

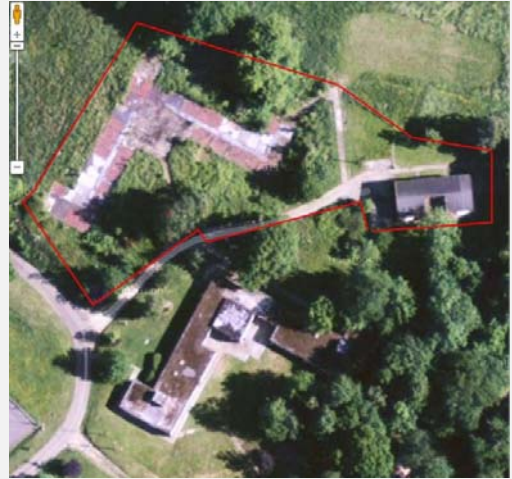


Sedlescombe Neighbourhood Plan

Pestalozzi International Village

Category 1 (Acceptable by Parish Survey Results)

Brownfield Site away from Village



Site Number E01

Site Location Brownfield site at Pestalozzi International Village

Number of Dwellings 6-8

Main Type of Dwellings Low cost starter homes/affordable housing.

Reason for Development To enable financing the rebuilding and refurbishment of volunteer housing.

Description

Pestalozzi is a long established charity and is an important employer, business and stakeholder in our community. Like most charities funding has become more difficult.

The proposed site is on the base of a previously existing building, is well screened and cannot be viewed from the valley or a public footpath. The site is within easy walking distance to the village, the sportsfield and the bus.

Community Benefit

This development, as well as providing low cost accommodation for the general public, would provide the finance to replace the Pestalozzi volunteer accommodation directly adjacent to the site. This would reduce employee travel with a resultant reduction in traffic and car usage.

On-site employment for the charity would benefit people living in the properties.

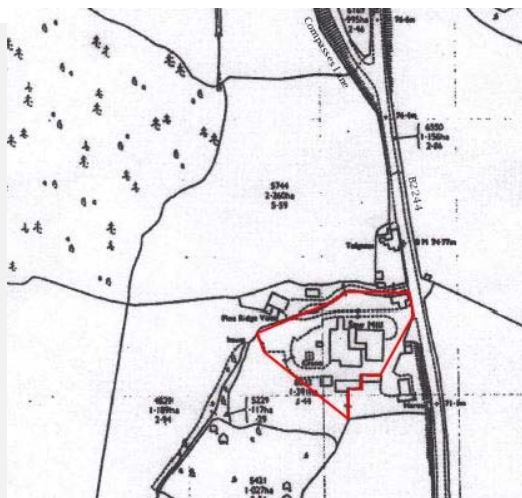


Sedlescombe Neighbourhood Plan

Sedlescombe Sawmills

Category 1 (Acceptable by Parish Survey Results)

Brownfield Site away from Village



Site Number **E02**

Site Location North of the Village centre on the B2244, next to Sedlescombe Organic Vineyard.

Number of Dwellings **6-8**

Main Type of Dwellings Starter homes/affordable housing. Mixed use/work from home. (25% of the community say this would be a desirable employment opportunity. 27% would like to see office/commercial work and 24% light industrial work. 47% support new industrial units/offices to be sited at the Sawmills.)

Reason for Development To enable financing of the rebuilding and refurbishment of the industrial buildings to provide much-needed local employment.

Description Sedlescombe Sawmills is a long-established 3.5 acre brownfield site on the B2244 just south of Cripps Corner. It was a traditional sawmill up to the year 2000. Because the units on the site were built up to 50 years ago, they are not suitable for modern business and, therefore, only half the existing employment floor space is currently used.

The site is well screened from the road and other public viewing points. It is located next to Sedlescombe Organic Vineyard and close to the White Hart at Cripps Corner and the Oak furniture store in Swailes Green, all of which could provide employment opportunities for residents.

The site is directly adjacent to the public footpath network leading to Sedlescombe and is well serviced by a bus route southwards through the Village to Hastings and northwards to Hawkhurst.

Community Benefit The development would provide the finance to refurbish this important employment site. It would provide starter homes with work from home facilities. In addition the site would be expected to provide a lower than required carbon footprint to compensate for being located away from the village services.

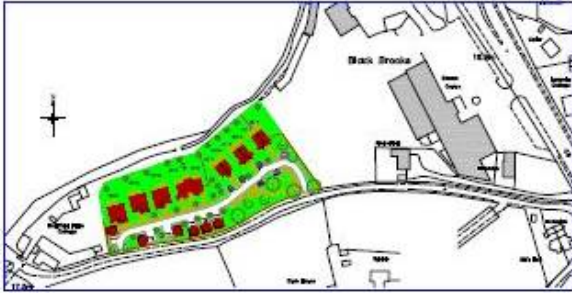


Sedlescombe Neighbourhood Plan

Rear of Blackbrooks Garden Centre

Category 1 (Acceptable by Parish Survey Results)

Brownfield Site away from Village



Site Number **E03**

Site Location Area at the back of Blackbrooks, on the A21

Number of Dwellings **12**

Main Type of Dwellings A mixture of sizes, including starter homes and affordable homes.

Reason for Development To enable further investment in this employment site. To create a path between the A21 and the Village.

Description Blackbrooks Garden Centre is an independent family business providing a wide range of services beyond garden supplies. Its refurbished cafe is particularly popular at lunchtimes. At the Centre, they hold community events such as gardening talks and craft days.

It is used by nearly 50% of our residents regularly and 94% of our residents at some time.

This long-established business is the largest employer in our Parish showing a considerable increase in employment in last couple of years. It is important to ensure our large and small employers can continue to invest and build their businesses.

No longer required by the Garden Centre, the site is well screened by established trees around the perimeter of the site. There would be a minimum impact on neighbours.

There is a bus stop outside and the site is within easy walking distance of the Village and the sports field. Currently, pedestrians have to walk along a busy main road to reach the Village.

Access to the development from the A21 would be via an existing road and there is good visibility onto the A21. Being situated away from the Village centre, development would not exacerbate the traffic situation within the Village itself.

The site is immediately adjacent to the public footpath network giving pleasant recreational opportunities including direct access to the Great Wood. 87% of the community say they use public footpaths at some time.

Community Benefit The development would finance a path, possibly a field path, between the Village and the A21 allowing residents to walk to Blackbrooks safely. Over 1/3rd of our community has asked for a path here.

The development would also provide on-site employment opportunities for residents.



Sedlescombe Neighbourhood Plan

North of The Parish Church of St John the Baptist Category 1 (Acceptable by Parish Survey Results) Greenfield Site away from Village



Site Number **E04**

Site Location Between Stream Lane and Hurst Lane on the B2244

Number of Dwellings **6-8**

Main Type of Dwellings A mixture of smaller houses, including affordable homes.

Reason for Development To enable the building of a car park, the financing of the repair of the church as a historic building and the financing of a footpath to Hurst Lane

Description The Church is an important part of our community. It is not only well used on Sunday by a congregation drawn from around the Parish and beyond, but is also an important venue for christenings, marriages and funerals. Sedlescombe Primary School is a Church of England School and, therefore, children often arrive at the Church by coach for services and other events and need a safe area to park.

The development site is well protected from public view and is serviced by a bus route southwards to Hastings and northwards to Hawkhurst. The Village is within easy walking distance by a footway down Church Hill.

Community benefit. Accessing the Church via roadside parking is difficult and also dangerous because of the busy B2244. This is a particular problem for the vulnerable such as older people, the disabled and families with children. Taking the parked cars off the B2244 should reduce dangers and remove the hazardous turning arrangements. Instead, there would be easy level access for Churchgoers and visitors to the Churchyard from the new car parking area available for cars and coaches together with turning space.

The Church is an important Grade II* Listed Building and the development could support this important heritage building where maintenance is an ongoing problem.

Other community benefits would also be considered.

For example, a path between the Church and Hurst Lane was asked for by 31% of our community. This could be financed or, with the Church currently raising funds for a new heating system, a green system such as a ground source heat pump scheme could be introduced for both the properties and the Church.

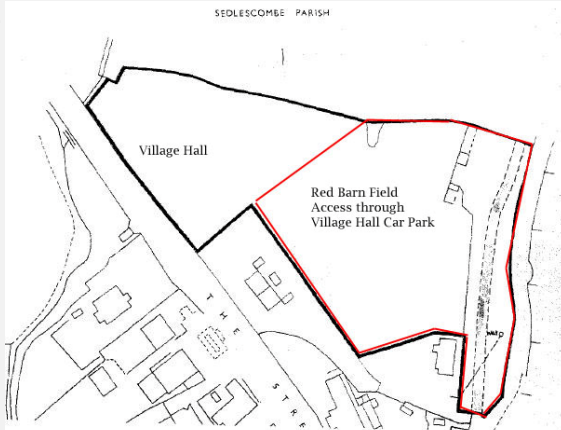


Sedlescombe Neighbourhood Plan

Red Barn Field

Category 2 (Marginal by Parish Survey Results)

Greenfield Site adjacent to Village Development Boundary



Site Number E05

Site Location Behind Village Hall

Number of Dwellings 6

Main Type of Dwellings Low cost starter homes/affordable housing.

Reason for Development This land is owned by the Parish Council and developing it would provide much needed finance to improve the paths and parking within the village as more of these costs are being passed from the County Council to the Parish Council. **Unlike any other development in the Parish, all the profit from this development would go back to the community.**

Description The land is directly next to the Village Hall. 6 small houses could be built whilst retaining the path to the Hall and some greenspace for public use. 8 houses back directly on to the field to the West and South. There are also 8 houses on Balcombe Green which are adjacent to the site but well-screened by existing hedges and an access road. This site has a low visibility in the countryside and has excellent access to the Village by several footpaths and is directly adjacent to the village hall with its many activities.

It is on a bus route and will have much less impact on traffic in the centre of the Village.

Community Benefit A significant release of funding would become available to pay off existing loans and finance capital projects such as much needed paths and parking bays or the purchase of an alternative Nature Park site close to the Village (if one could be found).

The community would benefit from 100% of the profit from the development and would have complete control over the type of house built. If rented, the occupancy could be limited to local families.

Community Loss The loss of an established informal Nature Park on a greenfield site close to the Village which has been maintained for the benefit of wildlife since 2001. As the land has not been farmed for many years, there are no residual pesticides or herbicides which might be the case if an alternative site is purchased. This has resulted in a wide range of wildlife species being identified which are listed at the entrance to the site including meadow species which are fast-disappearing and becoming rare in our countryside.

The land currently has open access for the public which will be lost.

The Village Hall car park would need to be used to access the development site.



Sedlescombe Neighbourhood Plan

Luffs Farm, Paygate Road

Category 2 (Marginal by Parish Survey Results)

Greenfield Site away from Village



Site Number E06

Site Location Paygate Road.

Number of Dwellings 6

Type of Dwelling Two traditional 'barn renovation' style buildings in a Sussex design. Each barn to accommodate 3 'terraced' homes. Sustainability would be an important element including the use of recycled and reclaimed materials in the build, geothermal heating systems (ground-source pumps), solar power and natural light with triple glazing by a local company, rainwater harvesting and storage and recycling of grey water.

Reason for Development Landowner has offered the land for development suitable for housing younger people and families.

Description The land is directly next to the existing 14 houses at Paygate Road and Crazy Lane and is situated a few minutes' walk from Blackbrooks, the sportsfield and the Village centre. It is also on a bus route.

This site has a low visibility from the Brede Valley and the road.

Community Benefit

An additional 0.5 acre adjacent to the dwellings would be made available for a community orchard, providing a space for people to come together to plant and cultivate local heritage varieties of fruit trees.

The orchard would be an outdoor educational resource for local schools to learn more about the local history of orchards and how plants grow. The orchard would be a place for people to relax.

People who have sponsored a tree or helped in the orchard would have a proportion of the fruit harvest. Excess fruit could be sold locally to help sustain the maintenance of the orchard.

Some community orchards have also been used to keep bees to help pollinate trees and for honey production.

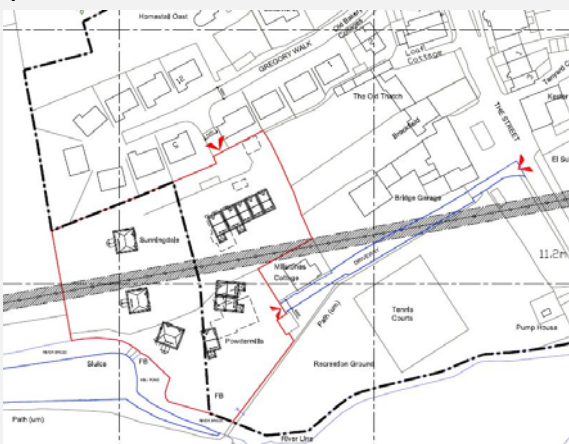


Sedlescombe Neighbourhood Plan

Sunningdale/Powdermills, rear of Gregory Walk

Category 2 (Marginal by Parish Survey Results)

Greenfield Site part within the Sedlescombe Development Boundary



Site Number E07

Site Location Behind Gregory Walk and Recreation Ground. Access via Gregory Walk (viewed by ESCC Highways and approved), egress via Powdermills driveway

Number of Dwellings 9 plus replacement of 2 existing properties

Main Type of Dwellings Mix of terraced, semi-detached and detached dwellings.

Reason for Development Landowners have offered the land for development.

Description The land is a combination of two gardens. Part of the site is within the development boundary and part outside.

The site is also partly within the Sedlescombe Conservation Area and partly within the flood zone. It would require a flood risk assessment and be subjected to "The Sequential Test" as required by the National Planning Policy Framework which seeks to prioritise development away from flood zones first.

Positioning of the properties would be constrained by a large water main.

Community Benefit Several ideas have been put forward by the owners/Parish Council which all need detailed consideration.

- Pedestrian crossing between Old Chapel and Old Bakery House gardens to provide access to the bus stop. It would also have the effect of slowing traffic.
- Adult exercise area within the Riverside recreation area.
- Payment for grass cutting and an agreed level of maintenance to Riverside recreation area for a specified number of years.
- Removal of the Playing Field Trust's responsibility for paying half the maintenance costs of the Powdermills driveway.



Sedlescombe Neighbourhood Plan

Balcombe Green

Greenfield Site adjacent to Sedlescombe Development Boundary

Site Number **E08**

THIS SITE HAS HAD TO BE WITHDRAWN AS
THE AVAILABLE LAND WITH APPROPRIATE
ACCESS CANNOT ACCOMMODATE THE
REQUIRED 6 HOUSES TO BE INCLUDED IN
THE NEIGHBOURHOOD PLAN (16/09/13)



Sedlescombe Neighbourhood Plan

Gorselands

Category 3 (Not acceptable by Parish Survey Results)

Greenfield Site adjacent to Sedlescombe Development Boundary



Site Number E09

Site Location Field at end of Gorselands

Number of Dwellings 6

Main Type of Dwellings Low-cost starter homes suitable for young people to buy.

Reason for Development The landowner wishes to develop the land

Description The land is directly attached to the end of Gorselands and is accessed through an existing entrance to the field which is also a well used public footpath. Site is an downhill/uphill walk to/from the Village.

Benefit to Community None stated

Reasons the site fails to meet the Neighbourhood Plan site criteria

- Contrary to Principle 4 as the site is in an elevated position, prominent in the landscape.
- Contrary to Principle 5 as it feeds onto Brede Lane and would exacerbate traffic problems in the Lane.
- Contrary to Criteria 1 as access not acceptable to Highways.

Owner/Developer Comments

Additional traffic from six houses would have little impact on Brede Lane.



Sedlescombe Neighbourhood Plan

Allotments

Category 3 (Not acceptable by Parish Survey Results)

Greenfield Site within the Sedlescombe Development Boundary



Site Number **E10**

Site Location Off the bottom of The Green, at rear of Bulmer Lodge

Number of Dwellings Up to **6**

Main Type of Dwellings Low cost starter homes suitable for young people to buy.

Reason for Development Landowner has offered the land for development.

Description The land is the existing allotments which are privately owned.

There is a public footpath running through the centre of the site.

The site was rejected on Highways grounds as it has a very bad access which cannot be modified.

Community Benefit None stated by developer.

Community Loss The community would lose a well-used centrally-located allotment site. A new site would need to be found and potentially financed by the community through the Parish Council.

Reasons the site fails to meet the Neighbourhood Plan site criteria

- Contrary to Principle 2 as the development would not create or enhance the sense of community at the existing allotments.
- Contrary to Criteria 1 as access not acceptable to Highways.
- Contrary to Criteria 8 as this backland development would have an unacceptable impact on existing houses in The Green and The Street.

Owner/Developer Comment Although the Highways Department of the County Council does not approve this access, planning permission was granted for a new 4 bedroom house with separate garage/annexe using the same entrance.



Sedlescombe Neighbourhood Plan

Street Farm, Brede Lane, rear of East View and Blacklands

Category 3 (Not acceptable by Parish Survey Results)

Greenfield Site adjacent to Sedlescombe Development Boundary



Site Number **E11**

Site Location Brede Lane

Number of Dwellings **21** (The Parish Survey shows that only 6% of the community would support 15 houses in a new development and 7% 20 houses.)

Main Type of Dwellings Bungalows including affordable homes.

Reason for Development Landowner has offered the land for development.

Description Part of a large greenfield site in Brede Lane outside the Village Development Boundary. It would require a new road to access the development which would run beside a Blacklands property .

Survey results There will be an excess of bungalows in the future. Additional traffic in Brede Lane is considered by residents to be a major problem. Preference to brownfield sites to be used first or greenfield with a significant benefit.

Community Benefits Although the developers have said they would make financial commitments to the School and the Village, no firm commitment has been made.

The County Council has said it would like to see a sports pitch provided east of the existing

School and would prefer that any additional housing in Sedlescombe is kept to a minimum.

Reasons the site fails to meet the Neighbourhood Plan site criteria

- Contrary to Principle 3 as it would be too large based on residents' optimum development size.
- Contrary to Principle 4 and Criteria 4 as it has a high visibility across the Brede Valley and can be viewed in the countryside from a number of public locations.
- Contrary to Principle 5 and Criteria 5 as development would increase traffic in Brede Lane.
- Contrary to Criteria 3 as it would not preserve green gaps and hedgerows and to Criteria 7 as it would not protect the countryside.
- Contrary to Criteria 8 as the development would have a direct impact on 21 existing properties at Blacklands and East View Terrace which it would back onto.

Owner/Developer comments Greenfield land must be released to meet the housing needs of Sedlescombe. Sedlescombe requires more bungalows. The site is a natural extension of the Village. There will be no adverse impacts on traffic or the landscape and no ecological reasons to prevent development.



Sedlescombe Neighbourhood Plan

Pumphouse Yard

Category 3 (Not acceptable – insufficient size of available land)

Brownfield Site within the Sedlescombe Development Boundary



Site Number E12

Site Location Off Gammons Way opposite The Primary School.

Number of Dwellings Only space for 4 if employment-generating buildings are retained.

Main Type of Dwellings Basic low cost starter homes left for the purchaser to finish.

Reason for Development Landowner has offered the land for development and wished the site to be shown at the exhibition despite it not meeting the essential criterion of providing space for six properties.

Description Long-established employment site with workshops. In the heart of the Village.

Community Benefit None stated by developer.

Reasons the site cannot be included in the Sedlescombe Neighbourhood Plan

- There is insufficient space for six properties and the Neighbourhood Plan cannot include sites for less than six properties.

The developer has been informed that he can submit a planning application outside the Neighbourhood Plan process.

Owner/Developer Comments.

Although planning permission has been granted for more commercial units, it is housing that is required. The 4 small houses that are planned would be affordable starter homes to purchase with kitchen and bathroom fittings, decoration etc to be completed by the purchaser to keep the cost low and to help Village youngsters onto the property ladder



Sedlescombe Neighbourhood Plan

Please Look at the Sites

Your Site Preferences and Comments

Each site is named and coded with a number.

Please look at all the sites. They have been categorised according to what you told us in the survey.

Filling in the Site Comments Sheet

There are 3 sections

1. Please choose 5 sites that you want to see developed, in order to meet our requirement to provide at least 35 houses/dwellings.
2. If there are any sites that you definitely do not want to be developed, please select these.
3. Lastly, please use the space on the back of the form to make any comments about the sites.

It's important to understand that being displayed in this exhibition does not definitely include or exclude any site in the Neighbourhood Plan, as there is still much work to be done.



Sedlescombe Neighbourhood Plan

Rother District Council's Strategic Housing Land Availability Assessment

SHLAA

Rother District Council has carried out its own assessment of possible development sites in Sedlescombe. Details can be seen on the Planning Policy section of the www.rother.gov.uk website under SHLAA (Strategic Housing Land Availability Assessment).

Two **Greenfield sites** shown in this exhibition have been considered by Rother District Council in the SHLAA. A third **Greenfield site** was also identified by the District Council as a possible development site. However, as the owner of the site does not wish it to be developed, to respect his wishes, it has not been shown in this exhibition.

Rother District Council has left Sedlescombe to assess all the sites as part of its Neighbourhood Plan process.

If you wish to make any comments about the sites after the exhibition, please visit the Sedlescombe Parish Council website www.sedlescombe.org.uk under Neighbourhood Plan.

Please send your comments by Friday 18 October 2013.



Sedlescombe Neighbourhood Plan

Why were some sites categorised Marginal or Not Acceptable?

The Overarching Principles and Required Criteria were developed from the Parish Survey results and these were used to assess all sites. Below we show the main reasons for those sites which were categorised either Marginal or Not Acceptable.

Category 2 **Marginal** by Parish Survey results

E05	Red Barn Field (Parish owned)	Parish Council wants to consult with residents.
E06	Luffs Farm	Greenfield site not attached to the village development boundary but proposes an innovative development. Community benefit provision details to be agreed but community orchard being considered.
E07	Sunningdale / Powdermills	As the property is in the flood zone, it needs a flood risk assessment. Community benefit provision details to be agreed.

Category 3 **Not Acceptable** by Parish Survey results

E08	Balcombe Green	Traffic will be exacerbated on Brede Lane. Percentage contribution towards community benefit to be agreed.
E09	Gorselands	Highways unhappy with access. Visible in the landscape. Traffic in Brede Lane will be exacerbated.
E10	Village Allotments	Highways access makes site unviable.
E11	Street Farm	Jeopardises landscape and rural character. Development is in highly visible position above Brede Valley. Traffic in Brede lane will be seriously exacerbated. Detrimental to green gaps and hedge rows. Does not protect countryside. Has a significant impact on 21 neighbouring properties. Scheme much too large based on optimum development size expressed by residents.

