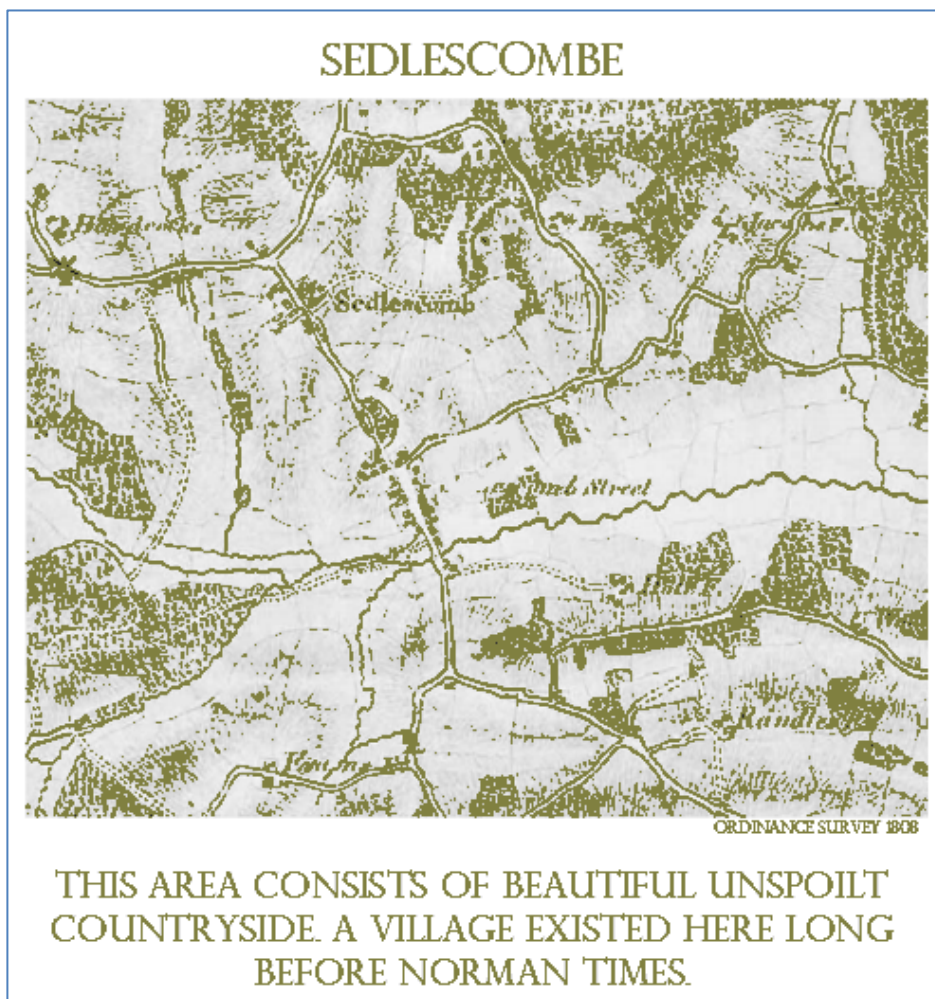


SEDLSCOMBE NEIGHBOURHOOD PLAN 2016-2028

BASIC CONDITIONS STATEMENT

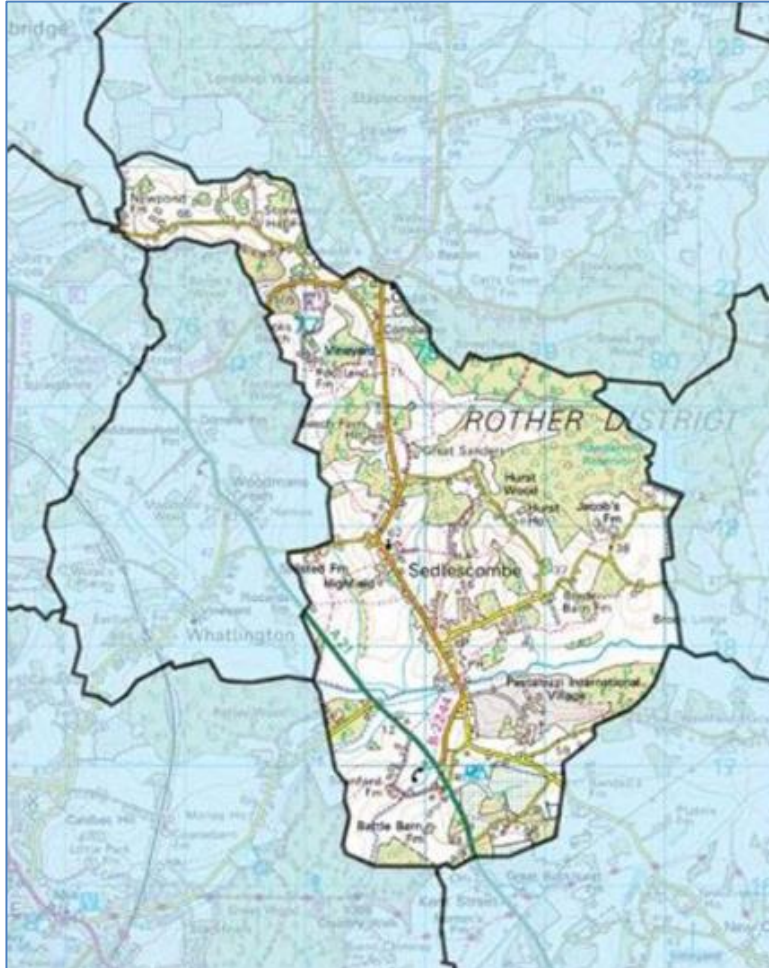


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Neighbourhood Planning (General) Regulations 2012

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1. Introduction

1. This Statement has been prepared by Sedlescombe Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Rother District Council (“the District Council”) of the Sedlescombe Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).



Plan A: The Designated Sedlescombe Neighbourhood Area

1.2 The Neighbourhood Plan has been prepared by the Parish Council, the qualifying body, for the Neighbourhood Area covering all of the parish, as designated by the District Council on 1 July 2013 (see Plan A above).

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2016 to 31 March 2028 and it does not contain policies relating to ‘excluded development’ as defined and required by the Regulations.

1.4 The Statement addresses each of the ‘basic conditions’ required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Background

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in 2012, as the first such project in the District. The key driver of that decision was the opportunity for the Parish Council to take on the responsibility to determine the housing land allocations required to meet the requirements of the forthcoming Rother District Local Plan (2011-2028) Core Strategy (“the Core Strategy”) and to promote sustainable development in the parish.

2.2 A Steering Group was formed comprising Parish Councillors and local people and it was delegated authority by the Parish Council to make day-to-day decisions on the Neighbourhood Plan. However, as the qualifying body, the Parish Council has approved the publication of the Pre-Submission and Submission versions of the Neighbourhood Plan.

2.3 The Steering Group has undertaken considerable community engagement activities over the duration of the project, including the formal consultations required by the Regulations and many informal public events. It has also engaged with landowners, developers and other interested parties to ensure it has fully understood the availability and achievability of sites. It has worked with officers of the District Council during the preparation of the Neighbourhood Plan and has appointed its own professional planning advice to assist in the formulation and drafting of policy.

2.4 This version of the Neighbourhood Plan follows the examination of an earlier version in 2015, the outcome of which was an Examiner’s Report that failed to reconcile the differences of opinion between the Parish and District Councils in respect of housing strategy and a Local Green Space designation. With considerable reluctance the Parish Council agreed to withdraw the Neighbourhood Plan in November 2015 and to commence the preparation of a new version. It has sought a more positive working relationship with the District Council and it has taken the opportunity presented by new land becoming available for potential housing development in the intervening period.

2.5 The Rother Local Plan Core Strategy (“the Core Strategy”) was adopted in September 2014 and comprises a wider range of policies that provide a relevant strategic planning policy framework for the Neighbourhood Plan. The development plan also includes a number of saved policies of the 2006 Rother District Local Plan but there are none of strategic relevance to this Parish.

2.6 The District Council has agreed that one role of the Neighbourhood Plan is to make housing site allocations to help deliver the housing proposals of the Core Strategy that may otherwise be made by its own Development & Site Allocations Plan in due course. In most respects, therefore, the policies of the 2006 Local Plan and then of the Development & Site Allocations Plan in due course will apply to this Neighbourhood Area.

2.7 The Parish Council, in consultation with the local community, has chosen to focus the Neighbourhood Plan on a relatively small number of policies that define the Sedlescombe village settlement boundary, that either allocate or offer support in principle to a series of housing and mixed use sites for development and that designate Local Green Spaces. The plan has sought to avoid policies that may duplicate national or local planning policies that are already used in determining future planning applications.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of 2012 and has sought to reflect the National Planning Practice Guidance (NPPG) of 2014 in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.3 The Parish Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by shaping how, where and when development should be delivered, which accord with the local community's clear spatial vision for the parish.

3.4 The Neighbourhood Plan has specifically adhered to the provisions of the Core Strategy in respect of meeting local housing supply within and on the edge of Sedlescombe village. In addition, it has taken the opportunity to allocate or support in principle the development of a number of sites in close proximity to the village, each of which will deliver other important social and/or economic benefits. In doing so, each site provides a justification for development in the High Weald Area of Outstanding Natural Beauty, within which the entire parish is located.

Para's 17, 22 & 158

3.5 The Neighbourhood Plan has taken account of market signals in respect of land availability for development and land prices and, importantly, seeks itself to send clear signals to land owners and investors to encourage appropriate development proposals (para 17).

3.6 In doing so, it has acknowledged in some cases the high costs of promoting employment development proposals through the planning system and then of implementing those proposals on primarily brownfield sites to avoid undeliverable proposals (para 22). It has therefore shaped its policies to reflect the extent to which the evidence is available to support its proposals. The financial burden on applicants is considerable, especially in

respect of providing the full details of the schemes and viability appraisals. The policies are intended to lower the planning risk by supporting the key land use principles to encourage planning applications to be made and properly evidenced (para 158).

Para 183

3.7 The Parish Council believes the Neighbourhood Plan establishes in its Section 3 a vision for the Neighbourhood Area that reflects the view of the vast majority of the local community. It has translated the vision into a series of objectives and planning policies that will form part of the development plan and help ensure future planning applications deliver the quality of sustainable development desired by the community.

Para 184

3.8 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with the relevant saved policies of the Rother development plan as they apply to Sedlescombe. The Neighbourhood Plan is positive about housing development to both meet local needs and also to enable the achievement of other strategic employment, heritage and community objectives of the Core Strategy. The precise relationship between the policies and those of the development plan is explained in greater detail in section 5 below.

Para 185

3.9 The Neighbourhood Plan avoids duplicating development plan policies by focusing on site-specific policies that translate the general requirements of the development plan into a local context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.10 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but this is not intended to be an exhaustive list of all possible relevant paragraphs.

3.11 The examiner of the original Neighbourhood Plan considered all of the proposed policies met the basic conditions, with three exceptions. Two related to policies that he considered did not have sufficient regard to national policy. In one case, the policy has been deleted from this version of the Plan. The other related to a proposed Local Green Space designation at Street Farm. This matter is covered in Table A in relation to Policy 11. The third case related to conformity with the development plan and is covered in Section 5 below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	Commentary
1	Sedlescombe Development Boundary	<p>The policy restates the purpose and value of the built up area boundary, defined by the development plan, for distinguishing the settlement of Sedlescombe from the surrounding countryside. In doing so, it promotes the vitality of the settlements and has given considerable weight to conserving the special landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty (AONB), as required by Para 115.</p> <p>The 2006 Local Plan boundary has therefore been re-drawn on the Proposals Map only to allow for a small housing site allocation in a location that is consistent with Para 115. Elsewhere, the existing boundary has been retained as there are no sites that will provide a sufficient justification to support an allocation in line with Para 115 or that will win local community support.</p> <p>However, the policy does support windfall development within the settlement boundary, which has consistently delivered an average of 2-3 homes per annum over the last 20 years. Importantly, it also makes specific provision for development outside the settlement boundary in a series of policies in the Neighbourhood Plan (policies 2 – 6) that are intended to deliver a range of housing types and tenures (Para 50); significant local rural employment opportunities (through job creation and protection; Para 28); and valuable heritage asset conservation and community benefits. Together, the objectives within this spatial policy will enhance the vitality of this rural community (Para 55).</p>
2	Land at Sunningdale	<p>The policy allocates a small area of land in established (single) residential use for a scheme to deliver a minimum net additional 8 dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although part of the land is currently outside the settlement boundary, that boundary has been redrawn by Policy 1 to include the whole site. The land is small and is surrounded on three sides by existing development and so its impact on the AONB is negligible (in line with Para 115) and is now defined by the Environment Agency as outside the area subject to flood risk from the River Brede, so accords with Para 100. That said, the policy establishes the key design principles (as per Para 58) to ensure a future scheme will respond to the characteristics of the site and its surroundings. This includes the need for a scheme to avoid damaging the adjoining river habitat interest (Para 117).</p>

3	Land at Pestalozzi	The policy supports in principle the redevelopment of brownfield land within the complex of existing residential and other buildings at the Village for additional homes, some of which will be delivered as affordable homes with preference given to eligible employees of the educational charity in perpetuity. In doing so, the policy not only makes a contribution to the supply of housing to meet local need (Para 50) it also benefits the largest employer in the parish by enabling it to secure housing for its employees (Para's 28 and 54). A large part of the site is located on the footprint of a former building, thus the policy is promoting the beneficial reuse of brownfield land (Para 111). Given the location of the site within an existing building cluster, and the other accrued social and economic benefits, the policy also provides sufficient justification for development within the AONB (Para 115).
4	Land to North of Village Hall	The policy allocates a small area of agricultural land on the northern edge of the village for a scheme to deliver between 10 to 12 dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although the land is currently outside, but adjoins, the settlement boundary, that boundary has been redrawn by Policy 1 to include the whole site. The land lies at the foot of a long slope and so the policy has drawn the allocation site, and comprises design requirements, to minimise its impact on the AONB (in line with Para 115).
5	Land at Sedlescombe Sawmills	The policy supports in principle the redevelopment of land for a mixed employment, housing and tourism use scheme at the Sawmills, a primarily derelict industrial use north of the village. There is little prospect of an economically viable reuse or employment-only redevelopment of the site. The policy seeks to allow other uses (Para 22) to deliver a viable employment proposition in this rural area (Para 28), including realising tourism value through the provision of holiday accommodation. The policy makes it clear that the inclusion of open market housing is only to cross-subsidise the delivery of the employment scheme and only the minimum number of dwellings will be allowed to achieve that objective. An initial assessment indicates that this may require approximately 6-8 dwellings, which will also contribute to meeting local housing need (Para 50). The policy requires a full viability appraisal to determine the precise number of dwellings required and ensures that those dwellings cannot be occupied until the employment scheme has been delivered. The site has some degree of prominence in the AONB landscape but its current appearance detracts from the scenic beauty of the AONB. The policy therefore provides a range of justifications for enabling development in the AONB (Para 115).

6	Land at St John the Baptist Church	<p>The policy supports in principle the development of land for housing development adjoining the curtilage of the Grade II* St. John the Baptist Church just to the north of the village. Like Policy 5, the intent of the policy is to deliver a housing scheme that will enable other important objectives to be achieved, in this case the delivery of a community benefit scheme. The policy requires the housing scheme to comprise the minimum number of open market homes to finance the delivery of primarily affordable homes and of a range of community benefits. In doing so it will contribute to the supply of homes to meet local need (Para 50) but also secure the long term future of the cherished heritage asset, the benefits of which outweigh the disbenefits of departing from policies in respect of development in the AONB and effecting the setting of a heritage asset (Para 140). The housing element shares similarities with a rural exception scheme on land that is reasonably well located for that purpose (and with a willing landowner; Para 54). The land is large enough for a scheme to comprise a layout and design that does not undermine the heritage significance of the setting to the Church to the South (Para 126) and to allow for a significant landscape scheme around its eastern edge to mitigate its impact on the AONB open landscape beyond (115). The policy judges that in principle the weight attached to the conservation of the heritage asset (which itself will allow for greater community use of the building and to resolve existing car parking and highway difficulties) is greater than any disbenefits that may accrue in respect of its setting. The policy makes clear the need for a future planning application to demonstrate how the details of a scheme will accord with that weighting.</p>
7	Land at Gate Cottage	<p>The policy allocates a small area of agricultural land on the north-western edge of the village for a scheme of at least 8 dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although the land is currently outside, but adjoins, the settlement boundary, that boundary has been redrawn by Policy 1 to include the whole site. The land is reasonably screened from the open countryside by mature vegetation but the policy comprises design requirements to minimise its impact on the AONB (in line with Para 115). It also expresses a desire for a scheme to come forward in association with the adjoining Land at Church Hill Farm site allocated by Policy 8, but accepts that is not a requirement, to ensure the proposals are deliverable, in line with para 173.</p>

8	Land at Church Hill Farm	The policy allocates a small area of agricultural land on the northern edge of the village for a scheme to deliver at least 10 dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although the land is currently outside, but adjoins, the settlement boundary, that boundary has been redrawn by Policy 1 to include the whole site. The land lies at the foot of a long slope and so the policy has drawn the allocation site, and comprises design requirements, to minimise its impact on the AONB (in line with Para 115). It also expresses a desire for a scheme to come forward in association with the adjoining Land at Gate Cottage site allocated by Policy 7, but accepts that is not a requirement, to ensure the proposals are deliverable, in line with para 173.
9	Land at Balcombe Green	The policy allocates a small area of woodland on the northern edge of the village for a scheme to deliver between 10 to 12 dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although the land is currently outside, but adjoins, the settlement boundary, that boundary has been redrawn by Policy 1 to include the whole site. The land is enclosed on three side by existing residential properties but its northern boundary is exposed to the open countryside beyond. The policy therefore comprises design requirements to minimise its impact on the AONB (in line with Para 115). The policy also recognises that the site may not be deliverable at present, given different land ownerships. In line with Para 173, the policy is therefore intended to send a signal to those owners to bring forward a viable scheme but does not allocate the land to meet the housing supply requirements of the Core Strategy.
10	Land at Pump House Yard	The policy allocates a small area of established employment land within the village for a scheme to deliver new dwellings to contribute to the supply of housing in the village, as encouraged by Para 50. Although the land is currently in employment use, this part of the larger site is not considered to be necessary to maintaining the viability of the land with no effective cost to losing it to another use, as provided for by Para 22. Instead, the redevelopment of the site will enable an important community benefit to be realised, with the policy requiring the housing scheme to a public car park for the use of parents using the adjoining school. This will relieve pressure on other space and on-street car parking

		and so is regarded by the local community as a positive outcome, in line with Para 70. The policy also acknowledges the site lies within the Sedlescombe Conservation Area, and therefore requires a scheme to have full regard to this important heritage asset, as required by Para 126.
11	Local Green Spaces	<p>The policy designates two sites adjoining the village as Local Green Spaces in accordance with intent and criteria of Para's 76 and 77. A separate report in the evidence base provides a full justification for their designation.</p> <p>In his report, the Examiner of the original Neighbourhood Plan accepted that the Red Barn Field site met the criteria of Para 77 and agreed with its inclusion in this policy. There has been no change in circumstances since then to warrant any change of view about that site.</p> <p>The Examiner also agreed that the other site – Street Farm – met two of the three criteria of Para 77 but not the third relating to its scale. In determining the site could be defined as 'an extensive tract of land', the Examiner recommended the land should be deleted from the policy. The Parish Council disagreed with this recommendation and the local community continues to regard the site as having all the characteristics of a Local Green Space. An almost identical planning application has been made for a housing scheme on the site that was dismissed on appeal in 2014, indicating that the land remains at threat of development, despite there being a plentiful supply of sustainable housing sites around the village for the full plan period. The value of such a designation to the long term planning of the village, and to the credibility of the Neighbourhood Plan, has therefore increased in the intervening period. Furthermore, as noted in the separate report, there are now cases where Neighbourhood Plans have successfully argued for the designation of Local Green Spaces on land larger than Street Farm, thus helping to undermine the core argument of the Examiner.</p>

4. Contribution to Sustainable Development

4.1 A Strategic Environmental Assessment of the Neighbourhood Plan has been undertaken in accordance with the EU Directive (see 6.1 below). This has concluded that there are no likely significant effects on the environment that cannot be avoided or mitigated by future planning applications. However,

more than just avoiding such impacts, the Neighbourhood Plan can also clearly demonstrate that it will contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for the parish.

4.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. On the one hand, it seeks to meet its responsibility for planning positively for development to remain in conformity with the development plan. On the other, the local community is keen to ensure the highest quality landscapes, especially to the south and east of the village, are protected and flood risk is managed effectively. In return, the local community also expects to see improvements to local community facilities and high quality development schemes.

4.3 The Neighbourhood Plan therefore proposes a series of policies to deliver well-designed housing to stitch in to the existing village and to promote new employment to serve local social and economic goals. The chosen policies are intended to accurately translate these goals into viable and effective development management policies and deliverable infrastructure proposals.

4.4 The sustainability attributes of each policy are summarised in Table B below.

Table B: Neighbourhood Plan & Sustainable Development Summary

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	Sedlescombe Development Boundary	*	0	**	The policy promotes the village as the most sustainable pattern of growth by re-defining the development boundary to accommodate the provisions of other policies of the Plan. In doing so, the policy will maintain the strong identity of the village with the special landscape character of the AONB and will encourage and enable other policies of the Neighbourhood Plan to deliver a wide range of other social and economic benefits.
2	Land at Sunningdale	*	0	0	The policy will contribute to the supply of housing to meet local need for a social benefit. Given its small scale and location within surrounding development, and the proposed mitigation measures in relations to biodiversity protection and flood risk management, the allocation will have a neutral environmental impact.

3	Land at Pestalozzi	*	*	*	The policy will contribute to the supply of housing to meet local need for a social benefit. It will help secure the success of an important employer in the parish by retaining jobs for economic benefit. Given its small scale and location within an existing cluster of buildings, and its reuse of brownfield land, the allocation will also have a positive environmental impact.
4	Land to North of Village Hall	*	0	0/-	The policy will contribute to the supply of housing to meet local need for a social benefit. Given its small scale and location within surrounding development, the allocation will have a neutral to negative environmental impact, by extending the village into the AONB and will result in the loss of some trees to form a new access.
5	Land at Sedlescombe Sawmills	*	**	*	The policy will contribute to the supply of housing to meet local need for a social benefit. It will enable the creation of new business and tourism jobs, delivering a strong economic benefit. By bringing a derelict brownfield site back into beneficial use the policy will also have an environmental benefit.
6	Land at St John the Baptist Church	**	0	*	The policy will contribute to the supply of housing to meet local need and will also enable the Church to provide better community facilities, delivering a strong social benefit. The environmental benefit is seen as positive as the benefits of securing the long term conservation of the Grade II* Church heritage asset outweigh any impact on the setting of that asset or on the AONB landscape beyond, impacts which should, in any event, be capable of being mitigated through a detailed scheme design.
7	Land at Gate Cottage	*	0	0	The policy will contribute to the supply of housing to meet local need for a social benefit. Given its small scale and location within surrounding development, the allocation will have a neutral environmental impact.
8	Land at Church Hill Farm	*	0	0/-	The policy will contribute to the supply of housing to meet local need for a social benefit. Given its small scale and location within surrounding development, the allocation will have a neutral environmental impact, though will extend the village into the AONB.

9	Land at Balcombe Green	*	0	0/-	The policy will contribute to the supply of housing to meet local need for a social benefit. Given its small scale and location within surrounding development, the allocation will have a neutral to negative environmental impact, by partially extending the village into the AONB and will lead to the loss of some of the mature trees within the site.
10	Land at Pump House Yard	**	-	0	The policy will contribute to the supply of housing to meet local need and deliver a new public car park to create important social benefits. Given its small scale and location within surrounding development, the allocation will have a neutral environmental impact. The policy will have a small negative economic effect by changing the use of part of an existing employment site in the village.
11	Local Green Spaces	**	0	**	The policy will have strong social and environmental benefits in preventing the development of cherished open land adjoining the village that would otherwise impact on the identity and character of that part of the village and of the wider AONB.

*Key: ** very positive * positive 0 neutral - negative -- very negative*

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for Rother District. This comprises the Rother Local Plan Core Strategy of 2014 (as the remaining saved policies of the 2006 Local Plan are not relevant to this Parish). Both plans are therefore assessed in respect of the general conformity of the Neighbourhood Plan.

5.2 For the most part, there is a considerable degree of conformity between the Neighbourhood Plan and development plan, including in all respects of strategic policy. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved policy then its supporting text makes clear this justification.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title	Commentary
1	Sedlescombe Development Boundary	<p>The policy redefines the development boundary for Sedlescombe village in such a way as to “facilitate the limited growth of (Sedlescombe village) ...and is compatible with the character and setting of the village” as required by Policy OSS1. The level of growth proposed for Sedlescombe is 35 homes, as set out in Policy RA1, a requirement that is met and exceeded by other policies of the Neighbourhood Plan, for which accommodation has been made in drawing the new boundary.</p> <p>To avoid confusion in how it is applied, the policy leaves the application of the appropriate built up area and countryside policies to other policies of the Core Strategy.</p>
2	Land at Sunningdale	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village, especially previously developed land, and maintains its character. The proposal is deliverable given its land ownership and the viability of development.</p> <p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>Furthermore, it accords with Policy EN1 by requiring proposals to manage their effects on the high quality natural landscape character of the adjoining River Brede and High Weald Area of Outstanding Natural Beauty. It also accords with Policy EN5 and EN6 by requiring proposals to have regard to the biodiversity value of the river, and its flood risk potential, respectively.</p>
3	Land at Pestalozzi	<p>The policy accords with Policy OSS1 and OSS3 in respect of providing for a very specific form of development suited to this countryside location to support the ongoing economic value this international educational facility brings to this</p>

		<p>rural area. The policy acknowledges the sensitive AONB location and so requires proposals to locate new buildings within the cluster of existing buildings, making use of the previously developed land in that location, and so is consistent with Policy OSS4.</p> <p>Given the location, it is not possible for the policy to absolutely adhere to Policy LHN4 in that the site does not adjoin the village boundary. It is not practical to make provision within the village for affordable homes for eligible employees of the International Village, and others, whose housing needs cannot be met in the normal housing market. Evidence has been provided to establish this case and this policy requires that greater detail will be provided with a planning application. Although not immediately adjoining the boundary, the site is in close proximity (walking distance) to the village and the scale of development will be in keeping with the existing cluster of buildings on the Village site. In this same respect, the policy accords with Policy TR3 as the scheme will benefit from the existing road links to the village and will not result in the loss of sustainable transport facilities.</p> <p>The policy accords with Policy RA2 as the development will support local economic needs and maintains or improves the rural character, and supports rural employment opportunities in keeping with rural character. It will conserve the intrinsic value, locally distinctive rural character and landscape features of the countryside.</p> <p>The policy accords with Policy RA3 by supporting employment opportunities in the countryside by the sensitive, normally small-scale growth of existing business sites and premises.</p> <p>The policy accords with Policy EN1 by managing the high quality natural landscape character by ensuring the protection of the distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty.</p>
4	Land to North of Village Hall	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village that maintains its character. The proposal is deliverable given its land ownership and the viability of development.</p>

		<p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>Furthermore, it accords with Policy EN1 by requiring proposals to manage their effects on the high quality natural landscape character of the High Weald Area of Outstanding Natural Beauty. It also accords with Policy EN5 by requiring proposals to include a landscape buffer to the countryside and the retention of trees and hedgerows to deliver a net biodiversity gain.</p> <p>The site is close to the village centre and a satisfactory access can be achieved to the main road, with a range of mitigation measures, and so the policy accords with Policy TR3.</p>
5	Land at Sedlescombe Sawmills	<p>The policy accords with Policy OSS3 of the RLPCS in that it is consistent with the spatial strategy established by Policy 1 and the capacity of existing infrastructure and services, and of any planned or necessary improvements to them. It will help meet the local need for affordable housing and will maintain the character and qualities of the landscape. It makes effective use of previously developed land and is deliverable given its land ownership and the viability of development. Finally, it supports the need for and access to employment opportunities at the Village.</p> <p>The policy accords with Policy OSS4 in that it meets the needs of future occupiers, including providing appropriate amenities, it does not unreasonably harm the amenities of adjoining properties; it respects and does not detract from the character and appearance of the locality; it is compatible with the existing use of adjacent land; and is of a density appropriate to its context, having due regard to the key design principles.</p> <p>The policy accords with Policy RA2 as the development will support local economic needs and maintains or improves the rural character, and supports rural employment opportunities in keeping with rural character. It will conserve the intrinsic value, locally distinctive rural character and landscape features of the countryside.</p> <p>The policy accords with Policy RA3 by supporting employment opportunities in the countryside by the sensitive, normally small-scale growth of existing business sites and premises.</p>

		<p>The policy accords with Policy EC3 by securing the effective use of employment and tourism land and premises by permitting the redevelopment of the land and facilitating access/environmental improvements. The continued employment use of part of the site is not viable so the policy permits complementary enabling development as part of an overall scheme to make most effective use of the property for employment and tourism purposes.</p> <p>The policy accords with Policy EC6 by encouraging tourism activities and facilities to increase the supply of quality serviced and self-catering accommodation.</p> <p>The policy accords with Policy LHN2 by not delivering affordable housing as it can be demonstrated that such a requirement would render otherwise suitable development unviable as the main purpose of the housing is to support business development, where job creation is a priority.</p> <p>The policy accords with Policy EN1 by managing the high quality natural landscape character by ensuring the protection of the distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty.</p>
6	Land at St John the Baptist Church	<p>The policy accords with Policy LHN2 by making provision for primarily affordable homes outside the settlement boundary of Sedlescombe for those households with a local connection, whose housing needs cannot be met in the normal housing market. Although not immediately adjoining the settlement boundary, the site is in close proximity (walking distance) to the village and the policy requires that the scale and layout of development will be in keeping with the landscape and the scheme will achieve a satisfactory highway access. The site is adjacent to and opposite other existing housing development known as Sandrocks, so it is not isolated in the landscape.</p> <p>The policy accords with saved Policy TR3 as the scheme will benefit from and improve existing footway and road links to the village and will not result in the loss of sustainable transport facilities. It also accords with saved Policy TR3 in seeking to improve highways safety by providing car parking for visitors to the Church, which currently relies on on-road parking that is on the opposite side of the road to the Church making access for young and old alike very difficult and</p>

		<p>potentially dangerous for users who have to cross in front of traffic travelling at 50mph. Parking takes place quite close to a sharp road bend and at the top of a small lane reducing road visibility.</p> <p>The policy accords with Policy OSS4 in that it meets the needs of future occupiers, including providing appropriate amenities, it does not unreasonably harm the amenities of adjoining properties; it respects and does not detract from the character and appearance of the locality; it is compatible with the existing use of adjacent land; and is of a density appropriate to its context, having due regard to the key design principles.</p> <p>The policy accords with Policy CO1 by permitting improved community facilities in the church building which is an appropriate, established location that meets identified community needs.</p> <p>The policy accords with Policy EN2 by preserving the locally distinctive vernacular building forms and their settings, features, fabric and materials of the listed church building.</p> <p>The policy accords with Policy EN1 by managing the high quality natural landscape character by ensuring the protection of the distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty.</p>
7	Land at Gate Cottage	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village that maintains its character. The proposal is deliverable given its land ownership and the viability of development. However, the policy draws attention to the desire for a scheme to be jointly planned and delivered with the adjoining land allocated by Policy 8.</p> <p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>Furthermore, it accords with Policy EN1 by requiring proposals to manage their effects on the high quality natural landscape character of the High Weald Area of Outstanding Natural Beauty. It also accords with Policy EN5 by requiring</p>

		<p>proposals to include a landscape improvements and the retention of trees and hedgerows to deliver a net biodiversity gain.</p> <p>The site is close to the village centre and a satisfactory access can be achieved to the main road, with a range of mitigation measures, and so the policy accords with Policy TR3.</p>
8	Land at Church Hill Farm	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village that maintains its character. The proposal is deliverable given its land ownership and the viability of development. However, the policy draws attention to the desire for a scheme to be jointly planned and delivered with the adjoining land allocated by Policy 7.</p> <p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>Furthermore, it accords with Policy EN1 by requiring proposals to manage their effects on the high quality natural landscape character of the High Weald Area of Outstanding Natural Beauty. It also accords with Policy EN5 by requiring proposals to include a landscape buffer to the countryside and the retention of trees and hedgerows to deliver a net biodiversity gain.</p> <p>The site is close to the village centre and a satisfactory access can be achieved to the main road, with a range of mitigation measures, and so the policy accords with Policy TR3.</p>
9	Land at Balcombe Green	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village that maintains its character. The policy recognises that the proposal may not be deliverable given its multiple land ownerships, hence the land is not allocated to meet the requirements of Policy RA1, but its development merely supported in principle.</p>

		<p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>Furthermore, it accords with Policy EN1 by requiring proposals to manage their effects on the high quality natural landscape character of the High Weald Area of Outstanding Natural Beauty. It also accords with Policy EN5 by requiring proposals to include a landscape buffer to the countryside and the retention of trees and hedgerows to deliver a net biodiversity gain.</p> <p>The site is close to the village centre and a satisfactory access can be achieved to the main road and so the policy accords with Policy TR3.</p>
10	Land at Pump House Yard	<p>The policy accords with Policy OSS3 in that the land accords with the spatial strategy of the Neighbourhood Plan by making effective use of land within the main built-up confines of the village that maintains its character. The proposal is deliverable given its land ownership and the viability of development.</p> <p>The policy also accords with Policy OSS4 in that it requires proposals to show that they will not unreasonably harm the amenities of adjoining properties and the quantum of housing development will be at a density that is compatible with the surrounding residential area.</p> <p>The policy accords with Policy CO1 by enabling the provision of a much needed public car park for the use of the adjoining school, to alleviate pressure on the local roads at busy times. This public benefit, together with the outdated location of the site for modern business purposes, justifies the loss of a small area of employment land and so is consistent with Policy EC3.</p> <p>The site falls within the Sedlescombe Conservation Area and therefore the policy requires proposals to have regard to the significance of the land to the character of that heritage asset, in line with Policy EN2.</p>

		The site is close to the village centre and a satisfactory access can be achieved to the main road and so the policy accords with Policy TR3.
11	Local Green Spaces	<p>There is no saved policy that corresponds to the provisions of this policy.</p> <p>The policy accords with Policy EN5 by protecting biodiversity and green space to maintain and develop a district-wide network of green infrastructure where possible linking areas of natural green space.</p> <p>The policy accords with Policy EN1 by managing the high quality natural landscape character by ensuring the protection of the distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty.</p>

6. Compatibility with EU Legislation

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 A screening opinion was issued by the District Council in January 2014 requiring that the Neighbourhood Plan should be prepared in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA) as it may lead to significant environmental effects. A SEA scoping report was consulted on by the Parish Council with the statutory consultees in February/March 2014 and the District Council confirmed that its framework of environmental objectives remained relevant for the purpose of preparing the new Pre Submission Neighbourhood Plan in 2016.

6.3 A draft SEA report was published alongside the Pre Submission Neighbourhood Plan for consultation in July - September 2016. A final SEA report is published alongside the Submission Neighbourhood Plan. The SEA has demonstrated that the policies of the Neighbourhood Plan will not lead to any significant environmental effects that cannot be avoided or mitigated by subsequent planning applications and consents.

6.4 No part of the Neighbourhood Area lies within a zone of influence of any Special Protection Area, a European designated nature site. There has therefore been no requirement for a Habitats Regulation Assessment report in accordance with the EU Habitats Regulations.

Submission Sedlescombe Parish Neighbourhood Plan, Basic Conditions Statement
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