sawmills	24	53	71	80	88	4
1	E04	8	Sedlescombe Parish Church	10	22	36	66	76	11
2	E06	6	Luffs Farm	3	6	15	26	56	13
2	E07	9	Sunningdale-Powdermills	1	5	9	16	35	22
2	E05	6	Red Barn Field	3	6	10	20	29	41
3	E09	6	Gorselands	2	2	5	8	11	43
3	E11	21	Street Farm	1	2	5	7	10	44
3	E10	6	Village Allotments	1	2	3	4	6	61

There was a significant preference for the development of four sites:

- | | |
|------------------------------|--|
| 1. Pestalozzi Village | *None of these sites attracted a significant level of rejection (i.e. proportion of respondents who 'definitely do not want [site] developed', range 5% to 11%). |
| 2. Blackbrooks Garden Centre | |
| 3. Sedlescombe Sawmills | |
| 4. Sedlescombe Parish Church | |

Gorselands, Street Farm and the Village Allotments all showed significant levels of low support for development and very high levels of rejection ('definitely don't want developed').

Whilst 29% of respondents ranked Red Barn Field in the top 5 sites, a significant proportion of residents (41%) definitely did not want this site developed.

Luffs Farm achieved 56% level of support based on the top 5 preferences placing it in the middle of all the sites with only 13% against its development.

Sunningdale/Powdermills achieved a lower level of support (35%) as a top 5 preference compared to Luffs Farm, however the majority of negative comments suggest most of the concern was related to building on the floodplain. Since the time of the Exhibition, the Powdermills part of the site has been removed and the Sunningdale site restricted to areas outside the floodplain.

The 832 comments were made by residents about the sites. It should be noted that the 22 comments shown as issues for Sunningdale were all related to the floodplain.

Table 13-2 Exhibition Survey: Positive and Negative Comments on Sites

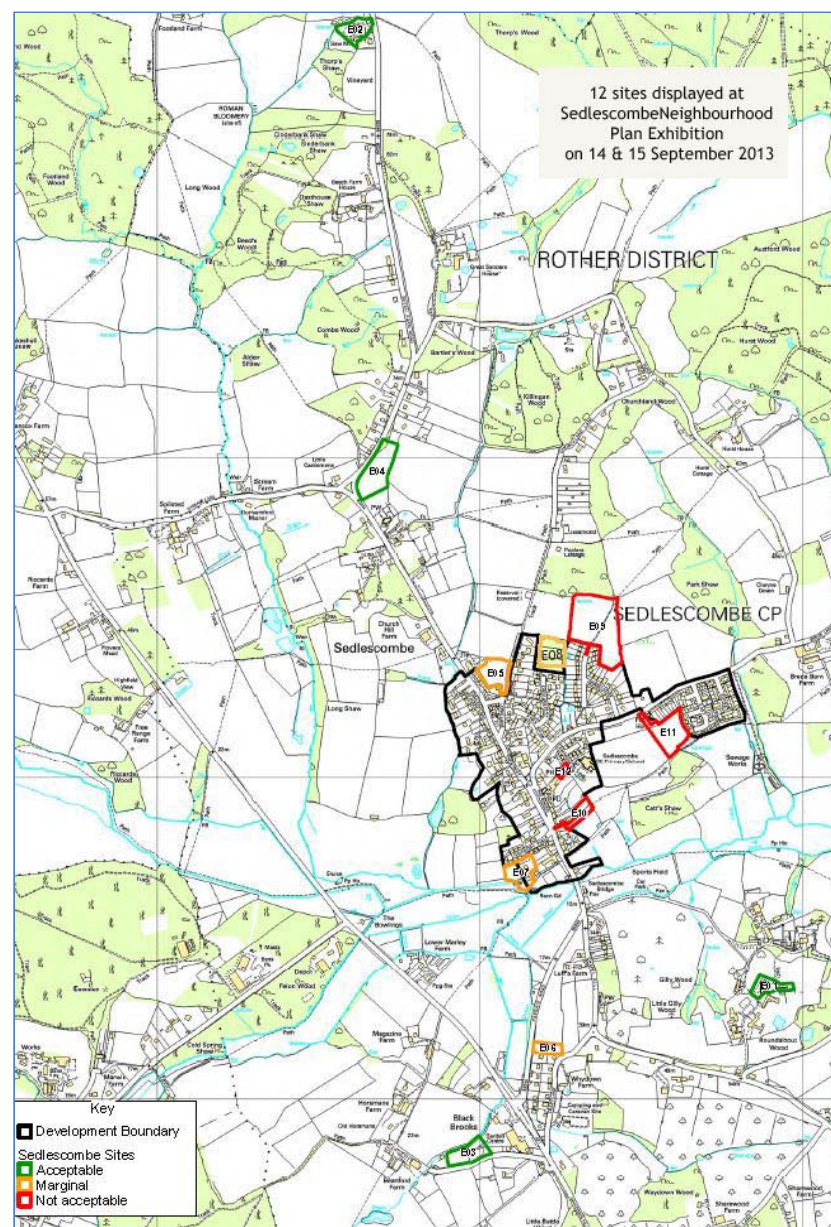
Ref	N° Dwellings	Site Name	Comments		
			Positive	Negative	Other
E01	8	Pestalozzi International Village	82	22	3
E03	12	Blackbrooks Garden Centre	71	5	4
E02	8	Sedlescombe Sawmills	70	23	10
E04	8	Sedlescombe Parish Church	70	10	18
E06	6	Luffs Farm	48	17	0
E07	9	Sunningdale-Powdermills	18	24	22
E05	6	Red Barn Field	18	78	0
E09	6	Gorselands	8	70	0
E11	21	Street Farm	7	81	0
E10	6	Village Allotments	4	49	0

The most significant results were the very low number of supporting comments for Gorselands, Street Farm and the Village Allotments and the high level of negative comments for these sites and Red Barn Field.

13.2 SHLAA and Exhibition Sites 2013

Within the sites considered were the three sites identified by the Rother District Council SHLAA report. All three sites were shown as Amber in this report.

Map 13-1 SHLAA and Exhibition Sites



*SHLAA Sites shown in red

One site was not exhibited as the owner did not want the site to be considered for inclusion in the withdrawn Neighbourhood Plan. This site has now become available and is included in the current submission.

A second site at Balcombe Green was exhibited. The site was made up of a number of adjoining properties. However, the owner of one of the properties decided they did not wish to participate and therefore the site became undeliverable. The submitted plan supports this site for a time when it may become available.

The third site is Street Farm shown as site number E11 in the above tables. This site has achieved the 2nd lowest of top 5 ranking of the 10 exhibited with only 10% of residents supporting it and the 2nd highest number of residents (44%) saying they definitely don't want the site developed. Street farm also received the second highest number of written negative comments with only 7 residents writing positive comments. An application for this site was refused by the Secretary of State in 2015.

14 Relevant Planning Policies for Sedlescombe Neighbourhood Plan

14.1 Sedlescombe Parish Location

The parish is situated in the Rother district and county of East Sussex. It is entirely within the High Weald Area of Outstanding Natural Beauty (AONB). Each has adopted emerging policies and proposals that have a significant influence over the strategy and detailed content of the Sedlescombe Neighbourhood Development Plan, the SNP.

14.2 National Planning Policy Framework (NPPF)

The NPPF was published by Government in 2012 and **all Neighbourhood Plans must conform to its policies.**

The NPPF contains a number of key policy principles that will shape the SNP. The most important are itemised below although other principles may have bearing on the preparation of the SNP:

- **Para 14** – Presumption in favour of sustainable development
- **Para 16** – Communities' engagement in Neighbourhood Planning
- **Para 17** – Core planning principles
- **Para's 18-22** – Economic growth
- **Para 25** – Small-scale rural development
- **Para 28** – Supporting a prosperous rural economy
- **Para 37** – Encouragement to minimise journey lengths
- **Para 42** – High speed broadband
- **Para 47, 3rd bullet point** – Identification of developable sites for years 6-10 and 11-15
- **Para 50** – Wide choice of high quality homes including affordable housing
- **Para 55** – Location of housing in rural areas and enabling development to secure the future of heritage assets
- **Para 56** – Good design of housing

- **Para 58** – Quality of development
- **Para 69** – Promoting Community Spirit
- **Para 75** – Protection and enhancement of public rights of way and access including adding links to existing rights of way
- **Para 94** – Adoption of proactive strategies to mitigate and adapt to climate change including taking account of flood risk
- **Para 95** – Support of low carbon future by setting standards for a building's sustainability consistent with the Government's zero carbon buildings policy
- **Para's 100-101** – Sequential test in flood risk areas
- **Para 109** – Conserving and enhancing the natural environment
- **Para 110** – Minimisation of pollution and other adverse effects and the allocation of sites with the least environmental or amenity value.
- **Para 111** – Encouragement of effective use of brownfield sites
- **Para 113** – Protection of wildlife, geodiversity or landscape sites
- **Para 115** – Conservation of landscape and scenic beauty in AONBs
- **Para 123** – Consideration of noise issues
- **Para 125** – Limitation of light pollution
- **Para 126** – Conservation and enhancement of the historic environment
- **Para's 128-129, 132, 134, 140** – Effect of development on heritage assets
- **Para 182** – Testing whether a development has been properly prepared and whether it is sound
- **Para's 183-185** – Neighbourhood Plans

14.3 Local Plan 2006 and Compliance with NPPF

The SNP must be in general conformity with Local Plans.

The development plan for Rother currently comprises the saved policies of the adopted 2006 Local Plan adopted on 10/07/2006 under the 1990 Town and Country Planning Act. It sets out the development strategy for Rother District and contains policies for different types of development as well as town strategies and specific site allocations. After the NPPF had been published in 2012, Rother officers conducted an exercise to determine which 'saved' local plan policies are consistent with the NPPF. The officers' report was considered by Rother's Cabinet on 02/07/13. All Local Plan policies were found to be compliant with the NPPF apart from one policy, DS6 – Managing Housing Release, which was found to be only partially compliant with the NPPF (sites affected in Rye and Robertsbridge).

Legislation requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. This means that these policies continued to be applied by Rother District Council in the determination of planning applications until the Core Strategy was adopted in September 2014.

14.4 Rother District Council's Core Strategy (adopted) 2011-2028

In line with central government reforms set out in the Localism Act 2011, the suite of documents formerly known as the Local Development Framework, which Rother has been working on since 2006, will be known as the new "Local Plan (2011-2028)". The individual documents that will comprise and support the Local Plan (2011-2028) are as follows:

- Local Development Scheme
- The Core Strategy
- The Development and Site Allocations Plan (see "Neighbourhood Plans" in the list below)
- The Statement of Community Involvement
- Annual Monitoring Report
- Housing Land Monitoring
- Background Evidence Studies
- Neighbourhood Plans (alternative to working with the District Council on Site Allocations)
- Community Infrastructure Levy (CIL) for implementation in spring 2015.

Rother District Council completed an assessment of the Core Strategy in May 2012 and found it to be in general conformity with the NPPF.

In 2013, during the course of the Core Strategy Examination, the South East Plan, on which Rother's housing numbers had been based, was revoked. It was, therefore, necessary for the Examination to be suspended to allow Rother time to re-assess housing numbers to bring them to conformity to the government's new planning policy documents. Rother has consulted on modifications to the Core Strategy. Adoption of Part 1 of the new Local Plan (2011-2015) is subject to the following timetable released by Rother District Council:

- **22 January 2014** – re-opening of suspended Examination of Core Strategy
- **March 2014** - Inspector's Report
- **April/May 2014** - Adoption of Core Strategy by Full Council (Part 1 of the Plan)

Part 2 of the Plan will be The Development and Site Allocations Plan which has to go through a consultation process.

All the policies in the Rother District Local Plan 2006 have been saved in the emerging Local Plan (2011-2028) although the majority of those relevant to Sedlescombe will be superseded by the Local Plan (2011-2028).

The key planning policy document within the Local Plan (2011-2028) is the "Core Strategy". It sets the overall vision and objectives that will guide the future pattern and form of development in the district up to 2028.

It provides broad guidance on the scale and distribution of development, and the provision of supporting infrastructure, both for the district as a whole and for its towns and rural areas.

It also contains 'core policies' that address key issues facing the district in relation to sustainable resource management, community development, housing, the economy, the environment and transport. It does not allocate specific sites for development which will be done in the forthcoming "Development and Site Allocations Plan".

In the table below are listed the Core Strategy policies that will guide the SNP in its refining of policies to suit local circumstances.

Table 14-1 Core Strategy Policies

Core Strategy Policy	Extract/Précis and Commentary
<p>CHAPTER 7 – OVERALL SPATIAL STRATEGY POLICY OSS3 Use & Review of Development Boundaries</p> <p><i>Will supersede Local Plan 2006 policies in DS2</i></p>	<p>Development boundaries around settlements to continue to differentiate between areas where most forms of new development would be acceptable and where they would not. Development boundaries to be reviewed by the Development and Site Allocations DPD NB – <i>In Sedlescombe the development boundary will be reviewed during the NHP process</i>. The following will need to be taken into consideration:</p> <ol style="list-style-type: none"> 1. Existing pattern, form and function of settlements, including closely ‘linked settlements and important ‘gaps’ of countryside between them. 2. Character and settings of individual towns and villages. 3. Sensitivity to further development both within the main built up confines and in more rural fringes. 4. The amount of land needed to fulfil development needs and requirements. 5. Availability of local infrastructure and services. 6. Accessibility to facilities and services, and avoiding scattered and ribbon development. 7. Environmental considerations, including the need to conserve designated areas of national and local landscape, archaeological, geological, ecological or historical importance. 8. Following physical features, unless this may suggest a potential for development that is inappropriate.
<p>CHAPTER 7 – OVERALL SPATIAL STRATEGY POLICY OSS4 Location of Development</p> <p><i>Will supersede Local Plan 2006 policies in DS1</i></p>	<p>Lists what needs to be taken into account when considering location:</p> <ol style="list-style-type: none"> 1. The spatial strategy for the settlement or area and its distinct character. 2. The capacity of as well as access to existing infrastructure and services, and of any planned or necessary improvements to them. 3. The local need for affordable housing. 4. Needs and priorities identified in approved Local Action Plans 5. The low carbon and renewable energy potentials of the site. 6. The character and qualities of the landscape. 7. Making effective use of land within the main built up confines of towns and villages, especially previously developed land, consistent with maintaining their character. 8. Any constraints relating to land stability, contamination, air quality, agricultural land quality and coastal erosion, and the ability to satisfactorily address these. 9. The deliverability of development, including consideration of land ownership patterns and the viability of development. 10. The need for and access to employment opportunities.
<p>CHAPTER 7 – OVERALL SPATIAL STRATEGY POLICY OSS5 General Development Considerations</p>	<p>All development to meet the following criteria:</p> <ol style="list-style-type: none"> 1. Meets the needs of future occupiers, including providing appropriate amenities and the provision of appropriate means of access for disabled. 2. Does not unreasonably harm the amenities of adjoining properties. 3. Respects and does not detract from the character and appearance of the locality. 4. Is compatible with both the existing and planned use of adjacent

Core Strategy Policy	Extract/Précis and Commentary								
<i>Will supersede Local Plan 2006 policies in GD1</i>	<p>land, and takes full account of previous use of the site.</p> <p>5. In respect of residential development, is of a density appropriate to its context, having due regard to the key design principles.</p>								
<p>CHAPTER 12 – RURAL AREAS POLICY RA1 General Approach to Village Development</p>	<p>Needs of rural villages to be addressed by:</p> <ol style="list-style-type: none"> 1. Protection of character of villages, historic buildings and settings with the design of any new development being expected to include appropriate high quality response to local context and landscape. 2. Encouragement of high quality sustainable economic growth by identifying sites for local job opportunities particularly focussing on certain villages (<i>including Sedlescombe</i>). This may be achieved by sensitive expansion of existing employment sites, or new sites, particularly for small workshops and office units. Opportunities for business development, including home-working alongside new housing as part of mixed-use allocations where appropriate. 3. Ensuring thriving and viable rural communities, by retention of, and support for, local shops, services and public houses in villages. 4. Support for community, recreational and educational facilities that provide social and community benefits to villages (including village/community halls and recreation areas). This may include provision of improvements to existing village halls or new halls, as well as support for further community resource centres/hubs, where appropriate. 5. In order to meet housing needs and ensure the continued vitality of villages, the provision of 1,672 additional dwellings (comprising existing commitments, new allocations and windfalls) in villages over the Plan period 2011 to 2028. This will be located in accordance with Figure 12, subject to refinement in the light of further investigation via the Development and Site Allocations DPD and/or neighbourhood Plans. 6. Improved access to basic day-to-day services, particularly by public transport, walking and cycling. New development to be sited in close proximity to key facilities and in locations accessible via a range of transport options. <p>The accompanying table in the Core Strategy shows allocations for areas in most villages in Rother. To these allocations has been added a 65 dwelling allowance for Rural Exception Sites and a Small Site Windfall Allowance in Years 5-15 (2018-2028) of 242 across the District.</p> <p>Sedlescombe's housing allocations are shown in the following table:</p> <table data-bbox="611 1615 1347 1935"> <tbody> <tr> <td>All net completions in Plan period 01/04/2011 to 31/03/2013</td><td>12</td></tr> <tr> <td>Current commitments</td><td>29</td></tr> <tr> <td>Allocations remaining from 2006 Local Plan</td><td>0</td></tr> <tr> <td>Potential New Sites estimated from green and amber SHLAA sites. Core Strategy expectation that new allocations are within or immediately abutting a</td><td>35</td></tr> </tbody> </table>	All net completions in Plan period 01/04/2011 to 31/03/2013	12	Current commitments	29	Allocations remaining from 2006 Local Plan	0	Potential New Sites estimated from green and amber SHLAA sites. Core Strategy expectation that new allocations are within or immediately abutting a	35
All net completions in Plan period 01/04/2011 to 31/03/2013	12								
Current commitments	29								
Allocations remaining from 2006 Local Plan	0								
Potential New Sites estimated from green and amber SHLAA sites. Core Strategy expectation that new allocations are within or immediately abutting a	35								

Core Strategy Policy	Extract/Précis and Commentary			
	Village development boundary			
	Total new housing 2011-2028			76
	Sedlescombe's figures have been analysed during the Neighbourhood Plan process further as follows:			
	Dwellings	Net completions 01/04/11 to 31/03/13	Current commitments as at April 2013	Proposed new Core Strategy allocations as shown on the 2013 SHLAA
	Within the Development Boundary			
	The Paddock, Brede Lane	4		
	Bulmer House, land rear of, The Green	1		
	RN French building (Tilly House), The Street	1		
	The Bothy, The Street	2		
	Cartref, The Street (slight extension of development boundary)		6	
	Next to Brickwall Hotel, Brede Lane		1	
	East View Terrace, off Brede Lane		8	
	Little Orchard, Meadow Lane		1	
	Ivy Cottage, rear of, Brede Lane		1	
	Dwellings	Net completions 01/04/11 to 31/03/13	Current commitments as at April 2013	Proposed new Core Strategy allocations as shown on the 2013 SHLAA
	Outside Development Boundary			
	Little Swailes Green Farm (outside development boundary)	1		

Core Strategy Policy	Extract/Précis and Commentary			
	- agricultural			
	Pestalozzi Village	2	4	
	(outside development boundary) – enabling development			
	Barnes Farm, Poppinghole Lane		1	
	(outside development boundary) – agricultural			
	The Barn, Lower Jacobs Farm, Brede Lane		1	
	(outside development boundary) - agricultural			
	SHLAA 2013			
	Garden land at Balcombe Green, off Brede Lane SE4 (outside but adjacent to development boundary)*			Up to 8*
	Land adj to Street Farm, Brede Lane SE5a (outside but adjacent to development boundary)			15-20
	Dwellings	Net completions 01/04/11 to 31/03/13	Current commitments as at April 2013	Proposed new Core Strategy allocations as shown on the 2013 SHLAA
	Erroneously included by Rother under Sedlescombe			
	Great Wood Barn (actually Westfield)	1		
	TOTALS	12	29	35
	<i>*By September 2013, site not available</i>			
CHAPTER 12 – RURAL AREAS				
POLICY RA2 General Strategy for the Countryside	<div>1. Maintain farming capacity of district and support agricultural industry, including diversification within farming.</div> <div>2. Encourage agricultural practices, land-based economic activities and woodland management, and related agri-environmental schemes that reinforce local distinctiveness, landscape character and ecology.</div> <div>3. Strictly limit new development to that which supports local agricultural, economic or tourism needs and maintains or improves the rural character.</div> <div>4. Retain traditional historic farm buildings by continued agricultural</div>			

Core Strategy Policy	Extract/Précis and Commentary
	<p>use or by appropriate re-use, in accordance with Policy RA4.</p> <ol style="list-style-type: none"> 5. Support enjoyment of the countryside and coast through improving access and supporting recreational and leisure facilities that cannot reasonably be located within development boundaries, such as equestrian facilities, compatible with the rural character of the area. 6. Support tourism facilities, including caravan and camp sites, which respond to identified local needs and are of a scale and location in keeping with the rural character of the countryside and 7. Generally conserve the intrinsic value, locally distinctive rural character, landscape features, built heritage, and the natural and ecological resources of the countryside.
<p>CHAPTER 12 – RURAL AREAS POLICY RA3 Development in the Countryside</p>	<p>Development in the countryside will be determined on the basis of:</p> <ol style="list-style-type: none"> 1. Supporting new agricultural buildings and other non-domestic buildings demonstrably needed to support farming, woodland and other land-based industries that are of appropriate size, siting and design and materials and directly related to the enterprise. 2. Supporting suitable employment and tourism opportunities in the countryside, including by the conversion, for employment use, of farm buildings generally in keeping with the rural character, and by the sensitive, normally small-scale growth of existing business sites and premises. 3. Allowing the creation of new dwellings in extremely limited circumstances include: <ol style="list-style-type: none"> a. Dwellings to support farming and other land-based industries. Normally, accommodation will initially be provided on a temporary basis for a period of three years. Both temporary and permanent dwellings will be subject to appropriate occupancy conditions, and all applications should comply with the following criteria: <ol style="list-style-type: none"> i. Demonstrate a clearly established functional need, relating to a full-time worker primarily employed in the farming and other land-based businesses. ii. Demonstrate the functional need cannot be fulfilled by other existing accommodation in the area. iii. Demonstrate the unit and the agricultural activity concerned are financially sound and have a clear prospect of remaining so. iv. Dwellings are of appropriate size, siting and design. b. The conversion of traditional historic farm buildings in accordance with Policy RA4. c. The one-to-one replacement of an existing dwelling of similar landscape impact. d. Or as a 'rural exception site' to meet an identified local affordable housing needs as elaborated upon in Chapter 15 – Local Housing Needs. 4. Ensuring that extension to existing buildings and their residential curtilages, and other ancillary development such as outbuildings,

Core Strategy Policy	Extract/Précis and Commentary
	<p>fences, enclosures, lighting and signage, would maintain and not compromise the character of the countryside and landscape.</p> <p>5. Ensuring that all development in the countryside is of an appropriate scale, will not adversely impact on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.</p>
<p>CHAPTER 14 – COMMUNITIES POLICY CO3 Improving Sports and Recreation Provision</p>	<p>4. Requiring either direction provision or financial contributions towards improvements to existing open space, sport and recreation provision.</p> <p>5. Increasing access to the countryside by improving rights of way network.</p>
<p>CHAPTER 15 – LOCAL HOUSING NEEDS POLICY LHN1 Achieving Mixed and balanced communities</p>	<p>In order to support mixed, balanced and sustainable communities, housing developments should:</p> <ol style="list-style-type: none"> 1. Be of a size, type and mix which will reflect both current and projected housing needs within the district and locally. 2. In rural areas provide a mix of housing sizes and types, with at least 30% one and two bedroom (being mostly 2 bed). 3. In Bexhill..... 4. In larger developments (6+ units), provide housing for a range of differing household types. 5. In relation to affordable housing, contribute to an overall balance of 65% social affordable rented and 35% intermediate affordable housing. 6. Integrate affordable housing with market housing, where practical. 7. Provide proportion of homes to Lifetime Homes Standard. <p><i>NPPF includes “affordable rented” as well as social rented housing</i></p> <p>Para 15.20 In calculating the number of smaller dwellings in rural areas to be provided in accordance with policy LHN1, where a scheme does not provide a whole unit on site, the requirement applies to the nearest whole unit.</p>
<p>CHAPTER 16 – ECONOMY POLICY EC3 Existing Employment Sites</p>	<p>Effective use of employment land and premises will be secured by the following:</p> <ol style="list-style-type: none"> 1. Land and premises currently (or last) in employment, including tourism, use will be retained in such use unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities. 2. Permitting intensification, conversion, redevelopment and/or extension having regard to other policies of the Plan. 3. Facilitating access/environmental improvements, where appropriate. 4. Where continued employment use of a site/premises is demonstrated not to be viable, permit complementary enabling development as part of an overall scheme to make most effective use of the property for employment purposes; if a mixed use

Core Strategy Policy	Extract/Précis and Commentary
	scheme is not viable, priorities alternative community uses, affordable housing and then market housing subject to local needs.
CHAPTER 17 – ENVIRONMENT POLICY EN1 Landscape Stewardship	<p>Management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement of the district’s nationally designated and local distinctive landscapes and landscape features including</p> <ol style="list-style-type: none"> 1. The distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty. 2. ... 3. ... 4. ... 5. Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes. 6. Ancient woodlands. 7. Tranquil and remote areas, including the dark night sky. 8. Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient route ways, ditches and barrows, and ponds and water courses.
CHAPTER 17 – ENVIRONMENT POLICY EN2 Stewardship of the Historic Built Environment	<ol style="list-style-type: none"> 1. Reinforce special character of historic settlements. 3. Preservation of vernacular building forms, 4. Consider Conservation Area Appraisals.
CHAPTER 17 – ENVIRONMENT POLICY EN5 Biodiversity and Green Space	<ul style="list-style-type: none"> • Protection and enhancement of habitats of ecological interest including ancient woodland, water features and hedgerows and their management. • Promotion of creation and/or restoration of habitats. • Avoid adverse impacts on biodiversity or habitat.
CHAPTER 18 - TRANSPORT & ACCESSIBILITY POLICY TR3 Access and New Development	<p>New development to minimise the need to travel and support good access to employment, services and communities facilities and ensure adequate, safe access arrangements.</p> <p>New developments should prioritise the needs of pedestrians and cyclists and minimise the distance to local public transport nodes.</p>
CHAPTER 18 - TRANSPORT & ACCESSIBILITY POLICY IM2 Implementation and Infrastructure	Where new or improved infrastructure, including community facilities, is needed to support development, appropriate provision or contributions will be required. This will be secured by planning obligation or by condition attached to the planning consent or by any other appropriate mechanism such as a development tariff.
CHAPTER 19 – IMPLEMENTATION & MONITORING POLICY IM3 Phasing of	<p>5-year supply of available housing to be retained.</p> <p>Consider phasing further housing land releases where it is important for the assimilation of development into a community and/or to ensure a balance</p>

Core Strategy Policy	Extract/Précis and Commentary
Development	<p>with the supply of jobs in the area.</p> <p>Normally give priority to the release of employment land where infrastructure capacity is limited.</p> <p>Link infrastructure improvements in support of development to the timing of development.</p>

15 Spatial Vision for Rother in 2028

The following, relevant to the rural areas, is included in the Core Strategy for Rother District.

1. Rother District is recognised for its high quality of life, where there is a strong emphasis on community life. This has been achieved by continuing to support and further develop vibrant, safe, balanced and inclusive communities.
2. There is a strong commitment to a more sustainable, low carbon future and adapting to climate change. There is sensitive stewardship of environmental resources and conservation of the area's outstanding environmental and cultural assets.
3. Sustainable economic growth has been secured, with much improved job opportunities, which encourage young people to stay in the area and provides greater prosperity for all.
4. Improved economic and social well-being has been facilitated by better access to jobs and services, in both urban and rural areas, and improved connectivity with the rest of the region, including through effective telecommunications networks.
5. Development and change has contributed significantly to meeting local needs and aspirations, having responded positively to the district's circumstances, as well as to regional and sub-regional imperatives.
6. The inland and essentially rural areas of Rother, falling mainly within the High Weald AONB, retain their essential local character.
7. The character and diversity of villages has also been retained. They are vibrant and inclusive, having evolved organically in a manner sensitive to their surroundings.
8. The countryside continues to be protected for its intrinsic value as well as being more accessible and economically active, while change is carefully managed to respect its character.

15.1 Rother's Strategic Objective for Rural Areas

To meet local needs and support vibrant and viable mixed communities in the rural areas, whilst giving particular attention to the social, economic, ecological and intrinsic value of the countryside.

16 Sedlescombe's Vision

To make Sedlescombe a vibrant place that values its past but looks to the future, where people are proud to live and work and to be part of a caring community. To ensure the character and identity of the village is maintained and enhanced whilst allowing growth and encouraging a sense of community through well planned housing appropriate to the needs of the community.

16.1 Sedlescombe's Objective

To keep the integrity of this quintessential English Village.³⁸

17 Sedlescombe Neighbourhood Plan

Once adopted, the SNP will be the primary means by which housing development applications in the parish will be judged against, where it contains specific policies and proposals that complement the District Plan. The following provides details of who will produce the SNP and for what purpose:

1. Sedlescombe Parish Council is the “qualifying body” for the preparation of the SNP
2. The whole of the Parish of Sedlescombe has been designated to be included in the SNP.
3. The SNP is expected to be limited to consideration of Policies and Site Allocations for housing development to meet the Core Strategy Target of dwellings (in developments of at least 6 units) for Sedlescombe up to 2028 (originally 25 in original draft Core Strategy although this number should be reduced to 17 for comparison of like with like) and then 35 in the revised 2013 Core Strategy. It should be noted that although fewer dwellings cannot be proposed, there is no objection to more than 35 being proposed. (Within Rother District, the majority of parishes are working directly with Rother District Council to allocate sites through the Site Allocations DPD. Sedlescombe was the first Parish to embark upon a Neighbourhood Plan in Rother District. There are now 9 plans representing some 46% of large developments at different stages of progress.
4. Consideration is to be given to where money raised from the expected Community Infrastructure Levy and allocated to the PC may be spent.
5. Consideration to be given to amending the Development Boundary as part of the Site Allocations Policy.

Although the SNP will particularly focus on Site Allocations for housing development, not only housing policies need consideration, but also general development policies, transport and employment.

At examination, the SNP must demonstrate that it is in general conformity to the existing and emerging Local Plans.

³⁸ Residents Survey

17.1 Background Evidence

Table 17-1 Key Documents Used for Sedlescombe Neighbourhood Plan

Key Messages, objectives, indicators and targets	Implications for the Neighbourhood Plan
National Planning Policy Framework (NPPF) – March 2012	
The Government published the National Planning Policy Framework in March 2012. The main objective of the Policy is to achieve sustainable development and, in so doing, support the economic, social and environmental dimensions.	Sedlescombe Parish Council is required to ensure that its Neighbourhood Plan is in conformity with the NPPF
The Localism Act 2011	
Introduced in November 2011, the Act devolves more decision-making powers from central government back into the hands of individuals, communities and councils.	The Act allows Sedlescombe Parish Council to become more involved with neighbourhood planning for the Parish of Sedlescombe including agreeing policies to guide new development.
Neighbourhood Planning Regulations 2012	
The regulations set out the formal steps towards producing a Neighbourhood Plan.	The Parish Council in partnership with the District Council will follow the steps from application for designation of a neighbourhood area through to holding a referendum leading towards the making of a Sedlescombe Neighbourhood Development Plan.
Rother District Local Plan 2006	
Rother District Council Local Plan adopted July 2006 setting out the policies for different types of development as well as specific site allocations. Planning applications are determined in accordance with the Local Plan 2006 unless material considerations indicate otherwise. The policies in the Local Plan 2006 have been ‘saved’ and remain part of the statutory ‘development plan’, alongside the adopted South East Plan. They continue to be applied for the purposes of development management until rescinded as and when relevant policies in the new Local Plan 2011-28 are adopted.	Sedlescombe Neighbourhood Plan will be in general conformity to the Local Plan 2006.
Rother District Draft Local Plan 2011-2028	
Rother District Council new Local Plan (formerly known as the Development Framework) covering the period 2011-	Sedlescombe Parish Council is required to ensure that its Neighbourhood Plan is in general conformity with the Local Plan.

2028.	
Rother District Draft Core Strategy	
<p>The Core Strategy gives a spatial vision, strategy and policies for change and development.</p> <p>In July 2012, the "Proposed Submission Core Strategy (incorporating Focused Amendments) was issued.</p>	<p>The NPPF states that the Neighbourhood Plan should be in general conformity with the strategic policies of the Local Plan.</p> <p>The NPPF states that, once adopted, the Neighbourhood Plan policies will take precedence over non-strategic policies in the Local Plan where they are in conflict.</p>
<p>Main Modifications to the Core Strategy August 2013</p> <p>Minor amendments to the Core Strategy August 2013</p> <p>For consultation to 27 September 2013.</p>	<p>The Modifications considerably increase the number of dwellings that the rural areas will be expected to accept. The Neighbourhood Plan will be expected to identify as many or more than 35 dwellings in developments of at least 6 dwellings before 2028 – this number is in addition to those already approved for development, and other sites of less than 6 properties.</p>
Rother District Strategic Land Availability Assessment (SHLAA) June 2013	
<p>The Strategic Housing Land Availability Assessment (SHLAA) June 2013 including the Main Report and Tables and Maps is an evidence base document for the Rother Local Plan. The SHLAA identifies sites with potential for housing development both those that accord with current planning policy and further ones that would require a change in policies if they are to be pursued. An earlier version was prepared by Rother in 2010 and was updated by the 2013 report.</p>	<p>Three amber sites have been identified adjacent to the Sedlescombe Development Boundary. These sites will be considered against the Neighbourhood Plan Site Criteria during the Neighbourhood Plan process.</p>
Development & Site Allocations expected adoption July 2015	
<p>The Development and Site Allocations document will identify the full range of development sites needed to help fulfil the Core Strategy and maintain a supply of available housing and employment land. It will also review existing 'development boundaries' and contain related detailed policies for the management of development.</p>	<p>The District Council has agreed to engage with Town and Parish Councils interested in pursuing a Neighbourhood Plan as an alternative to the partnership working planned for the Development and Site Allocations Local Plan.</p> <p>The development boundary will need to be reviewed during the Neighbourhood Plan process.</p>
Community Infrastructure Levy (CIL) Charging Schedule expected adoption May 2015	
<p>The CIL will be the District Council's principal method of raising developer contributions for the provision of new</p>	<p>Once the Neighbourhood Plan is adopted and the CIL is approved (planned for mid-2015), the Parish Council will be eligible for 25%</p>

infrastructure.	uncapped of the amount raised on the development of all dwellings for local infrastructure.
Affordable Housing SPD adopted October 2006	
The Affordable Housing SPD was adopted in October 2006. This document provides supporting guidance on the application of the affordable housing policies (Policies HG1 and HG2) of the Rother District Local Plan. The evidence base is detailed in The Affordable Housing background paper August 2011 –supplement 2012.	The Neighbourhood Plan will take notice of the Affordable Housing policy for the District.
The Green Infrastructure Study August 2011	
The Green Infrastructure Study is a background evidence document for the Local Plan 2011-2028. Its purpose is to draw on relevant sources to identify spaces that contribute to green infrastructure in the district and to identify potential opportunities for future green infrastructure provision.	The Neighbourhood Plan will take notice of The Green Infrastructure Study for the District.
The Hastings & Rother Employment Strategy Review May 2008 and The Hastings & Rother Employment Strategy Review Update August 2011 (both documents should be read together)	
The Employment Strategy Review is a background evidence document for the Districts of Hastings and Rother.	The Neighbourhood Plan is expected to consider employment opportunities in Sedlescombe and the surrounding area during the Plan process.
Housing Needs	
Rother's last Housing Needs Study was carried out in 2005 and is, therefore, very out of date. Rother's Housing Division produced a Housing Strategy 2007-2012 which included research into the housing needs of Rother's residents.	The Sedlescombe Residents' Survey July 2013 provides up to date information on housing needs of existing Sedlescombe residents.
Market Towns and Villages Landscape Assessment Vol 1 Main Report August 2009 and Market Towns and Villages Vol 2 Maps – Sedlescombe, Staplecross, Stonegate, Three Oaks, Ticehurst, Westfield Lane, Westfield, Winchelsea & Winchelsea Beach	
Landscape Assessment completed in August 2009 to assess the landscape character and quality and capacity to absorb development, of areas..... a broad range of villages in Rother District.	The Neighbourhood Plan will take account of the landscape qualities of various parts of the parish when considering sites for housing development.
Rural Settlements Study November 2008	

<p>The Rural Settlements Study was prepared as a background evidence study for the needs of rural villages. This study has defined a three-tier hierarchy of villages based upon service role. Part 2 of the study consists of appraisals of individual villages.</p>	<p>Sedlescombe has been identified as a service village because of its wide range of services.</p> <p>The Neighbourhood Plan will include its own appraisal of the village because various corrections have not been made to the Rother study.</p>
Housing Allocations Policy December 2012	
<p>The Housing Allocations Policy produced by Rother's Housing Division explains who can apply for housing, how to apply and how the Council decides the applicants' housing priority.</p>	<p>There are often calls for affordable housing in the parish for people with a local connection. "Local" means meeting one or more of the following criteria:</p> <ul style="list-style-type: none"> • Resides in Rother and has done so for 3 of the 5 past years. • Has permanent employment in Rother or an offer of such. • Has close family connections with Rother through mother, father, sister or brother having been resident for 5 years. • Can have a local connection to Rother but also needs to prove a local connection to a specific parish. • Rural parishes will be clustered together to ensure that households in the most housing need are considered for vacancies, the exception to this is vacancies on exception sites which need to meet the legal requirements for that specific exception site. • Households who the Council has a statutory duty to house do not require connection to Rother.
Affordable Housing Background Paper August 2011 and supplement to the Affordable Housing Background Paper 2012	
<p>This provides background information regarding the formulation and production of the affordable housing chapter of the Submission version of the Core Strategy.</p>	<p>40% of affordable housing will be included in each development identified in the Plan.</p>
Proposed Submission Core Strategy Sustainability Appraisal (incorporating the focused Amendments) June 2012	
<p>Includes Sustainability Appraisal of the Plan Policies including a Strategic Environmental Assessment. Management of flood risk is included.</p>	<p>Sedlescombe Neighbourhood Plan will be considered in the light of Rother's environmental Sustainability Appraisal Objectives.</p>

Hastings & Rother Employment Strategy Review May 2008 and the Hastings and Rother Employment Strategy and Land Review Update August 2011	
Undertaken jointly by Rother DC and Hastings BC covering the two Council areas. This was considered appropriate as this corresponds closely to the Hastings Travel-to-Work Area.	Although Sedlescombe's Neighbourhood Plan is focused on housing development sites, employment must be taken into consideration.
Strategic Flood Risk Assessment August 2008	
Prepared by Rother DC in consultation with the Environment Agency. It refines information on the areas within Rother District that may flood, taking into account other sources of flooding and the impacts of climate change, in addition to the information on the Flood Map. The document informs the Sustainability Appraisal of the Core Strategy and other Local Development documents and will provide the basis from which to apply the Sequential Test and Exception Test in the development allocation and development control process.	With a main river running west to east through the Village, river flooding is an important matter that must be carefully considered.
East Sussex Joint Waste Strategy 2014-2025	
Being prepared by East Sussex County Council to follow on from the 2006 Strategy. It represents how the County Council thinks it can improve waste management across the county up until 2025. The average East Sussex household has been found to create almost a tonne of waste and recycling every year. In the Rother District, a new kerbside collection scheme is expected to be introduced in 2014.	All new development will need to allow for an increased number of recycling bins and boxes. Their location must not spoil the look of the development.
A revision of the Ancient Woodland Inventory for Rother district, East Sussex, October 2010	
A project undertaken by the Weald and Downs Ancient Woodland Survey. Rother District's Local Plan sets out to "protect ancient woodland from development that would prejudice its ecological and landscape value".	Ancient woodland is a key feature of the landscape and integral to the historic fabric of Rother district. There are 8,055 hectares of ancient woodland in Rother. It is also of significant nature conservation interest, providing a habitat for a number of priority species. It is identified as a 'priority habitat' in the Sussex Biodiversity Action Plan.
Natural England National Character Area Map (High Weald - Romney Marsh -	

Pevensey Levels) (Countryside Character Volume 7: South East & London)	
This shows England divided into areas through The National Mapping project.	This informs the character of the countryside around Sedlescombe.

AONB Management Plan 2009-2014	
This plan remains valid until 31/03/2014. The next 5-year Plan will be published on 01/04/2015 following consultation with a wide range of people.	Policies will protect the Area of Outstanding Natural Beauty which covers the whole of Sedlescombe.
Sedlescombe Conservation Area Appraisal 2004	
Development in Conservation Areas is more strictly controlled than elsewhere, the intention not being to prevent change but to ensure that the main features of the area are conserved and that new development is sympathetic in character. Trees which form an important element of the Conservation Area are given additional protection by requiring the owner who wants to carry out any work to give Rother six weeks' notice of their intention.	Care will be taken of the Sedlescombe Conservation Area.
East Sussex in Figures	
Statistics on social, economic and demographic character of East Sussex and its communities	The statistics will give the Parish Council a robust evidence base allowing it to consider a broad range of social, economic and environmental data and information.
Neighbourhood statistics for Sedlescombe	
Datasets from the Office for National Statistics to parish level	The statistics will give the Parish Council a robust evidence base allowing it to consider a broad range of social, economic and environmental data and information.

Rural Services Network	
Facts and figures about rural life based on the 2011 Census down to parish level.	The statistics will give the Parish Council a robust evidence base allowing it to consider a broad range of social, economic and environmental data and information.

Also taken into account:

1. All representations received in the Residents' Survey July 2013
2. All representations received during 3 youth workshops in June and July 2013
3. All representations received during the weekend Exhibition of Residents' Survey Results and possible Sites for Housing Development on 14 and 15 September 2013
4. All representations received during the month the Survey results and possible sites were shown online (ending 18/10/13)
5. "Are we witnessing the suburbanisation of the Lane" (Brede Lane) report - a history of Brede Lane
6. Exhibition of sites and survey results
7. Site assessments by residents and comments
8. Police consultation
9. Parish Plan 2002 updated
10. Reports by Rother Planning Officers to Cabinet

Appendices

1. Time Line of Activity for the Neighbourhood Plan
2. It's Our Village brochure
3. Residents' Survey Questionnaire
4. Site Selection Criteria
5. Stakeholders' Survey Report and Questionnaire
6. Exhibition of Sites
7. Residents' Survey Report
8. Comments from Residents
9. Estate Agents' Consultation
10. Police Comments on Sedlescombe
11. Walking Distances in Sedlescombe
12. Young Persons' workshops
13. Site Selection Questionnaire and Results

Glossary

Affordable housing: Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Ancient woodland is an area that has been wooded continuously since at least 1600 AD.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Back-land Development: Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

Brownfield land and sites: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.

Community Infrastructure Levy: a levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Conservation Area: Areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Contaminated Land: Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Density: In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Development Plan: This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. a dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Environment Agency: A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Greenfield Land or Site: Land (or a defined site) usually farmland, that has not previously been developed.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Highway: A publicly maintained road, together with footways and verges.

Infill: The development of a relatively small gap between existing buildings.

Infrastructure: Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Intermediate Housing: Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Landscape Appraisal: A method of assessing appearance and essential characteristics of a landscape.

Listed Buildings: Listing marks and celebrates a building's special architectural and historic interest. It also brings it under the consideration of the planning system so that some thought will be taken about its future. The older a building is, the more likely it is to be listed.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing.

Categories

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*.
- Grade II buildings are nationally important and of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Listing does not freeze a building in time, it simply means that listed building consent must be applied for in order to make any changes to that building which might affect its special interest. (*Information taken from English Heritage website.*)

Local Housing Need: Housing requirements generated by the indigenous population rather than by in-migration.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning Compulsory Purchase Act 2004. Current core strategies or other planning policies which under the regulations would be considered to be development plan documents form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning Gain: The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

Previously-developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.

This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of marked homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 Agreement: A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 Agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Sequential approach/sequential test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Site of Nature Conservation Importance (SNCI): Locally important sites of nature conservation adopted by local authorities for planning purposes.

Social rented housing: In the Rother area, social rented housing is owned by private registered providers (as defined in Section 80 of the Housing and Regeneration Act

2008). In Sedlescombe the social rented housing providers are Orbit Housing Association and Amicus Horizon.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

Village envelope: A boundary around a village, or part of a village, usually quite tightly drawn, within which development might be allowed in principle.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Acknowledgements

- Mapping by Ordnance Survey – Licence Number 100053908
- Mapping supplied by Rother District Council, East Sussex County Council, Sussex Biodiversity Centre, Environment Agency
- Charts by Jonathan Vine-Hall and Linda Jones & Partners
- Photographs by Jonathan Vine-Hall, Pauline & Colin Raymond, Lindsay Fraser

Submission Sedlescombe Parish Neighbourhood Plan
State of the Parish Report
Produced by Sedlescombe Parish Council
April Cottage, Church Road, Catsfield, Battle TN33 9DP
Tel: 07531 065469
September 2016