

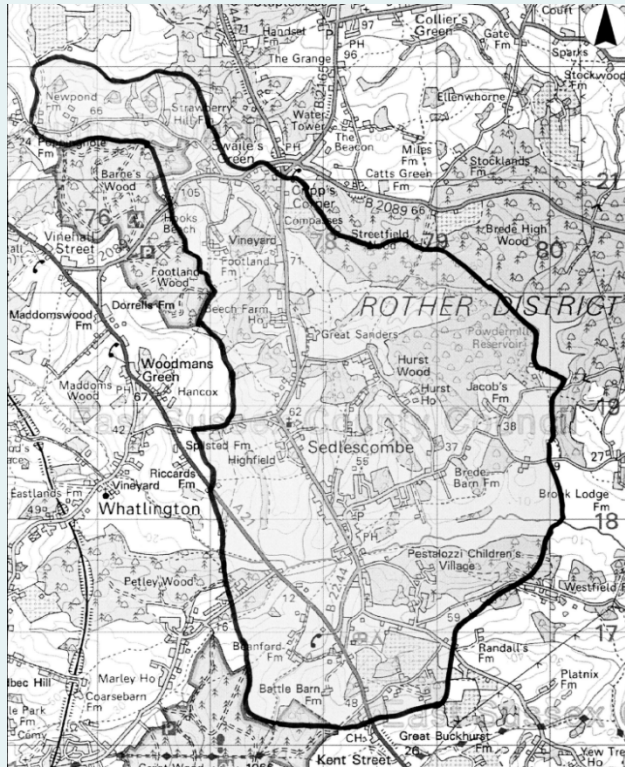


Sedlescombe Neighbourhood Plan

Welcome to Sedlescombe's Neighbourhood Plan Exhibition

Thank You

- For coming to this very important exhibition where we as residents of Sedlescombe directly influence where future development is sited.



Sedlescombe Parish

- And thank you to all of you who have contributed by way of filling in the surveys and those who have given their time to volunteer their help.

Questions and Comments

If you have any **questions**, please ask a member of the Parish Council or the Parish Clerk who are here to help you today.

Parish Council Members



Jonathan
Vine Hall



Pauline
Glew



John
Parsons



Rod
Eldridge



Roy
Chapman



Peter
Anson



John
Parsons



Simon
Lawrence



Lindsay
Fraser



Pauline
Raymond,
Clerk

You will be given a **Site Comments Sheet**. Please complete this and put it in the box before you leave.



Vision For The Parish

Since 2002 our vision has been

- 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.



This additional sentence has now been added:-

- 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.





Neighbourhood Planning

What is it all about?

- Neighbourhood Planning is about empowering our community to decide where any new development is built over the **next 15 years**.

For the first time we can decide

- Where developments should be built
- How big they should be
- The type, size and style of the houses
- How quickly they should be built

Neighbourhood Planning cannot

- Reduce the number of houses the District Council says has to be built.
- Be inconsistent with the local or national policies.



Neighbourhood Planning

What else is in it for our community?

- In the next 2 years Rother District Council will introduce a new **Community Infrastructure Levy** also called the CIL to be **paid by developers**.
- **Parishes with Neighbourhood Plans will receive 25%** of this to be used specifically for new community infrastructure and improvements to existing infrastructure, (like paths, parking and buildings).
- Parishes **without Neighbourhood Plans** will **only receive 15%** and it will be capped.
- Whilst the actual amount of the levy has not been decided, indications from other councils suggest it will be **significant** and therefore bring **real benefit** to Sedlescombe. Benefits we would not get without the Neighbourhood Plan.
- There might also be the opportunity for the Parish Council to make legal agreements with **developers** for them to **provide community benefits** for Sedlescombe.



Neighbourhood Planning

What are we trying to achieve?

Sedlescombe has to find space for **35 homes** over the **next 15 years** in groups of 6 or more houses.

We listened to what you said in the recent survey. **You told us the following things were important.**



To ensure housing **development does more than just create new houses**. They should directly help create and support employment and **deliver other tangible benefits** to our community.



To maintain Sedlescombe as a village by retaining its open spaces, hedgerows and trees. **Not** to simply add **houses on Greenfield sites where** more sensible, **common-sense options** were **available**.



To protect the countryside around the village centre by not allowing development to sprawl away from the existing development boundary if Brownfield sites were available.



Not to build in areas which **create more traffic and parking problems**.



Neighbourhood Planning

What are we trying to achieve?



To provide appropriate housing for the local people to suit their needs.



To try to reduce the use of cars for short journeys to the village and Blackbrooks by providing pavements next to busy roads.



To improve parking facilities where they are needed.



To acknowledge the importance of the Pestalozzi Village as part of the community.



Our Neighbourhood Plan can achieve these aims but they rely on the District Council accepting that this approach is generally consistent with their policies.



Sedlescombe Neighbourhood Plan

What has happened so far?

- Earlier this year we asked every household to suggest **potential sites** for new housing across the Parish.
- In addition, the **District Council** identified some sites.
- We have conducted the **largest survey** ever undertaken of residents aged 18 years and over in the Parish to find out your **thoughts and opinions**. Also, to understand what's **important to you** about development and to work out a criteria for assessing the sites that have been proposed.
- We have also spoken to and surveyed **stakeholders** in the village including:

• Businesses	• The School
• Farmers	• Landowners
• Pestalozzi	• Estate Agents
• The Police	• The Doctors

- In addition we have spoken to 57 **young people** under 18 years in 3 workshop groups from Claverham College and Pestalozzi.



What happens next?

- Now we have your thoughts, ideas and opinions from the Parish survey we have been able to form a **set of criteria to assess** all the **sites** which you will see later in the exhibition.
- First we'd like to share the **main results** from the parish **survey**.
- Then we'd like you to **look at all the sites** selected based on the **Site Selection Criteria** developed from what you told us in the survey, their locations, their advantages and disadvantages.
- And finally, you can **tell us if you think** the selected **sites are right for Sedlescombe**, by filling in the comment sheet.



The Survey

An Excellent Response

- The residents who responded came from all across the Parish and all streets and areas were well represented making the **survey very representative** of our community.
- 605 surveys were returned representing over 50% of residents and **58% of households**.
- We worked hard to get lots of people who don't normally respond or get involved through a door-to-door follow up.

**Thank You again
to all those who responded**

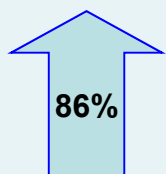
So what were the results?



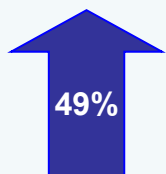
Sedlescombe Neighbourhood Plan

Survey Results

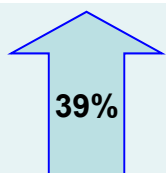
Main Findings



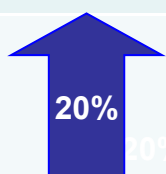
86% of us use the **village shop** regularly



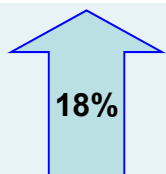
49% of us use **Blackbrooks** regularly



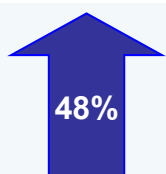
39% of us use either the **Queens Head** or the **garage** or the **Brickwall** regularly



20% use the **hairdresser**



18% use the **village hall** regularly



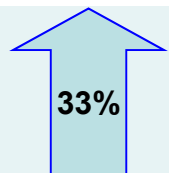
48% of us use the **public footpaths** regularly



Sedlescombe Neighbourhood Plan

Survey Results

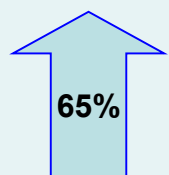
Main Findings



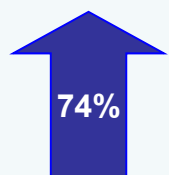
A third of us belong to an average of 2.3 **clubs or associations** in the village.



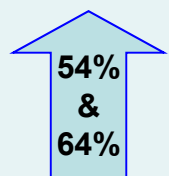
52% of us **travel** to the village centre **on foot** and the other half by car.



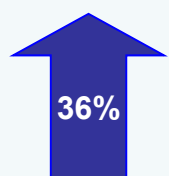
65% of us say we want a **better bus service**.



74% of us consider Brede Lane suffers from **serious traffic congestion** and 58% want **parking bays** in the Lane. 56% say The Green and 52% The Street also suffer serious congestion.



Between 54% and 64% of us see **traffic** and **speed of cars** through the village and **parking** outside the shop as the main **problem**.



36% of us want a **footpath** between the A21 and the village and 21% a footpath between Stream Lane and Hurst Lane.

Survey Results

Some Comments from the Survey

'Future development is obviously important for the growth of the village and local business people. As long as the approach to housing etc, is sensitive and balanced ensuring everyone connected with the village is always considered then it is the way to proceed.'



'Any developer should be aware that we are fortunate to live in a beautiful village and that it should be preserved wherever possible. Views are stunning and should be taken into consideration. Our children need housing but our grandchildren will never forgive us if we spoil this lovely environment. Development should be small scale and infill rather than en masse!'



Survey Results

% Agree Important	What we said was important about new housing
	<p>‘Very or quite important’ to protect countryside for residents and visitors.</p>
	<p>‘Very or quite important’ to preserve hedgerows and green areas.</p>
	<p>‘Very or quite important’ that housing be of low visibility and avoid spoiling views.</p>
	<p>New housing should avoid areas with traffic and parking issues.</p>
	<p>‘Very or quite important’ that new housing backs onto <u>as few</u> houses as possible.</p>

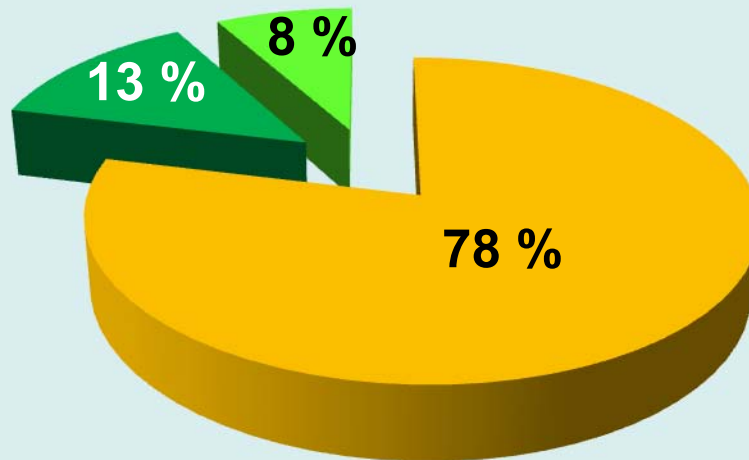


Survey Results

Where did we want new housing developments sited?

1st	Brownfield sites used first even if they are away from the village boundary
2nd	Greenfield sites outside the village boundary delivering significant community benefit
3rd	Greenfield sites attached to the village boundary

Site Preference



- Brownfield
- Greenfield outside boundary with benefit
- Greenfield attached boundary

Survey Results

Some Comments From the Survey

'To keep the integrity of the quintessential English village any development needs to be well away from the edge of the village, due in part to traffic created'.



'We should be ... minimising the amount of development inside the village boundary itself. We need to prioritise peace and quiet for the village. It's a village and we need to make sure that we don't turn it into a small town.'

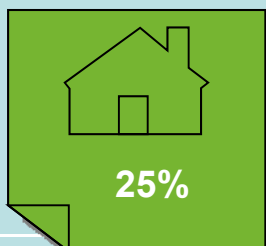


Survey Results

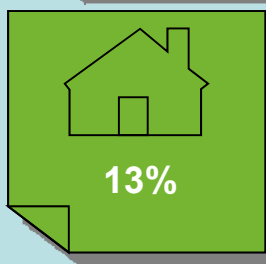


53% said developments should be a maximum of 6 houses.

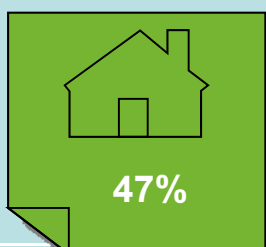
22% said a maximum of 10 houses.



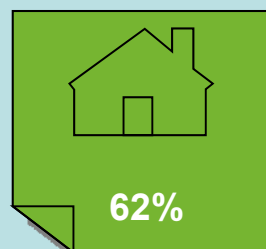
25% of us wanted '**work from home**' houses with space for a business.



13% of us have **children** who would like to **live in the village** but can't afford the cost. 35% of them need a house under £150,000. 61% thought children of existing families in the village should be given priority for social housing.



47% said the Sedlescombe **Sawmills** should be **redeveloped**.



62% said we should have '**low cost starter homes**'.

Survey Results

Style of Homes

- New houses can be a **mix of modern or traditional** but should **be environmentally friendly** and contain **energy efficient** measures
- 84% said some form of rainwater **recycling** should be included.



Speed of Development

- 72% said development should be **spread out** evenly **over 15 years**.



Survey Results

Some Comments from the Survey

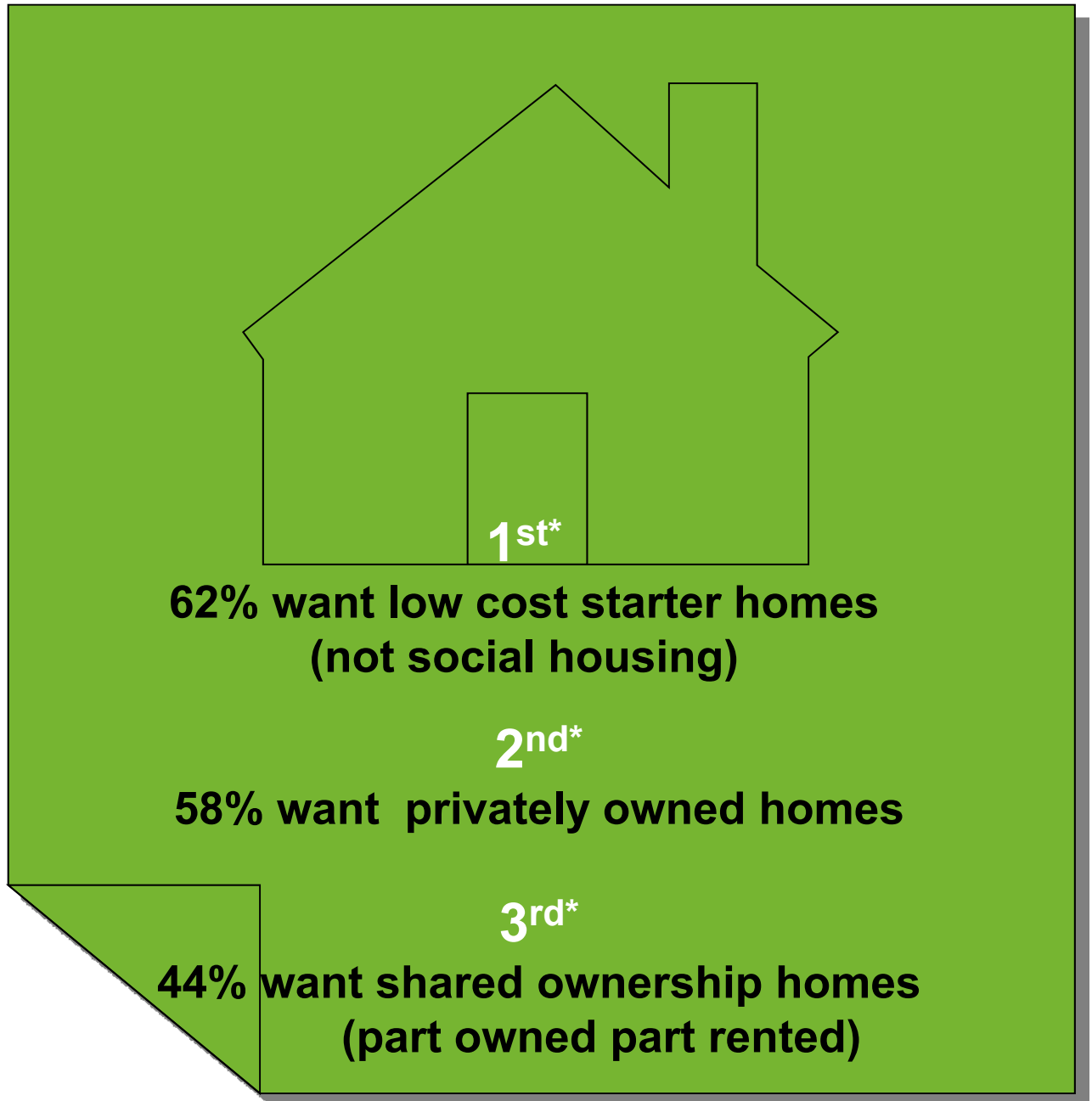
'I feel it is vital for everyone and future generations that we do not build on areas of outstanding beauty. We need to keep our countryside.'



'I moved to Sedlescombe as I considered it to be a beautiful and well respected area. Having lived in social housing in the area for the past 20 years I feel any more social housing in the area would be detrimental to the village as anti-social behaviour and drugs is an issue and can only spread further. More private rental properties would be a positive move.'

Survey Results

Types of Homes Wanted Top 3 Preferences

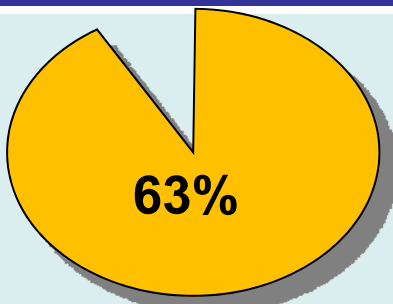


Key: *Top 3 preferences

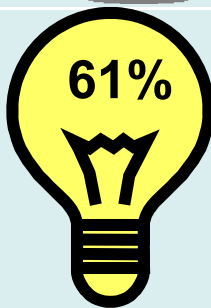
Survey Results

The Plan we develop now will be **inherited by our children** so we thought it important to get their views. We held workshops with a total of 57 of our under 18 year old residents. Whilst the responses differed across the age groups the overall findings were as follows.

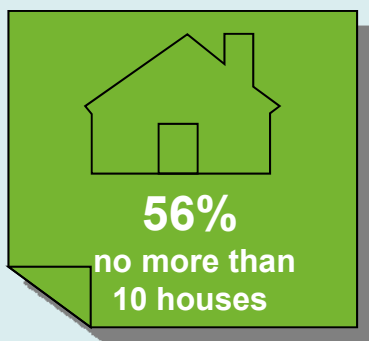
What our young residents said



- 63% wanted **Brownfield** sites **used first** for development.



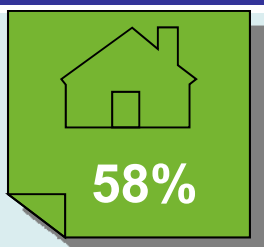
- 61% thought children of **existing families** in the village should be given **priority** for new social housing.



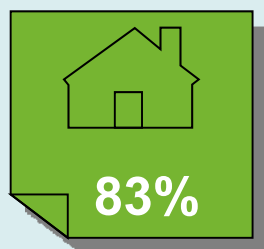
- 35% said developments should be **no more than 6 houses**.
- 21% said **no more than 10** houses.
- 25% said **no more than 15** houses.

Survey Results

What our young residents said



- 58% thought housing should be a mixture of **traditional and modern**.



- 83% thought **social housing** should make up **30%** or less of any new development.

Typical comments made by young people

‘Smaller developments have less social impact and are more peaceful.’

‘Developments built over a longer period have less social impact and allow for a slower change over time.’

‘Brownfield sites are a good efficient use of land.’

‘No need to disturb nature.’

- Also 43% said they preferred developments on Greenfield sites to be camouflaged to include grass roofing and to lie low in the landscape.



Sedlescombe Neighbourhood Plan

27 Sites Submitted

Site Selection Criteria

- Based on the results of the surveys and the workshops a set of **Overarching Principles** and **Required Criteria** were developed for assessing the sites.
 - Some sites had to be excluded as they could not meet the highways requirements or could not take a minimum of 6 houses.
 - The sites were then classified into three groups based on **whether they met all Overarching Principles along with Required Criteria** for development.
- | | |
|---------------------|---|
| • Category 1 | Acceptable ✓
Meets Overarching Principles and Required Criteria for site selection. |
| • Category 2 | Marginal ?
Meets Overarching Principles and some of the Required Criteria. |
| • Category 3 | Not Acceptable ✗
Fails to meet Overarching Principles and Required Criteria. |

Development Sites Must Satisfy

Overarching Principles



Conserve and not jeopardise the local distinctive **rural character** of Sedlescombe, its landscape features and its buildings.



Enhance the existing **sense of community** within the Parish.



Be of a size (number of dwellings) which **minimises anti social behaviour and builds community**. Preference being given to smaller developments of 6 houses.




Protect our area of the **AONB** including the **Brede Valley**. No development on areas of land in elevated positions prominent in the landscape, which can be viewed from the valley apart from redevelopment to improve sustainability, to support employment or improve the visual impact of an existing Brownfield site.



Not increase the **concentration of traffic in the centre of the Village** including Brede Lane and traffic entering the Green and around the doctors surgery and school.

Development Sites Should Satisfy

Required Criteria

	Have acceptable highways access . (This may involve the developer improving access.)
	Be acceptable to the Environment Agency and Natural England . (This may involve developer improving the land in question.)
	Preserve green gaps and hedgerows wherever possible.
	Be on sites which have low visibility in the surrounding countryside.
	Avoid areas with existing parking and traffic issues and not exacerbate traffic and parking problems .
	Conserve designated areas of national and local landscape , archaeological , geological , ecological or historical importance, including Sedlescombe's Conservation Area.

Development Sites Should Satisfy

Required Criteria



Protect the open countryside for the benefit of residents and visitors. Should have minimum impact on the surrounding houses. Should be either:



A **Brownfield** site **outside the village boundary*** where **enabling** development promotes and/or reinvigorates **employment** and/or reduces the use of cars by offering on site employment.



Outside the village boundary if enabling housing development will help meet a **substantial community need** or deliver a substantial community **benefit**.



Within or **close proximity to**, or **attached to** the existing **village boundary** and within easy walking distance of the shop and/or buses, village hall, sports pavilion and Blackbrooks. Preference to be given to **non-Greenfield** sites.



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

What Next?

Time Scales

The hard part for our community is now completed. Next:

1

- The Neighbourhood Plan Committee will write up the Plan based on what you have told us today and in the surveys and present it to the District Council.

2

- The District Council will then check our Plan to see that it is in general conformity with their plan and also conforms to the national plan.

3

- The Plan then goes out to many authorities* and the general public** for consultation.

4

- When it comes back we need to look at the comments and we make any necessary adjustments.

5

- The Plan then goes to a government Inspector who makes sure we have dotted all our i's and crossed all our t's.

6

- Finally, the District Council will carry out a referendum and everyone on the electoral role in Sedlescombe will vote to accept or reject the Plan.

- **A YES vote means the Plan becomes law.**

Key: *Like the highways and environment agency. **Why the general public? For example, neighbouring Parishes might think our Plan affects them and need to be given the chance to make their comments.

Thank You Again

- For coming to this exhibition, to everyone who filled in the surveys and those who volunteered their help.
- To Pump House Designs for printing the site plans.



- To Rother District Council for printing the rest of our exhibition material.

