

SEDLESCOMBE NEIGHBOURHOOD PLAN 2016-2028

CONSULTATION STATEMENT



Regulation 15 of the Neighbourhood Planning Regulations

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1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the [Neighbourhood Planning \(General\) Regulations 2012](#) in respect of the Sedlescombe Neighbourhood Plan (SNP).

1.2 The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 However, a much greater level of consultation and formulation work has been undertaken than the legislation requires and this is set out in summary below.

2. Background

2.1 The policies contained in the Sedlescombe Neighbourhood Plan are as a result of considerable interaction and consultation with the residents and stakeholders of the parish of Sedlescombe. The work has been collated initially by the Sedlescombe Neighbourhood Plan Project Group (SNPPG) which later became an executive committee of the Parish Council called the Neighbourhood Plan Committee. This Committee has met regularly in public with its Agendas and Minutes published on the Parish Council website. The Parish Council website has been maintained with up to date information throughout the process. Consultation work has involved local residents from across the parish, secondary school students from local schools, Police, local businesses, estate agents and a local charity, in addition to the district and county councils, other relevant statutory bodies and stakeholders consulted in the regulation 14 requirements.

3. Summary of Main Forms of Communication

During the process a considerable effort has been maintained in communicating with residents and stakeholders through various channels:

1. Using A1 and A0 size posters prominently placed around the village.
2. The development of a database of approximately 350 residents' email addresses.
3. Regular updates in the Parish Council quarterly Bulletin and two Annual Reports delivered to every resident's property.
4. Updates at the two Annual Assemblies with audiences of more than 130 and 150 residents.
5. Updates in the weekly Sedlescombe News.
6. Press Releases to the Rye and Battle Observer.
7. Regular updates regarding the Plan's progress on the Parish Council website.

8. Regular open meetings of the Sedlescombe Neighbourhood Plan Working Group/ Neighbourhood Plan Committee and the Parish Council with Minutes available on the Parish Council website.
9. 'Street Champions' (local residents) used to engage directly with households to encourage completion of surveys.
10. Two exhibitions.

4. Summary of Main Consultation Events and Results

There has been a considerable effort to ensure the whole community has been engaged in the Neighbourhood Plan process. Apart from a continual effort to involve the district council at every meeting and event, and to involve all relevant statutory bodies and stakeholders throughout the process, the key consultation events with residents are listed and described below (see Appendices for further details).

4.1 Public Meeting Arranged by the Parish Council to Discuss a Proposed Development Scheme at Street Farm, Brede Lane, Sedlescombe

30 November 2012

Public meeting attended by more than 150 people (12.5% of residents) to discuss a proposed development on land at Street Farm that had been displayed at a public exhibition on 22/09/12 in Sedlescombe Village Hall by Armstrong Rigg (AR) Planning. At the end of the November meeting there was a unanimous vote opposing Street Farm being included in the Sedlescombe development boundary.



January 2013



See Appendix 2 for a summary of points from the Parish Public Meeting held 30/11/12 and a report of the 30/11/12 meeting was included in the January 2013 Parish Council Bulletin delivered to each household in the parish.

4.2 “It’s Our Village, It’s Our Parish, It’s Our Choice”

April 2013



See Appendix 3

Following the Parish Council’s decision to produce a Sedlescombe Neighbourhood Plan for the whole of the parish of Sedlescombe, a leaflet was delivered to each household in the parish explaining the Neighbourhood Plan process which the Parish Council had embarked upon. The leaflet invited landowners to suggest suitable housing development sites for consideration. The leaflet listed criteria for the sites based on feedback from the public meeting held in November 2012.

June 2013

See Appendix 4

24 possible sites were submitted for consideration by landowners.

4.3 Sedlescombe Parish Council 2013 Annual Report

April 2013



See Appendix 5

The 2013 Annual Report and Directory was delivered to every home in the parish, with an update on the status of the Neighbourhood Plan.

4.4 Young Persons Workshops, Summer 2013

26 and 28 June 2013, and 22 July 2013



During June and July 2013, three separate workshops with young people who live in Sedlescombe were held at the Pestalozzi International Village and Claverham Community College. A total of 57 students took part in these useful workshops. Students were asked to form into groups of 5 to discuss 5 topics related to housing development. Each group presented their topic to the whole workshop and students then answered a short questionnaire designed to capture their views. Students were also asked to choose from a selection of different housing styles to determine which houses would be most appropriate to different types of sites.



Results in brief

See Appendix 6


- Building on brownfield sites not attached to the village most popular
- Priority for social housing should be given to members of families already living in the village
- Less than 20 houses should be built in any one development
- A mixture of traditional and modern styles should be adopted
- 30% social housing should be included in housing developments

4.5 Resident's Survey, Summer 2013

July/August 2013	<p>All 1200 electors in the parish of Sedlescombe (i.e. those aged 18 and over) were hand delivered a survey form (see Appendix 7) for completion together with one reply-paid envelope per household. The survey set out to find out about the opinions and attitudes of residents in relation to housing development and future housing needs in addition to usage of services related to the parish.</p> <p>The 2011 census showed that there were 643 households in the parish of Sedlescombe, although we are aware of 667 properties in the parish. The difference between the 643 and 667 households are thought to be empty, second homes or holiday lets.</p>
July/August 2013	<p>Arrangements for the return of the survey forms were as follows:</p> <ol style="list-style-type: none"> 1. Return to the Parish Clerk in the reply-paid envelope. 2. Return to special collecting box in Sedlescombe Stores. <p>Street Champions followed up between 13/07 and 24/07/13 and collected more forms. Some residents were willing to accept a replacement form if their original had been lost.</p> <p>See Appendix 8 for Notice urging residents to complete the survey.</p>
Results	<p>See Section 2.2 of The State of the Parish Report, November 2013 for results.</p> <p>Encouraged by street champions, 604 (50.42%) forms were returned. 75 properties, where there were more than one occupier returned only one completed form. The completions represented 55.62% of all properties or 57.7% of census properties. Although the respondents covered the whole of the parish, there was inevitably a higher response rate from some streets. In order of percentage return, these were:</p> <ul style="list-style-type: none"> • Pestalozzi 85% (very low total number of properties) • Village centre Brede Lane 69% • Village east 61% • North of village 46% (outside the development boundary) • Village north 44% • Village centre 43% • Village south and west 42% • Village East View 39% (3 follow ups by street champion made to each household to this traditionally less responsive group) <p>Some of the survey questions produced open-ended comments and these were also listed by Linda Jones & Partners (Independent research company).</p>

	See Appendix 9.
13 August 2013	<p>Linda Jones of Linda Jones & Partners of Woodbridge, Suffolk gave a presentation (See Appendix 10 for report on process of the survey) to the Parish Council on the results of the survey. In addition to her formal PowerPoint Presentation, she also said;</p> <ol style="list-style-type: none"> 1. The survey results and the comments made by the residents show a real love for the village and the desire to keep it as a village. 2. Generally, the sample was well-spread geographically and gender related, biased slightly to the older residents but with a good representation of working people. 3. The results show a well-settled community living a long time in Sedlescombe wanting to remain, with a proportion wanting to move in the future. 4. First preference was for building on brownfield sites, followed by building on greenfield sites away from the village, and lastly building on sites near the village boundary.

4.6 Business and Employer Survey, Summer 2013

August 2013	<p>Local businesses were included in the Parish Council survey if the owner ran the business from premises within the Sedlescombe parish boundary, including the owner's residence. The survey was sent to 61 businesses identified as operating within the parish. One business was subsequently identified as having ceased trading and another as operating outside the parish boundary, leaving 59 businesses in total.</p>  <p>A questionnaire gathered information on the types of businesses operating from the parish, the number of people employed, whether employers preferred to employ Sedlescombe residents rather than people living outside the parish, their views about the type of housing suitable for employees, plans for business</p>
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expansion and perceived local barriers to the success of the business.

66.1% (n=39) businesses returned a completed survey. These businesses employ a total of 302 employees. 20 businesses (7 located within the development boundary and 13 outside) did not return the questionnaire. The number of their employees has been estimated as a minimum of 1 per business (i.e. the owner) in order to give a more representative figure of the total number of people employed by business located in the parish. It is therefore estimated that local businesses employ a total of at least 322 employees.

39% (n=23) of businesses are located within the Sedlescombe development boundary and 61% (n=36) within the parish but outside the development boundary.

Results

See Appendix 11 for results.

- The majority of businesses in the parish (55.8%) are involved in:
 - Retail 20.3%
 - Agriculture 17%
 - Tourism 13.6%



- 20.5% of businesses have been established in Sedlescombe for less than 5 years but 35.9% have been here for more than 20 years.
- Most businesses (56.4%) employ between 1 and 5 people. The majority of employees (41.5%) are employed by businesses employing 20 people or more and 3 businesses employ 101 people (about 1/3 each). A similar number of people (153.5) are employed outside the village development boundary as inside (148).
- 69 employees (22.9%) live within the development boundary.
- 31 employees (15.4%) live within the wider parish.

- 201.5 employees (66.8%) live outside the parish of Sedlescombe.



As a direct result of the finding that most people who work in the parish do not live in the parish, a Sedlescombe Jobs Network Facebook page has been set up and is being maintained by a local volunteer in order to encourage local people to apply for jobs available within Sedlescombe parish.

- Low cost starter homes were ranked top priority by the business community, followed by privately owned homes. Socially rented housing, shared ownership and housing with workspace attached were all ranked as top priority with equal frequency. However, inspection of the scored data reveals that while low cost start homes and privately owned homes score remain in first and second place, shared ownership now falls in third place, followed by housing with workspace attached and lastly socially rented housing.
- The top 3 issues identified as being the main problems in Sedlescombe were 1) traffic in Brede Lane/The Street; 2) Speed of cars through the Village and 3) Parking outside the village shop.
- The vast majority of respondents (81.6%) favoured housing development on brownfield sites, opposed to development on greenfield sites 'unless no alternative'.


4.7 Estate Agents' Survey, Summer 2013

August 2013

Two estate agents were approached who covered Sedlescombe Parish, one covering both sales and rentals and the other specialising in rental properties. Views about future housing development in the Parish were explored with a semi-structured telephone interview. Topics included aspects about the Parish that were attractive to potential renters/buyers, perceived market demand for property, interest in and the impact of new housing development (size of

	property and density of housing).
Results	<p>See Appendix 12 for results of survey.</p> <ol style="list-style-type: none"> 1. Sales and Rentals: A good mix of different types of housing would all generate interest. 2. Rentals: The estate agent covering rentals said that there was interest in all types of property in Sedlescombe. The level of interest was constrained by the availability of properties for rent.

4.8 Police Survey, Summer 2013

August 2013	The local police constabulary were sent a brief questionnaire.
Results	<p>See Appendix 13 for results of survey.</p> <p>The police highlighted traffic problems and picked out Brede Lane as being a special problem.</p> 

4.9 Consideration of the Suitability of the Proposed Sites for Housing Development

20 August 2013	The Neighbourhood Plan Project Group met to review and consider all 25 sites submitted for consideration by landowners. See Appendix 4 for a report of the methodology.
Results	<p>It was agreed that those sites which were found to be suitable for development in accordance with the criteria, designed to reflect the wishes of the community as expressed in the Resident's Survey, would be shown at the forthcoming Exhibition as 'Acceptable'.</p> <p>It was agreed that the other sites would either: not be shown at all, would be shown as 'Marginal' or, if they had been found 'Unacceptable' would if requested by the landowner still be shown at the Exhibition.</p>
Results	<p>This resulted as follows:</p> <p>E01 Pestalozzi International Village 8 dwellings – ranked acceptable by Parish Survey results</p> <p>E02 Sedlescombe Sawmills 8 dwellings – ranked acceptable by Parish Survey results</p>

E03 Blackbrooks Garden Centre 12 dwellings – ranked acceptable by Parish Survey results

E04 North of The Parish Church of St John the Baptist 6-8 dwellings – ranked acceptable by Parish Survey results

E05 Red Barn Field 6 dwellings – ranked marginal by Parish Survey results

E06 Luffs Farm, Paygate Road 6 dwellings – ranked marginal by Parish Survey results

E07 Sunningdale/Powdermills, rear of Gregory Walk, 9 dwellings plus replacement of 2 existing properties.

E08 Balcombe Green – ranked marginal by the Parish Survey results. This site was withdrawn immediately after the Exhibition because part of the land had become unavailable making the remaining land too small to accommodate 6 dwellings (i.e. the minimum number of dwellings on any single site that could be included in the Plan).

E09 Gorselands, 6 dwellings – ranked unacceptable by Parish Survey results – LANDOWNER ASKED FOR THE SITE TO BE DISPLAYED

E10 Allotments, 6 dwellings – ranked unacceptable by Parish Survey results - LANDOWNER ASKED FOR THE SITE TO BE DISPLAYED

E11 Street Farm, Brede Lane, rear of East View and Blacklands – ranked unacceptable by Parish Survey results - LANDOWNER ASKED FOR THE SITE TO BE DISPLAYED

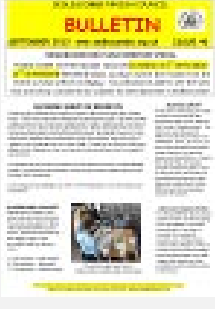


E12 Pumphouse Yard, insufficient size of available land to accommodate 6 dwellings – ranked unacceptably by Parish Survey results - LANDOWNER ASKED FOR THE SITE TO BE DISPLAYED

One site shown in the SHLAA was excluded from the exhibition at the request of the owner who had not been consulted regarding its inclusion in the SHLAA and did not want the land developed.

4.10 Advertising the Exhibition and Other Aspects of the Neighbourhood Plan

September 2013

At the beginning of September, the Parish Council produced a Neighbourhood Plan Exhibition Special Bulletin printed, for the first time, in colour for maximum impact. This was hand delivered to every home in the parish. See Appendix 15.

	
September 2013	QR (Quick Response) codes were introduced on notices and the Bulletin to make access more immediate for the large number of Smart phone users.
September 2013	Exhibition information was posted immediately after the exhibition on the Parish Council website.
September 2013	<p>Large A1 and A0 boards were displayed around the Village.</p> <div data-bbox="459 801 906 1160" data-label="Image">  </div> <div data-bbox="930 801 1393 1160" data-label="Image">  </div>
April 2013 to May 2014	A database of local e-mail addresses was maintained and enlarged to facilitate a quick communication to as many households as possible. By the end of this period, there were 313 separate addresses on the list which represents nearly half of all households in the parish.
September 2013	Press Release included in Rye & Battle Observer (see Appendix 14).

4.11 Two-Day Exhibition and Site Selection

14 & 15 September 2013	<p>By September 2013, the Parish Council had gathered sufficient information from the various consultations detailed above to hold a two-day Exhibition attended by nearly 400 residents in the Village Hall to obtain residents' reactions to 12 sites. In order to gauge the public view, comment sheets were made available (see Appendix 16) which asked residents to rank sites in order of preference and make comments. Comment sheets were anonymous to allow freedom of opinion.</p>
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See Appendix 17 for link to PowerPoint presentation of the display boards for Sites E01, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.


NB The Sunningdale site had originally been rejected by the Neighbourhood Plan Project Group at site selection because it could not accommodate 6 dwellings on the part of the land that was not in Flood Risk Zone 2.

In the two weeks prior to the Exhibition, the neighbouring property, Powdermills, had put forward a revised plan. This Plan showed a joint Sunningdale/Powdermills development and was displayed at the Exhibition as a “marginal” site because there was insufficient time to consider all aspects of the site including the proposed egress for the whole site along the unmade track from Powdermills, (along which the Sedlescombe Playing Field & Recreation Ground Trust, of which the Parish Council is the sole trustee, have a right of way and are responsible for contributing towards its maintenance).

Straight after the Exhibition, the owner of Powdermills withdrew his part of the land from consideration because of the Flood Risk Zone 2 which at the time was shown on the flood map to stretch across his land, although this was adjusted by the Land Registry on 01/05/14.

After Powdermills had been withdrawn from the site, the owner of the Sunningdale site asked for his site to be kept in the list for consideration because:

- *He planned to contact the Environment Agency to get the Flood Risk Zone 2 amended as he had obtained the necessary proof by having a survey carried out himself. The Environment Agency agreed and, on 1 May 2014, the Flood Risk Zone 2 area was amended and all the Sunningdale land was excluded from it. This resulted in there being sufficient space to accommodate 6 properties without impinging on a Flood Risk Zone 2.*
- *He planned to sort out the potential problem with the access into the Sunningdale site from Gregory Walk. Soon it was established that he had a right in perpetuity on foot and with vehicles at all times and for all purposes over the spur leading south off Gregory Walk between numbers 4 and 5 Gregory Walk down onto his land at Sunningdale.*
- *Much of the site is within the village development boundary.*

	<p><i>Subsequently, Rother District Council accepted that the adjustment of the Sedlescombe development boundary could be a reasonable extension, so that the whole Sunningdale site would be within the boundary.</i></p>
<p>Result as recorded in the Neighbourhood Plan Committee Minutes of 24 September 2013</p>	 <p>The Exhibition was a great success being attended by nearly 400 residents (equal to almost a third of the population of Sedlescombe) over the two days (10:00 to 16:00). Almost complete support was received from the public. One long-standing resident had asked that the thanks and congratulations of the Village community is recorded to the Parish Council for the excellent Exhibition. The work of the Chairman, Cllr Fraser and the Parish Clerk in preparing for the Exhibition was noted with thanks by the Neighbourhood Plan Committee.</p>
<p>Opportunity to comment on sites after Exhibition</p>	<p>The Committee considered what arrangements could be made to allow those who could not attend the Exhibition and do not have internet access to comment on the sites shown at the Exhibition. It was agreed that the Clerk should exhibit posters around the Village and in Rye and Battle Observer's Village Voice column inviting those in this position to telephone her. Depending on the numbers responding by the cut-off date (18/06/14), arrangements would be made to provide the necessary information and help these people to complete a comments form. (See Appendix 18 for notice.)</p>
<p>Response to sites as recorded in Neighbourhood Plan Minutes of 22 October 2013</p>	<p>Overwhelming support for redevelopment of the three brownfield sites E01, E03 and E02 was noted (ranked in the top 5 by 90%, 89% and 88% respectively of respondents with only 5%, 6% and 4% who definitely would not want them developed). E04 The Parish Church followed with 76% ranking it in their top 5 with 11% against and E06 Luffs Farm with 56% ranking it in their top 5 with 13% against.</p> <p>Support for the remainder of the sites dropped off but members noted that it was probable that the Sunningdale site would have received more support at the exhibition if it had been displayed in its amended form after the changes to the Flood Risk Zone area as the majority of the comments made related to issues related to development on a flood zone.</p>

Exhibition site survey results

At the close of the consultation period (18/06/14), 331 residents' exhibition survey forms were forwarded to researcher Linda Jones & Partners of Suffolk. These forms ranked the sites as displayed at the Exhibition and showed the percentage of those who ranked each site in their top 5 choices for housing development and those who definitely did not want each of the sites to be developed. Linda Jones provided a summary sheet and a list of comments made by residents on each site. A further 11 non-resident comment forms were returned and 1 detailed comment from a Planning Consultant on behalf of a prospective developer.

See Appendix 19 and 20 for results and comments.



Article in Rye & Battle Observer commenting on the Exhibition

20 September 2013



4.12 Regulation 14: Consultation of Plan (withdrawn by Parish Council on 10 November 2015) - Pre-Submission Neighbourhood Plan Consultation Period

<p>20 March 2014 to 6 May 2014 (17:00)</p> <p>6 weeks, 5 days (of which 3 days were public holidays)</p>	<p>Consultation period for the Pre-Submission Neighbourhood Plan.</p> <p>A separate webpage on the Parish website www.sedlescombe.org.uk was set up with links to access the following:</p> <ul style="list-style-type: none"> a. Pre-Submission Plan b. Response Form c. State of the Parish Report including links to a range of other supporting documents d. Draft Strategic Environmental Assessment (SEA) e. Draft Site Assessments f. Draft Plan Site Summary <p>See Appendix 21 for copy of webpage.</p> <p>A response form and summary of sites sheet was delivered to every home in Sedlescombe parish together with the 2014 Annual Report & Directory which included additional reports regarding the Neighbourhood Plan. See Appendix 22 and 23.</p> <p>Hard copies of the documents and response forms were available to view in the following places:</p> <ul style="list-style-type: none"> a. Sedlescombe Village Hall, The Street, Sedlescombe. b. Sedlescombe Village Stores & Post Office, The Green, Sedlescombe c. Queen's Head, The Green, Sedlescombe d. Brickwall Hotel, The Green, Sedlescombe e. Doctors' Surgery, Brede Lane, Sedlescombe f. Also available at the Sedlescombe Annual Assembly of the Parish Meeting in the Village Hall on 29/04/14 from 18:30 <p>E-mailed letters were sent to the following asking for comments on the Pre-Submission Plan (see Appendix 23 for summary sheet):</p> <ul style="list-style-type: none"> a. Local Businesses b. Clerks of neighbouring parish councils c. Local residents' database d. Statutory consultees e. Other stakeholders f. Landowners and developers of sites in the plan/exhibition
<p>March to May 2014</p>	<p>Arrangements were made as follows for return of comments on the Pre-submission Plan:</p> <ul style="list-style-type: none"> a. Letters or e-mails to be returned to The Parish Clerk at the Parish Council's registered address. b. Response forms to be returned either to The Parish Clerk by post or e-mail or by dropping in the special "yellow" box in Sedlescombe Stores.

Results	<p>See Appendix 1 Regulation 14 Report dated May 2014 for full details</p> <p>411 representations were received representing 440 people made by local people and other representations made by developers/landowners and by other local and interested organisations. Four statutory consultees sent representations as follows:</p> <ul style="list-style-type: none"> • The High Weald AONB Unit • Natural England • East Sussex County Council (several departments) • The Environment Agency <p>Officers of the local planning authority – Rother District Council have also provided informal comments.</p> <p>92% of the responses from the local community were generally in support of the Sedlescombe Neighbourhood Plan.</p>
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4.12.1 Neighbourhood Special Meeting With Residents of Gregory Walk and The Street Who Object to the Proposed Housing Development Site at Sunningdale




25 April 2014 20:00 to 22:15	The Chairman, Vice Chairman and the Parish Clerk attended a two-hour meeting with residents (in one of their homes) to explain the inclusion of the Sunningdale site in the Neighbourhood Plan.
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4.12.2 Sedlescombe Annual Assembly of the Parish Meeting 2014

29 April 2014	Annual Assembly meeting attended by over 150 residents.
Result	Presentation given on the status of the Neighbourhood Plan and included in the question and answer session. The well-attended meeting was interested in a wide range of issues affecting Sedlescombe (see Appendix 25), although a small group of Gregory Walk residents and a Planning Consultant were intent on disrupting proceedings by trying to steer more questions to those relating to the process involved with choosing Sunningdale as a development site in the Pre-Submission Plan. All questions had been fully answered at the Neighbourhood Special Meeting on 25/04/14 but were re-iterated again for the benefit of the audience.


4.13 Regulation 16: Rother DC publicising of the proposed Plan - withdrawn by Parish Council on 10 November 2015



<p>July 2014</p> 	<p>Issue 48 of Parish Council's Bulletin provided an update on the results of the 6 week Regulation 14 Consultation. This was hand delivered to every home in the parish. See Appendix 29.</p>
<p>21 July 2014</p>	<p>Parish Council submitted the proposed Plan to Rother DC, the local planning authority, who then checked that the proposed Plan complied with all relevant legislation.</p>
<p>19 August to 7 October 2014 (5pm) 6 weeks, 6 days (of which 1 day was a public holiday)</p>	<p>Rother DC confirmed that the Plan met the legal requirements and publicised the proposed Plan for 6 weeks and 6 days at www.rother.gov.uk/article/10508/Current-consultations-Sedlescombe-Neighbourhood-Plan and invited representations from consultation bodies referred to in the consultation statement.</p> <p>A separate webpage on Parish Council's website www.sedlescombe.org.uk was set up with links to access the following consultation documents:</p> <ol style="list-style-type: none"> 1. State of the Parish Report 2. State of the Parish Report - Link to Appendices 3. Basic Condition Statement 4. Sedlescombe Neighbourhood Plan Submission Version 5. Consultation Statement 6. Site Assessment Report 7. Strategic Environmental Assessment 8. Copy of the Public Notice 9. Maroon Planning Pre-Submission Plan Review
<p>October 2014</p>	<p>Nigel McGurk from Erimax Ltd was appointed by Rother DC, with the consent of Sedlescombe Parish Council, to conduct an examination of the Plan and provide a report as an Independent Examiner.</p> <p>Rother DC received a substantial number of representations – between 350 and 400 – which were then recorded on a database for indexing and forwarded on to the Independent Examiner together with scanned copies.</p>
<p>November 2014</p> 	<p>Issue 49 of Parish Council's Bulletin advised residents that Parish Council had submitted the Plan to Rother DC for the next stage. This was hand delivered to every home in the parish. See Appendix 29.</p>
<p>January 2015</p>	<p>Nigel McGurk, the Independent Examiner, released his report and concluded that, subject to a number of modifications as set out in his report, the Sedlescombe Neighbourhood Plan met the basic conditions. He stated</p>

	<p>that:</p> <p>'I recommend to Rother DC that, subject to the modifications proposed, the Sedlescombe Neighbourhood Plan should proceed to a Referendum.'</p> <p>He also recommended that the 'Referendum Area' be the same as the 'Neighbourhood Area', that is, Sedlescombe Parish.</p>
<p>January 2015</p> 	<p>The 2015 Annual Report and Directory provided residents with an overview of the progression on the Neighbourhood Plan over the past two years via the Chairman's report and the 2014 Annual Parish Assembly Minutes.</p>
<p>April 2015</p>	<p>At the Annual Parish Assembly on 28 April 2015, the Chairman provided an update on the Neighbourhood Plan as part of the Parish Council's year.</p>
<p>June 2015</p> 	<p>Issue 50 of Parish Council's Bulletin reports that the Government Inspector has passed the Sedlescombe Neighbourhood Plan and recommended that it proceed to referendum subject to a number of modifications, some of which would result in development that was not wanted by residents. This was hand delivered to every home in the parish. See Appendix 29.</p> <p>Parish Council request a meeting with the District Council to discuss.</p>
<p>July 2015</p>	<p>Sedlescombe Parish Council met with Rother DC Officers to discuss options for the Sedlescombe Neighbourhood Plan to ensure it satisfied both the community's needs and the District Council's policies. The District Council decided to take legal advice on the proposals and options that were discussed to ensure the Plan could not be challenged and that the correct process is followed.</p>
<p>October 2015</p> 	<p>Issue 51 of Parish Council's Bulletin reports that a meeting had been held with Rother DC to discuss the proposed modifications by the Government Inspector and some progress was being made. This was hand delivered to every home in the parish. See Appendix 29.</p>
<p>2 November 2015</p>	<p>Rother DC Cabinet met to consider the Independent Examiner's Report into the Sedlescombe Neighbourhood Plan. They concluded that there were only one of two courses of action available, to either take the Neighbourhood Plan to referendum as it stood with the modifications unacceptable to Sedlescombe or to withdraw the Plan to allow it to be modified in a way that would be acceptable to both the community of Sedlescombe and Rother DC.</p>
<p>10 November 2015</p>	<p><u>Revised Plan</u></p> <p>The Parish Council voted unanimously to withdraw the Plan to allow the</p>

	new sites to be considered and to address any other issues to ensure that the community has the Plan which is consistent with its clearly stated wishes.
April 2016	At the Annual Parish Assembly on 26 April 2016, the Chairman provided an update on the Neighbourhood Plan as part of the Parish Council's year.
7 July 2016	Parish Council resolved to submit the draft pre-submission Plan for Regulation 14 consultation. (Appendix 34)
27 September 2016	Neighbourhood Plan Committee considered letters of objection to Reg 14 consultation from three residents of Gregory Walk and one other resident. Neighbourhood Plan Committee considered consultation response and proposed changes to plan and associated documents and resolved to submit the revised Sedlescombe Neighbourhood Plan to Rother District Council. (Minutes at Appendix 35)

4.13.1 Regulation 14: Consultation of revised Plan Pre-Submission Neighbourhood Plan Consultation Period

<p>15 July to 12 September 2016 (17:00)</p> <p>8 weeks, 3 days (of which 1 day was a public holiday)</p>	<p>Consultation period for the Pre-Submission Neighbourhood Plan.</p> <p>The following documents were made available on the Parish website www.sedlescombe.org.uk under the Neighbourhood Plan webpage:</p> <ul style="list-style-type: none"> a. Sedlescombe Neighbourhood Plan Revised Pre-Submission version b. Site Assessment Report c. Strategic Environmental Assessment d. Local Green Space Report e. Copy of the Public Notice f. Consultation Form - Word / PDF <p>See Appendix 27 for copy of webpage, Facebook, Parish notice board and consultation box in Village Store.</p>
	<p>Two consultation forms and summary of sites sheet was delivered to every home in Sedlescombe parish together with the Issue 52 of Parish Council's Bulletin which included additional information regarding the Neighbourhood Plan. See Appendix 28 and 29.</p> <p>Hard copies of the documents and response forms were available to view in the following places:</p> <ul style="list-style-type: none"> 1. Sedlescombe Village Stores & Post Office, The Green, Sedlescombe 2. Also available at the Exhibition held on Sunday 31 July 2016 from

	<p>10:00 to 16:00</p> <p>E-mailed letters were sent to the following asking for comments on the Pre-Submission Plan (see Appendix 28 for summary sheet):</p> <ul style="list-style-type: none"> a. Local Businesses b. Clerks of neighbouring parish councils c. Local residents' database (approximately 350 residents) d. Statutory consultees e. Other stakeholders f. Landowners and developers of sites in the Plan/exhibition
31 July 2016	<p>An Exhibition of Sedlescombe's revised Neighbourhood Plan was held at Sedlescombe Village Hall from 11:00 to 16:00.</p>  <p>Posters on The Village Green and outside the Village Hall advertising the Exhibition.</p>  <p>Poster on the Village Green used to advertise the Regulation 14 consultation in position for the period of the consultation.</p>

4.13.2 Details of how the requirements of the Regulation 14 consultation was fulfilled

Regulation 14 Requirements

14. Before submitting a plan proposal to the local planning authority, a qualifying body must:

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
 - (i) details of the proposals for a neighbourhood development plan;
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (iii) details of how to make representations; and
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

Has the Parish Council publicised the Plan in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area?

The Sedlescombe Draft Pre-submission Neighbourhood Plan was publicised in the following ways:

1. Through a summary of the plan and consultation form (2 copies) with explanation contained in the Bulletin (Issue 52, July 2016) hand delivered to every household in Sedlescombe Parish.
2. By a large A0 two-sided notice on the Village Green for 8 weeks.
3. By email to approximately 350 resident households.
4. By a one day exhibition on 31 July 2016 attended by 140 residents, including two of the letter writers.
5. Through the Parish Council Minutes.
6. On the Parish Council notice board.
7. In the village shop which is used by 99% of residents according to the 2013 village survey where a hard copy of the Draft Pre-Submission Plan and secure collection box for consultation responses was located.
8. To all statutory consultees as supplied by Rother District Council.
9. To all neighbouring parishes.

10. To all landowners whose land is referred to in policies in the Draft Pre-Submission Plan.

Has the Parish Council publicised details of the proposals for a neighbourhood development plan?

1. A summary of all the sites and number of proposed houses on two consultation forms were hand delivered to each household which highlighted twice on the form and once on the accompanying Bulletin that the form was only a summary of the Plan, and where full versions were available including where additional forms could be downloaded.

Please note the attached Consultation form is only a summary of the plan. Full versions are available to view online at www.sedlescombe.org.uk + a hardcopy at Sedlescombe Village stores.
Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

2. A full set of documents was available on the Parish Council website. All residents were referred to the website and the hard copy in the village shop on the summary form and Bulletin delivered to all households.
3. A hard copy of the full Draft Pre-Submission Plan located at the village store in an accessible location which according to the 2013 village survey is used by 99% of all residents (86% regularly and 13% occasionally).
4. A hard copy of the full Draft Pre-Submission Plan at the Exhibition on 31 July 2016 attended by all Parish Councillors and the Parish Clerk who were available to answer questions.

Has the Parish Council publicised details of where and when the proposals for a neighbourhood development plan may be inspected?

A summary of the sites in the Plan and consultation forms were hand delivered to every household with an accompanying Bulletin which detailed where the full Draft Pre-Submission Plan could be viewed, namely on the Parish Council Website, in the Village shop and at the Plan Exhibition.

1. Clear directions were also provided on the A0 poster which advertised the Draft Pre-Submission Plan consultation on the village green for the 8-week consultation period and on the Parish notice board.

2. All documents clearly showed the period of the consultation being just over 8 weeks, ending on 12 September 2016.
- *Conclusion: The Parish Council considers that it has adequately publicised details of where and when the proposals for the neighbourhood development plan may be inspected.*

Has the Parish Council publicised details of how to make representations?

Parish Council response: Details of how to make representations were given in the Bulletin which included details of the consultation and delivered to all households and in all emails sent to statutory consultees. Information was also shown on the Parish Council Notice Board which was advertised on the Village Green and it was clearly shown that representations could be made by completing the consultation form as follows:

Please return your completed and signed form by **5 pm on MONDAY 12th SEPTEMBER 2016**.

You can ...

Hand deliver to:	Sedlescombe Village Shop in the secure Parish Council mail box
Email to:	The Parish Council consultation@sedlescombe.org.uk
Post to:	The Clerk at April Cottage, Church Road, Catsfield, East Sussex. TN33 9DP
Give to:	Your Neighbourhood Champion* (someone in the village who has volunteered to help) who will be calling door-to-door to collect forms.

Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

(*As the Parish Council received 434 responses to the consultation the neighbourhood champions were not engaged).

In addition 434 consultation forms with 1289 representations (including the 113 who only ticked the generally support box but made no further comment)were returned mainly via the consultation box in the village shop demonstrating that respondents clearly understood where and how representations could be submitted. A small number were sent either to the Parish Council consultation email address or direct to the Parish Clerk by email or post. A number of representations were made using extra sheets or modified forms which were available to download in word format to allow sections to be expanded.

Has the Parish Council publicised the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised?

The dates of the consultation period were clearly stated in the Bulletin and Consultation Form, on the A0 notice board (located on the Village Green for the full 8 weeks of the consultation) and in all email correspondence to the statutory consultees, other stakeholders and interested parties including all landowners with proposed sites in the Draft Pre-Submission Plan and on the Parish Council website and notice board. The consultation period was 15 July to 12 September 2016 (this being greater than the minimum 6 weeks required, following a decision to allow an additional 2 weeks because the consultation period fell over August when many people take holidays).

5. Summary of Overall Results, Main Issues and Concerns of the Persons Consulted

Top Line Summary of Consultee Responses

Type of Consultee	Number of Responses							
Total of all Consultees	434*							
Statutory Bodies/Councils	4*	Includes Rother DC						
Landowners	11	(all policy landowners)						
Residents/Stakeholders	419							
Number Residents/Stakeholders who Generally Supported the Plan	369	88% of total		By Deduction 12% did not support the Plan*				
Number of Residents/Stakeholder who made comments	321							
Average number of comments per consultee (who commented)	3.7							
Number of Residents/Stakeholder who only Ticked the Generally Support Box	116	27%						

(figures do not include representations by Rother District Council except for those marked*)

*(Two respondents modified the form to say they objected to the whole plan but both also supported a number of policies within the plan. By deduction 12% did not support the plan and made at least one comment). Environment Agency received 9 days after the closing date.

Numbers of Residents/Stakeholders Supporting/Objecting/Commenting on Each Site/Policy								
		Total number of responses				% of Total 419 Stakeholder Responses		
Policy/Site name	Policy Number	Support	Object	Comment		Support	Object	Comment
Sunningdale	2	60	23	83		14%	5%	20%
Pestallozzi	3	61	10	71		15%	2%	17%
North of Village Hall	4	78	29	107		19%	7%	26%
Sawmills	5	68	8	76		16%	2%	18%
St John the Baptist Church	6	78	3	81		19%	1%	19%
Gate Cottage	7	62	21	83		15%	5%	20%
Church Hill Farm	8	61	25	86		15%	6%	21%
Balcombe Green	9	52	27	79		12%	6%	19%
Pump House Yard	10	67	9	76		16%	2%	18%
Street Farm (Designated Green Space)	11	256	22	278		61%	5%	66%
Red Barn Field (Designated Green Space)	11	114	0	114		27%		27%
General Comment and policy 1	1			39				3%
Total		957	177	1289				

General Summary of Results

1. Street Farm's designation as a green space was overwhelmingly supported above all other sites with **61%** support and only **5%** objection. Comments supporting the designation related primarily to the plant life, wildlife and scenic beauty.
2. Red Barn Field received strong support with no objections.
3. Objection to housing sites was low at between 1% and 7%.
4. Support for housing sites was at least twice the level of objection at between 14% and 19%.
5. 74% of submissions made at least one comment with those commenting making on average 3.7 separate comments.

Comments by Consultees (Note: For anonymity and legal protection names or positions that can identify a person have been redacted except in submissions cover letter from the District Council.)

Number	Comment from:	Comment	SPC response
		Policy 2: Sunningdale	
28	Landowner	Submit that the cost of providing a pedestrian crossing or parking facilities has now been superseded and replaced by a more substantial contribution in the form of CIL at the rate of £200 per SQM of newly constructed floor space. Policy wording supported	Error in plan corrected See appendix 32
29	Resident	Approve. Existing access to B2244	Noted
32	Resident	Needs to be looked at carefully for flood risk	Noted
34	Resident	Support - inside development boundary	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
58	Resident	Fully agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Agree	Noted

143	Resident	Agree	Noted
144	Resident	Agree	Noted
150	Resident	Agree	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
161	Resident	So long as games area is not lost. Local children need a place to play not on the street.	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
188	Resident	Agree	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
208	Resident	I agree this is a preferred site	Noted
210	Resident	Preferred in line with Neighbourhood plan	Noted
230	Resident	Too much housing in a small area	Noted
231	Resident	Far too many houses in a small space, creating a lot more car movements on the already busy villages street	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	OK	Noted
266	Resident	Nine is too many	Noted
289	Resident	Agree and support	Noted
292	Resident	OK	Noted
299	Resident	I support development on this site given RDC's emphasis on finding sites within the development boundary where at least 6 houses can be built for inclusion in the Plan.	Noted
300	Resident	Not acceptable due to objections	Noted

305	Resident	I would support this development	Noted
315	Resident	Some reservations. Too many units. Densely packed. Overdevelopment in recreational area	Noted
324	Resident	I have concerns regarding the provision of a pedestrian crossing in an area that is already a pinch point at the lower end of the village. Otherwise, a good scheme.	Noted
328	Resident	Parking at the multi-games would be very useful. It is a tricky spot to cross, but would the ped. Crossing be there	Noted
329	Resident	Ped crossing would be useful	Noted
330	Resident	See general comments	Noted
331	Resident	9 houses too many! No use of our drive our car park	Not signed noted
332	Resident	2 houses only - absolutely "NO NO" parking - private drive	Noted
333	Resident	Acceptable	Noted
334	Resident	Agree	Noted
340	Resident	1. It should be made clear that the village development boundary will need adjusting. 2. This site has already been accepted by both Rother District Council and the Neighbourhood Plan Inspector after the first round of consultations. 3. Changes to the development boundary at the neighbouring property Powdermills could open the door for further expansion of the proposed Sunningdale development in the future. The Powdermills site was included at the last minute in the 2013 SNP Exhibition when the owner proposed demolishing his property and building six new properties on the site. Although the proposed development boundary change at Powdermills was mentioned at the SNP Exhibition in July 2016, it does not appear in the Pre-Submission Plan 2016 nor is it mentioned on the consultation form. Please make sure it is.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
346	Resident	Reluctantly accept this site to enable the target of 35 houses in or next to the development boundary to be achieved. Why has the Parish Council omitted to include on this form that the site is also partially outside the development boundary and is in the AONB when these two matters have been persistently used to encourage objection to any building a Street Farm?	Noted
354	Resident	We have recently moved to Sedlescombe and during the process of purchasing Brookfield	Noted. Sunningdale is not

		<p>we spoke direct with the Environment Agency about flooding from the River Brede. It was determined that in a worst case scenario river water may enter the bottom area of our garden approx. 100ft away from our house e.g. the boundary between our property and Sunningdale. Bearing this in mind if the proposed number of properties were built on this site this would have a significant impact on land drainage. With the threat of more extreme weather in the future we do have real concerns about flooding on the proposed site and the impact this will have on other premises. I note the Environment Agency have re-assessed the site as a flood risk 1 area. However, how can this be the case if local officers are stating there is a flood risk on this land from the river. It feels like there is a disconnect between the opinion of local officers and the formal conclusion drawn in order to assist in the development of property on potential flood areas. Obviously we understand there is a need to build new homes, but we should be looking to protection existing homes and premises from any environmental impact such development has, especially when there are suitable site alternatives for building homes. We note that the proposal states remaining hedgerow would be kept in place on the boundary of the land. However, we believe any existing trees along the boundary should also remain (assuming this isn't already captured by the definition of hedgerow) in order to maintain wildlife and boundary privacy. As an additional comment if the proposal does go ahead the houses built should be in keeping with local surrounding properties such as Gregory Walk in terms of building height (chalet style) to minimise the visual impact of the development. We also hope that no street lighting will be added to the development as this is a conservation area and there is no street lighting in the centre of Sedlescombe at present. As such there is very little night pollution in Sedlescombe which should continue.</p>	within the flood zone.
357	Resident	<p>Site too small for 9 houses - Due to water pipe through middle of site, properties would be positioned too close to Gregory Walk dwellings resulting in lack of privacy & light. Pavement would impact on all in Gregory Walk</p>	Noted Concept plans do not interfere with the water pipe.
358	Resident	<p>Would have a detrimental affect on everyone in Gregory Walk. Too many house on a small site. Very narrow access. Water pipe would determine position of houses!</p>	Noted

360	Resident	Parking facility near the MUGA would be welcome	Noted
361	Resident	Maybe one day	Noted
362	Resident	This site would be acceptable	Noted
363	Resident	Do not agree	Noted
381	Resident	Good idea	Noted
386	Resident	Access to site unclear, as is egress	Noted
387	Resident	My objections are the same as 2yrs ago. The road is not strong enough. I am breaking up. The part into Sunningdale belongs to us!!	Right of Way confirmed by owner of Sunningdale
399	Landowner	Yes	Noted
400	Resident	AGAINST because of traffic and parking issues	Noted
402	Resident	Why houses overlooking bungalows. How many extra cars in this small road.	Noted
404	Resident	Concerns re: extra traffic on main road	Noted
406	Resident	Extra traffic not worked at the junction with B2244 Pedestrian Crossing? - Would involve street lighting & furniture & would be out of keeping with Village and it's not wanted	Noted
408	Resident	Greenfield not brownfield as preferred by Village. 9 houses in similar style to Gregory Walk will not fit on this plot	Noted
413	Resident	This is already a congested area of the Village. 9 more houses will create more traffic problems. Pedestrian crossing unlikely to happen as no street lighting & not enough usage.	Noted. Pedestrian Crossing not in plan
417	Resident	Traffic merging on to main rd. Water surface runoff. I had trouble getting a dentist 9 years ago. Why can't we use <u>BROWN</u> sites first	Noted
418	Resident	Overdevelopment in flood risk area. Construction traffic & residents vehicular usage would seriously impact on existing busy bottleneck. Pedestrian crossing will not happen - insufficient pedestrian usage at any one point - lack of street lighting. Parking at the MUGA would again exacerbate traffic problems at the lower end of The Street.	Noted
419	Landowner	Sedlescombe is a Village so pedestrian crossing not reqd. Small houses no problem as long as affordable!	Noted
421	Resident	This letter is written on behalf of (<i>Name redacted</i>) who lives at (<i>Address redacted</i>) Sedlescombe. (<i>Name redacted</i>) submitted an in depth objection to the first Sedlescombe Neighbourhood Plan (SNP) in September 2014.	Comments noted

		<p>Following the issue of the Pre-submission version of the Sedlescombe Neighbourhood Plan 2016-2028 we have the following observations.</p> <p>Generally, the document lacks rigour. The comments on local population at paragraph 26 do not inform the likely need of the Parish for housing young and older people, families, and self-build.</p> <p>More specifically, (<i>Name redacted</i>) is very concerned about the proposal to develop the Land at Sunningdale set out in Policy 2, which potentially impacts on the amenity of her house and the area generally. There are also the adverse impacts resulting from the increase in traffic in the close, and on biodiversity.</p> <p>It is appreciated acknowledgment is made in Policy 2 of the SNP of the need to consider the amenities of adjoining dwellings, retention of boundary hedgerows, and restoration of the River Brede.</p> <p>The SNP plan itself at paragraph 68 make reference to the constraints of habitat in close proximity to the site, and concerns about artificial light levels.</p> <p>The authority is reminded the Dungeness, Romney Marsh and Rye Bay Sites of Special Scientific Interest have recently been declared Special Protection Areas and Special Areas of Conservation for reason of their lowland ditch system as well as population of water voles; the Brede Valley is a strong contender for inclusion in to the SPA and SAC because of its proximity to the site. This brings in to doubt the deliverability of the site without further biodiversity information.</p>	
425	Landowner	Policy supported policy 2	See appendix 32
436	Residents	Letter from 3 residents Gregory Walk..... complaint that they consider that the Regulation consultation has not been carried out in accordance with the neighbourhood Planning Regulation....	<p>The Parish Council considers it has fulfilled all the requirements of regulation 14 as detailed in above section. A full details of responses to each point in the letter are contained in the draft minutes of the Parish Council meeting of the 27th of September at</p>

			appendix 35
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		Policy 3: Pestalozzi	
29	Resident	Approve if lost cost housing. But oppose if all 4 bed exclusive properties	Noted
31	Resident	Are there that many resident volunteers? 8 homes seems excessive ??? PROPERTY DEVELOPMENT	Noted
32	Resident	Not sure of benefit to village	Noted
33	Resident	Good to use brownfield & to support this charity	Noted
34	Resident	Support	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Yes	Noted
143	Resident	Yes	Noted
144	Resident	Yes	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
161	Resident	I support this plan	Noted
186	Resident	OK	Noted

187	Resident	✓	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
219	Resident	Concern over safety of those walking along the road with increased traffic flow - no lighting or footpath	Noted
230	Resident	Essential	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	No. Would cause difficulties on the road into and out of Sedlescombe	Noted
266	Resident	OK	Noted
289	Resident	Agree and support	Noted
292	Resident	Would be difficult on the B2244	Noted
299	Resident	Support this limited, discretely sited brownfield development that will assist this charity provide accommodation for their volunteers.	Noted
300	Resident	Acceptable	Noted
301	Resident	Good use of brownfield	Noted
302	Resident	They have already built several large houses on this site, so after this application, how many more will they want to build?	NOT SIGNED noted
305	Resident	Development is undesirable as it is not adjacent to the development boundary and would have a negative effect on the AONB Much more so than the development at Street farm when viewed from the north of the village However, the permitted development of Oaklands Park has already destroyed the validity of this objection	Noted
330	Resident	See general comments	Noted
331	Resident	No	Not signed noted
332	Resident	No	Noted

333	Resident	Acceptable with good design	Noted
340	Resident	Already supported by the NHP Inspector.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
348	Resident	What evidence is there that Pestalozzi staff are put off working at Pestalozzi by lack of housing?	Noted
360	Resident	Stet	Noted
361	Resident	Spoil Oaklands Park even more	Noted
362	Resident	Not here AONB	Noted
363	Resident	Agree to this project	Noted
381	Resident	Good idea	Noted
399	Landowner	No more than six	Noted
400	Resident	AGAINST - visible from the Village	Noted
404	Resident	(Ref to Map 3, 5 & 6) These 3 should be given higher priority	Noted
406	Resident	Development @ Pestalozzi could benefit the community & therefore Sedlescombe	Noted
411	Resident	Acceptable brownfield developments within the Parish boundary should be countable to the Neighbourhood Plan, rather than treated as windfall if outside the Village development boundary. Need to appeal or mount legal challenge. In my opinion, and everybody I have spoken to generally, any acceptable Brownfield site development within the Parish boundary but outside the village development boundary should be countable towards the Neighbourhood Plan rather than be treated as windfall. We should appeal to the District Council to facilitate this and if necessary mount a legal challenge. If the objective of the Sedlescombe Parish Council really is to facilitate minimum housing expansion to protect the village and in a controlled way that minimises impact to current residents and the natural beauty of our surroundings, then I believe that we should be pursuing this appeal more aggressively. To me, the spirit of neighbourhood planning is otherwise being compromised.	Noted
413	Resident	No objections	Noted
416	Resident	See general comments	Noted
417	Resident	On a brownfield site I do not mind	Noted
418	Resident	No objections	Noted

419	Landowner	Small houses no problem (affordable). 'Low cost affordable accommodation for eligible staff'. Will end up being sold off as private accom.	Noted
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 3: Pestalozzi The site is of moderate landscape character and visual sensitivity of this landscape would allow for some limited development. As a brown field site there is scope for enhancement of the AONB landscape. The site is of moderate landscape character and visual sensitivity of this landscape would allow for some limited development. As a brown field site there is scope for enhancement of the AONB landscape. Sensitive development with appropriate mitigation would be unlikely to have a significant adverse impact on the local landscape character and visual amenity.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 3: Pestalozzi Suitable habitat for protected species on site and in surrounding area, and local records of bats. Close to areas of ancient woodland. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	See Regulation 14 report at Appendix 1 of the Consultation Statement
429	Landowner	Policy wording supported by landowner Policy 3	See Appendix 32

		Policy 4: North of Village Hall	
29	Resident	Oppose. Development creep. Needs new access. Greenfield	Noted
32	Resident	I would like to know where access to this site is. Also springs need to be checked as springs from Village Hall being build have caused problems in Balcombe Green	Noted
34	Resident	Support - close to village hall. Pity greenfield site has to be built on - instead of brownfield site.	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted

49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
58	Resident	Fully agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
103	Resident	Fully support this development at the northern end of the village	Noted
106	Resident	Support this development	Noted
107	Resident	Fully support this development.	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Agree	Noted
143	Resident	Agree	Noted
144	Resident	Agree	Noted
150	Resident	Agree	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
188	Resident	Agree	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
208	Resident	I agree this is a preferred site	Noted
210	Resident	Preferred in line with Neighbourhood plan	Noted
230	Resident	Too much housing - say 8	Noted

249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	No	Noted
266	Resident	A good proposition. 10 rather than 12	Noted
289	Resident	Agree and support	Noted
292	Resident	No	Noted
299	Resident	I support the site as it will have a low impact on surrounding properties and also for its proximity to the Village Hall - but very disappointed that a green field must be built on to satisfy RDC's wish for sites adjoining the development boundary, rather than accepting the brownfield sites distant from the boundary that have been supported by the community.	Noted
300	Resident	Greenfield. Under no circumstances should this be covered	Noted
301	Resident	Strongly object to agricultural land and pushing village northwards	Noted
302	Resident	If the Street Farm development goes ahead, there would be no need for this one. Also if this site was developed there would be a temptation to build right up to Balcombe Green in the future.	NOT SIGNED noted
305	Resident	This development could be avoided if the Street Farm development were to proceed It has significant impact on the views in the ANOB (more than Street Farm) and would open the north of the village to future development	Noted
324	Resident	Good Scheme	Noted
328	Resident	Surely the south end is the difficult spot for traffic, with the parking up and corner/bridge	Noted
330	Resident	See general comments	Noted
331	Resident	Yes	Not signed noted
332	Resident	OK	Noted
333	Resident	Disagree. It's outside the village boundary, highly visible, and adds vehicle movement to a very busy road	Noted
334	Resident	I object to this development. It is not infill but is extending the village by building on edge.	Noted

		Also quite visible.	
340	Resident	(1). In order to identify sufficient building sites in or close to the development boundary as required by the Core Strategy, I am reluctantly supporting a small development of a maximum of 10 properties on site 4. Like the majority of Sedlescombe residents who answered the 2013 Sedlescombe parish survey, I would rather not see any development on greenfield sites but no other suitable sites that are in accordance with the Core Strategy appear to be available. Please see my misgivings about this site and other comments below.	Noted
340	Resident	(2). I note that a lower density (30 properties to the hectare) than usual is suggested which should allow more green space around the properties but this of course has the disadvantage that more land in the AONB will be developed rather than protected. The development must be very carefully designed to cause the minimum of damage.	Noted
340	Resident	(3). See my comments on sites 7 and 8 below which I am not supporting for any development. Although paragraph 62 of the Pre-Submission Plan suggests that sites 4, 7 and 8 were all included in Rother's SHLAA, in fact a site very similar to site 4 was the only one of the three included as an amber site. When referring to this site, the SHLAA made the important comment that "A new road.... Is not desirable for reasons of intrusion into historic unimproved grassland, loss of hedgerow and proximity to existing junction." The SHLAA believed that a joint access would be possible via the village hall entrance but this appears to have been ruled out by the Parish Council, the owner of the village hall car park. This is obviously a crucial aspect of any development of this site and must be resolved before any development can be approved but will inevitably mean some loss of hedgerow. I would like to see more details included in the Plan concerning access to this site.	Noted
340	Resident	(4). I am not satisfied that the land between site 4 and Balcombe Green has been sufficiently safeguarded from future development as it will be adjacent to the boundary once the boundary has been adjusted and, therefore, susceptible to development. The alteration of the boundary will leave an undeveloped area similar to that at site 9 and there will at some time in the future be an opportunity to "tidy up" the development boundary in the same way as site 9 is being treated, so including it for future development. The ownership of the hedgerow to the east of the site lies with the owner of the Balcombe Green road who may at any time reduce the height of the hedge making the development at site 4 very	Noted

		noticeable from the public footpath adjacent to Balcombe Green and from the existing older properties in Balcombe Green. In 2015, Dr Roper posted a photograph of part of the Church Hill Farm site "taken for the Balcombe Green footpath" on "Geograph" which makes it clear that the site is visible from that footpath, contrary to the Site Assessment Report which should be amended.	
340	Resident	(5). I note that there are plans for further landscaping to the north of the site to hide the development from Church Hill but this will need to be safeguarded in some way as once residents move in they invariably decide they want to cut down hedges (note new development at the Old Tanyard in Sedlescombe and the opposition to tree planting on the boundaries at Oaklands Park). Undoubtedly, the landscape will be urbanised and not protected as it should be. I would like to see more details of what is proposed included in the Plan.	Noted
340	Resident	(6). It should be made clear that the village development boundary will need adjusting. Adjustment of the village development boundary in various places in the Village could have easily been highlighted in the consultation form but only the land at Balcombe Green (site 9) is included. In my view, a muddled approach to this boundary information was adopted at the July 2016 SNP Exhibition where it was not made clear whether a map showed the existing boundary or an adjusted one. To see what I mean, please see pages of the online version of the Exhibition boards where the same map has been used on four separate boards with different headings. All show the adjusted development boundary for the four supported sites but none show the actual changes proposed nor the boundary prior to amendment: Page 18 - headed Map of site locations within or next to village boundary ~ 2016 Plan (black line shows village development boundary". Page 24 - headed Development Boundary Changes (black line shows village development boundary)". Page 26 - headed Allocated Sites Within or Attached to the Development Boundary". Page 30 - headed Sites inside or attached to the development boundary and Designated Green Spaces". The map on the reverse of the consultation form also shows all the sites within a development boundary that has been adjusted but there is no mention of where the existing boundary is despite the Parish Council consistently stating that being outside the development boundary is such an important reason to stop any development at Street	Noted

		Farm.	
340	Resident	(7). Site 4 is not actually immediately adjacent to the existing development boundary because the village hall site is in between. The arbitrary extension of the development boundary by inclusion of site 4 has automatically meant that the village hall site will if approved be included in the village development boundary. Whether this is a good idea should be carefully considered by the Parish Council and, possibly the Village Hall Trust and reasoning included in the SNP. It needs to be made clear but has not been mentioned anywhere in the SNP and appears to have slipped in under the radar.	Noted
340	Resident	(8). If all three sites, No.4, 7 and 8 end up included, they must be considered together as one large site because of their close proximity to each other albeit site 4 is on the opposite side of the busy B2244 to the other two sites. There may be plans for one or more of these three sites to be developed separately but all are expected to be complete within the next 12 years producing a large rambling estate of new houses on both sides of the road on the northern approaches to the Village. The development of 30 properties (number proposed for Church Hill Farm amended during the course of the consultation on the consultation form online and in the village shop to 10) would be one of the largest in the Village and the total properties would be approaching 40 with the development of 7 properties at the site previously known as Cartref which will share a boundary with site 7 and already has planning permission. This size of development would not comply with the overarching principle of the SNP to give preference to smaller developments of 6-10 houses. Paragraph 52 of the 2016 Pre-Submission Plan states "The Plan proposes no development larger than 12 properties". I consider it disingenuous of the Parish Council to try to make it look as though these are three small development sites of 12 or less properties.	Noted
340	Resident	(9). Considering the suitability of site 4 for housing development which currently is and has been for many years in the same ownership as Site 8, I am at a loss to see how the Parish Council has decided it and the neighbouring sites should take up to 30 new properties in a bold addition to the Village while a part of the Street Farm site that has boundaries with East View Terrace and Blacklands, and would be seen in the landscape as a small extension of the larger developments, should take none. Both the sites to the north of the Village and the Street Farm site in Brede Lane are technically in the same position, i.e. outside the	Noted

		development boundary and within the AONB and consequently both need protection and should share the burden of development. Please include a comparison of all aspects of the Street Farm with those at the northern end of the Village in the Plan.	
340	Resident	<p>(10). Although I did not attend, I have viewed online the boards exhibited at the July 2016 Parish Council SNP Exhibition and from them can see that the whole Exhibition was aimed at stopping development of Street Farm and shifting the blame for other greenfield development to the District Council. This seems to be because the first plan was found by both the District Council and the Inspector not to be in conformity with the National Planning Policy Framework and the Core Strategy. Councillors might be annoyed at this but should not use the District Council as a scapegoat when it is simply implementing the properly produced Local Plan and Core Strategy. It is too late to remove these references but the Parish Council should desist from acting in this way in the future. I would like to make the following comments on the Exhibition boards: Page 4 - Neighbourhood Planning is about empowering our community to decide where any new development is built over the next 12 years." Why was this included when the REDACTED wrote to me a month later: "However do understand that if Street Farm is approved there is nothing the PC can do with or without a Neighbourhood Plan to stop the sites at the North end of the village because of the precedent that an approval of Street Farm will set." My view is that it is not the precedent but the requirements of the NPPF, the Local Plan and the Core Strategy that mean that there is nothing that can be done to stop this sort of development. However, including the three sites on the northern edges of the development boundary in the Neighbourhood Plan, means they are even more likely to be developed at some time in the future. Please remove sites 7 and 8 from the Plan. Retaining these two sites in the Plan will give the opportunity for landowners to the north on both sides of Church Hill, as has already been proposed, to apply to develop further sites jeopardising the valuable green space between the Church and the Village. Page 4 - For the first time we can decide How quickly they should be built". Where in the Plan is this shown? Page 6 - Negative references to The District Council" are not appropriate. The District Council is charged with ensuring compliance with the NPPF and the Local Plan which includes the Core Strategy.</p>	Noted All Parishes councillors available at the exhibition to explain and help attendees
340	Resident	As above. Page 6 - New sites have become available which the District Council will support	Noted purpose of consultation

		<p>and are consistent with previously expressed wishes of the community". The community clearly did not support a large development on a greenfield site as proposed to the north of the Village in the AONB and outside the development boundary when it voted by a large majority to safeguard the countryside, hedgerows, green spaces and views in the 2013 Parish Council survey. I can only imagine that the statement made on this board was referring directly to the Street Farm site and then to the position of Street Farm in 2014 when the Parish Council was undertaking a consultation exercise of its first pre-submission plan and hoping that various sites remote from the development boundary would be in conformity with the Core Strategy and the NPPF and therefore acceptable and that there would not be any need for Street Farm to be developed. This is no longer the situation and all proposed sites are equally unacceptable if the AONB is to be completely protected. Page 11 Designated Green Spaces, No Development, Land at Street Farm". Nowhere on the Exhibition boards as far as I can see was the current proposal at Street Farm for limited development, a green public space and school playing fields highlighted. The Parish Council failed to make the public aware that there was an alternative opportunity to get its wish for maintaining most of the Street Farm site as a green space which appears to exceed the designation of a green space. The planning application states that the land and therefore its protection will be transferred either to the Parish or District Councils. The Parish Council could then provide an important amenity to the public by allowing them public access which they legally do not have at the moment. It would at the same time pass some land to the School which, in the past, East Sussex County Council has been interested in.</p>	<p>is to identify objections/comments and support</p>
340	Resident	<p>(11) To show how similar the sites at Street Farm and to the north of the Village are, I am reproducing part of the professional site assessment report written in July 2016 for Street Farm from which it can be seen that the text could have been written instead for any of Sites 4, 7 or 8.Policy OSS3(vi) of the Core Strategy refers to the location of development and the fact that in assessing such proposals regard will be had to the character and qualities of the landscape. RA3(v) seeks to ensure that all development in the countryside is of an appropriate scale, will not adversely impact on the landscape character or natural resources of the countryside. Policy EN1 relates to landscape stewardship and states that the management of the high quality historic built and natural character is to be achieved by</p>	<p>Noted</p>

		<p>ensuring the protection and where possible enhancement of the District's nationally designated and local distinctive landscape and landscape features, including (i) the distinctive identified landscape character, ecological features and settlement pattern of the High Weald AONB..... (Page 85 of the Street Farm site assessment, July 2016.) Conclusion. Therefore, taking all these matters into consideration, in the context of a potential housing site in the Sedlescombe Neighbourhood Plan, it is the case that the Inspector found that some harm to the AONB would arise, albeit that it was limited. Residents clearly are seriously concerned about the adverse impact on the AONB. The policies in the Core Strategy that have been described seek to protect and where possible preserve the AONB. The High Weald Management Plan seeks to enhance and maintain the special qualities of grassland habitats, and maintain the pattern of small irregularly shaped fields bounded by hedgerows and woods, which is precisely what the land the subject of this report forms part of. The fact remains that the development would result in the loss of part of an existing field which is rural in character and the provision of a new access road,..... footpaths, provision of visibility splays, hard surfacing, car parking and the introduction of new residential properties. This will bring about a change in the character of the area to its detriment. This site will appear much more urban than is currently the situation. Due to the adverse impact on the landscape of the area which is within the AONB, allocation of this site in the SNP is not supported, particularly as the Core Strategy housing targets for the Parish can be met by other much suitable sites.</p>	
340	Resident	<p>(12). How is it that the same professional planner can have written a Site Assessment report a month earlier for site 4 stating "The development proposed would not have a detrimental effect on the character of the area or on the AONB. Any effects of the provision of the access and development on existing hedgerows and other related matters can be mitigated against during the allocation process." It is even more strange when you consider that Street Farm is proposing 16 properties and nearly double that number are proposed on sites 4, 7 and 8 where the damage to the AONB would be much greater because of the larger number of properties.</p>	<p>Noted policy 4,7 and 8 are separate developments likely to be developed at separate times</p>
340	Resident	<p>(13). If the proposed development of these three sites had been given the same amount of publicity, including personal contact with residents, as Street Farm has had, there is little</p>	<p>No volunteers or door to door calling by Parish Councillors</p>

		doubt that they too would be opposed. I suggest that residents want to protect the countryside, preserve hedgerows and green areas and to ensure that housing is low visibility and avoids spoiling views as stated overwhelmingly in the village survey carried out in 2013 (see para 49 of the Pre-Submission Plan). Not just at Street Farm but all around the Village. The Parish Council is currently carrying out a biased SNP consultation by having volunteers calling at the homes of those who would most likely support the Parish Council's opposition to the Street Farm development and by not carrying out a similar consultation exercise in The Street and other parts of the Village. The Parish Council has not made clear who these volunteers are, whether they have personal interests in the Street Farm application, whether they have given assistance to write letters opposed to the Street Farm application nor what they have been asked to say to people on whose doors they have knocked. See further information under "Street Farm" below. The latest Parish Council Bulletin was accompanied by a separate paper signed by REDACTED of the Parish Council entitled "Alert - Street Farm - Development Threat." Residents are asked to act now and write to object to the latest Street Farm planning application and three reasons are listed. No details about the content of the planning application are included and, for all many residents know, the application could have been to cover the whole of Street Farm with houses as there is no information that the number of properties proposed had reduced to 16. The Parish Council has acted irresponsibly in order to persuade residents to support its views while not providing all the necessary information for them to reach a balanced decision. I believe the Parish Council's consultation exercise is flawed.	was used by the Parish Council as the response rate was very high. Residents have become highly engaged with 1100 plus comments across all aspects of the plan made by 424 respondents
340	Resident	(14). Another part of the Parish Council campaign has seen REDACTED writing to residents who have expressed different views from the Parish Council regarding the Street Farm site, including myself, asking them to withdraw their comments from the Rother website! Some people might be intimidated by this direct approach.	Comment relates to a planning application not the draft plan.
340	Resident	(15). The Parish Council has also been giving out false information by saying that Street Farm is environmentally superior to the three sites to the north of the Village. I have a high regard for Dr Patrick Roper who carried out an environmental assessment of Street Farm but, if he had also been asked to survey these three sites with the brief of stopping development, he could have written a report to satisfy the Parish Council. Interestingly, Dr	Noted. The Parish Council has not 'given out' any false information

		Roper lives not far from these three sites and has for many years monitored the environmental status of his garden including projects that have received national acclaim appearing on TV's The One Show and Springwatch. His long-standing project entitled "A Square Metre" has allowed Dr Roper to list 1000 species in just one square metre of land. Given time, he would obviously be able to identify many species of plant and animal in the three sites to the north of the Village, easily bettering the rather low number of species identified at Street Farm's semi-improved grassland. Indeed, far more species have been identified at Red Barn Field, a nature park close to these sites than at Street Farm. The Parish Council is therefore wrong to compare the environmental status of sites 4 and 8 unfavourably in comparison with Street Farm.	
340	Resident	(16). If any doubt remains comparing the relative environmental importance of Street Farm which is semi-improved grassland and the Church Hill Farm which is unimproved grassland, the following information should be considered: in 2008, Church Hill Farm and its owner were highly commended in the regional round of Natural England's Future of Farming Awards. This competition celebrates farmers who have made the greatest contribution to both conserving England's special wildlife and landscapes whilst helping people have greater access to the country's natural environment. Church Hill Farm has been part of the Countryside Stewardship Scheme since 1994 and has received Higher Level Environmental Stewardship payments from Natural England. The farmer is well known locally for her important environmental work. The same cannot be said for Street Farm.	noted
340	Resident	(17). The Parish Council continues to use the traffic situation in Brede Lane as one of the reasons for opposing any development of Street Farm despite the County Council being unwilling to oppose development because of the traffic. This is an emotive subject which local residents are worried about as, twice a day, excluding weekends and school holidays, they are very temporarily severely inconvenienced by the large number of cars bringing children to and taking them from the primary school. This situation is very similar to that pertaining across the country outside schools as it is no longer the custom to walk children to school or even, as in the past, to allow them to walk to school by themselves. The number of children attending the school has risen from 80 in 1980 when the school was new to 220 or thereabouts in 2016. Those to whom the traffic situation is a particular annoyance	Parish Council only reflects the views of the community as expressed in the 2013 survey

		<p>should be cheered by the results of the Parish Council's own traffic survey carried out in May 2016 which showed that in the last four years there has been a 12% reduction in the volume of cars using Brede Lane and no significant change in the speed of cars which are on average well within the 30mph speed limit! In 2012 the volume of traffic using Brede Lane each day was recorded as 1951 while in 2016 it was 1718. Probably our own unofficial traffic calming measures, i.e. the Village geese, have contributed to keeping down the speed of traffic as they are often reluctant to get out of the road. The current proposals for 35 new properties over the next twelve years built close to the development boundary and, therefore, all in easy walking distance of the village school, could have a beneficial effect on numbers using their cars for school runs.</p>	
340	Resident	<p>(18). It then brings me to the relative merits of accessing the school from Street Farm and from the sites north of the village. The walk from Street Farm to the school only takes a few minutes using a wide footway to the side of Brede Lane. There is no need for the speed limit to be extended as traffic is within the speed limit. On the other hand, the walk from sites 4, 7 and 8 is along a very narrow footway with, in places, overhanging hedges. Here the traffic in The Street continues to increase with 24% more cars in 2016 than 3 years earlier (5435 in 2013 and 6751 in 2016). It is said by the Parish Council that the average speed is also faster than the speed limit. I have myself experienced walking children to the old village school at the bottom of Church Hill along this footway over several years and the traffic often appears very close and would be a real danger if a child were to step off the path. The sites to the north of the Village are also a bit further away, far enough for a parent to decide to take his or her car for the journey to school so increasing the traffic problem around school times in Brede Lane. I have noticed another omission from the Exhibition boards re the School. Please see page 16 which gives criteria for development sites. One states that they should be "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." Why was the decision made by the Parish Council to omit "the school" from the list of amenities that development should be near? Can this be amended please or would it give Street Farm more brownie points that the Parish Council would like?</p>	Noted

340	Resident	(19). Again the Parish Council seems to think there is greater value in new residents being close to the village hall and Red Barn Field than to the school and to the proposed new public open space at Street Farm. I don't see any difference; they both seem equally valuable to me.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
346	Resident	Reluctantly accept this site to enable the target of 35 houses in or next to the development boundary to be achieved but only 10 are needed. Why has the Parish Council omitted to include on this form that this site is also entirely outside the development boundary and is in the AONB when the Parish Council has persistently used these two reasons to encourage objection to any building at Street Farm?	Noted
349	Resident	Long way for school and shop for families without cars	Noted
356	Resident	I am concerned this would open up more land in the future, to the north of the village, joining up with land north of Gorselands and Balcombe Green	Noted
357	Resident	Changing the boundary - unclear how the Village would benefit.	Noted
358	Resident	Sites 4, 7 & 8 - Too many houses on the approach to the village with little benefit to the residents.	Noted
360	Resident	These Greenfield sites are <u>NO LESS</u> beautiful than the land at Street Farm. Less houses here, please	Noted
361	Resident	Might work here	Noted
362	Resident	This site would be acceptable	Noted
363	Resident	Do not agree	Noted
380	Resident	Disagree with this site for development. The new houses should be built closer to school to allow for expansion in these areas.	Noted
381	Resident	Good idea - needed!	Noted
388	Resident	Width restriction if possible?	Noted
399	Landowner	Yes	Noted
400	Resident	AGAINST detrimental to the landscape at entry to Village	Noted
401	Resident	This area should be protected to stop the Village spreading	Noted
403	Resident	Only if Street Farm included	Noted

404	Resident	(Ref to Map 4, 7 & 8) Together would create a major dev on approach to village. Not desirable	Noted
406	Resident	This greenfield site should remain green. With Gate Cottage & Church Hill Farm developments would introduce too much traffic in the area.	Noted
408	Resident	Greenfield not brownfield as preferred by Village. The 3 sites Map Refs 4, 7 & 8 are v close together. 32 houses is against Village preference for smaller developments	Noted
413	Resident	Too many houses in one area of outstanding natural beauty. Same argument given by Parish Council for Brede Lane development.	Noted
414	Resident	Will change character of village. Increased road traffic.	Noted
417	Resident	No to this. That road again	Noted
418	Resident	These 3 sites are outside the development boundary and would have a negative effect on the AONB (The very arguments cited as reason to refuse The Street Farm development). Hard to see how any "Highways" improvements...." could compensate for the negative impact of vehicles from 32 houses joining the busy road (from both sides) development here would also add to unwelcome usage of Stream Lane as a 'Rat Run'.	Noted
419	Landowner	Improving Highway will not slow vehicles down. Small houses no problem as long as affordable!	Noted
423	East Sussex County Council	<p>2. Transport</p> <p>2.1 The policies refer to previous comments provided to the Parish Council by ESCC particularly regarding site access requirements and a need to reduce the speed limit and introduce traffic calming measures on Church Hill. These requirements are still correct and are welcomed.</p> <p>2.2 We wish to limit the number of vehicular accesses onto the highway where possible therefore the preference for shared accesses is still the desired approach, however individual accesses could be achieved. Any access would need certain criteria to be satisfied and this would become more difficult to achieve if multiple access points are proposed. Whichever option is pursued it is essential that the developers work together when designing the access arrangements for each site, as it could compromise providing access to the other sites if they are not taken into account at an early stage. Therefore it is recommended that all these policies include reference to the need for all these sites to work together regarding</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement

		achieving access to sites so that implementation of earlier sites do not limit the access arrangements or delivery of later sites.	
423	East Sussex County Council	<p>Landscape comments on the specific Land Use Policies are as follows:</p> <p>Policy 4: Land to the north of the Village Hall</p> <p>The site is of moderate landscape character and moderate visual sensitivity. This land is open to views from the surrounding AONB countryside. These views are from a restricted local area and development on this site would not be widely visible. The field pattern in this area would appear unchanged since the 1890s first edition OS maps. The historic field boundaries should be reinforced as part of any development proposal. Proposed development would need to create a new landscaped edge to the village. The northern and eastern boundaries to the proposed development allocation are poorly defined. Only the lower slopes closest to the built up area should be considered for development. The remainder of the field should be protected from future expansion of development in policy area 4.</p> <p>There would be an adverse impact on the AONB countryside if this site is developed. This would be a local impact and would not affect views from the wider AONB. The impact on the character of the AONB landscape in this area could be mitigated if the development is provided with a new landscape buffer between the development and the countryside. The undeveloped remainder of the field would need to be protected from further development. This could be through protection by permanent designation as public open space.</p> <p>A new access onto the lane would have a greater impact on local landscape character than an access which uses the existing village hall entrance.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Rapid site appraisals for the new sites and the Policy 5 site:</p> <p>Policy 4: Land to North of Village Hall</p> <p>4.2 This site is located within an Archaeological Notification Area which defines historic routeways and settlement at Sedlescombe. The site will require appropriate assessment and field evaluation; for example geophysical survey and/or trial trenching to understand archaeological interest.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex	Ecology: Policy 4: Land to North of Village Hall	See Regulation 14 report at

	County Council	Local records of protected species (great crested newts and reptiles) and pond adjacent to site. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	Appendix 1 of the Consultation Statement
426	Landowner	Policy wording supported by landowner Policy 4	See appendix 32

		Policy 5: Sedlescombe Sawmills	
29	Resident	Oppose. Poor access.	Noted
30	Resident	I feel that only small business needed here. Houses would possibly extend ribbon development in the future.	Noted
32	Resident	Not got any concerns but it is too far from the village to benefit the village.	Noted
33	Resident	As above re: brownfield. Would like to know about employment and community plans.	Noted
34	Resident	Support	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
86	Resident	This would be a good site to build these houses on as it is away from the centre of the village, yet village would still benefit from people living in them.	Noted
131	Resident	Yes	Noted

140	Resident	Build	Noted
142	Resident	Yes	Noted
143	Resident	Yes	Noted
144	Resident	Yes	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
161	Resident	More information as to which benefits to the community?	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
230	Resident	✓	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	A good idea	Noted
266	Resident	OK	Noted
289	Resident	Agree and support	Noted
292	Resident	Good idea	Noted
299	Resident	Support the redevelopment of this brownfield site, both for the improved employment potential and to resolve a significant eyesore caused by the current decrepit premises in the AONB landscape.	Noted
300	Resident	Acceptable	Noted
301	Resident	Same as above.	Noted
302	Resident	A bit far out of the village and not many other house near.	NOT SIGNED noted
305	Resident	Development is undesirable as it is not adjacent to the development boundary	Noted
306	Resident	I would like to see this site accelerated in the interest of road safety.	Noted

324	Resident	Good Scheme - Lack of local employment is an issue	Noted
330	Resident	See general comments	Noted
331	Resident	Yes	Not signed noted
332	Resident	OK	Noted
333	Resident	Not acceptable. Remote location so car - dependent. Outside of boundary	Noted
334	Resident	Agree	Noted
340	Resident	Already supported by the NHP Inspector.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
348	Resident	Redevelopment to take account of leaving space for community benefits!	Noted
354	Resident	The redevelopment of this site feels like it would benefit the community in a number of areas and improve the AONB	Noted
355	Resident	Think this is too far out of the village to develop a housing site.	Noted
360	Resident	Stet - but a long way out of the Village - and amenities such as the Health Centre and shop. More cars on road into Village.	Noted
361	Resident	A good area to build	Noted
362	Resident	This would be a good site	Noted
363	Resident	Agree to this project	Noted
381	Resident	?	Noted
399	Landowner	Yes	Noted
400	Resident	Unsure of any benefit - isolated from the Village	Noted
404	Resident	(Ref to Map 3, 5 & 6) These 3 should be given higher priority	Noted
406	Resident	This redevelopment would bring employment and homes to the Village.	Noted
411	Resident	Acceptable brownfield developments within the Parish boundary should be countable to the Neighbourhood Plan, rather than treated as windfall if outside the Village development boundary. Need to appeal or mount legal challenge. In my opinion, and everybody I have spoken to generally, any acceptable Brownfield site development within the Parish boundary but outside the village development boundary should be countable towards the Neighbourhood Plan rather than be treated as windfall. We should appeal to the District Council to facilitate this and if necessary mount a legal challenge. If the objective of the	Noted

		Sedlescombe Parish Council really is to facilitate minimum housing expansion to protect the village and in a controlled way that minimises impact to current residents and the natural beauty of our surroundings, then I believe that we should be pursuing this appeal more aggressively. To me, the spirit of neighbourhood planning is otherwise being compromised.	
413	Resident	No objections	Noted
416	Resident	Fully supported as this will make use of	Noted
417	Resident	This is another good use of old space.	Noted
418	Resident	No objections	Noted
419	Landowner	No problem	Noted
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 5: Sawmills The site is of low landscape character and visual sensitivity. This is an existing commercial site and brown field land use. Sensitive redevelopment of this site could conserve and enhance local landscape character.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Rapid site appraisals for the new sites and the Policy 5 site: Policy 5: Land at Sedlescombe Sawmills 4.3 It is not noted in the Neighbourhood Plan that the site is within an Archaeological Notification Area and that the immediate surroundings, particularly to the west have archaeological interest related specifically to the presence of Romano-British settlement including evidence for roads, enclosures, structures and iron-working. The site will require appropriate assessment and field evaluation including trial trenching to understand archaeological interest.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 5: Sawmills Adjacent ancient woodland therefore appropriate buffers will be required in accordance with Natural England's standing advice. Habitats on site and in surrounding area likely to support protected species. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	See Regulation 14 report at Appendix 1 of the Consultation Statement

430	Landowner	Policy wording supported by landowner Policy 3	See Appendix 32
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		Policy 6: St John the Baptist Church	
29	Resident	Oppose.	Noted
31	Resident	Really important PARKING a hazard there.	Noted
32	Resident	This should be at the top, excellent idea for all of the village.	Noted
34	Resident	Support	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Yes	Noted
143	Resident	Yes	Noted
144	Resident	Yes	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted

230	Resident	Essential	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	No again	Noted
265	Resident	Health and safety of parishioners, must come first. 50mph is far too fast for people crossing the road!	Noted
266	Resident	OK	Noted
289	Resident	Agree and support	Noted
292	Resident	No comment	Noted
299	Resident	Support the creation of a car park for people using the Church – will greatly reduce the risks associated with parking on the main road opposite the Church.	Noted
300	Resident	Acceptable	Noted
301	Resident	Good idea	Noted
302	Resident	It will give the church a much needed car park and as there are many houses along that road a small development will not have a huge impact on the area. (Visual or otherwise)	NOT SIGNED noted
305	Resident	Development is undesirable as it is not adjacent to the development boundary and would have a negative effect on the AONB and open up future development linking the Village Hall site up the B2244 to Sandrock Hill	Noted
307	Resident	I would like to see this option (Map Ref 6) brought forward as quickly as possible in the interest of road safety which far exceed all the other alternatives!	Noted
317	Resident	This will benefit whole community not just Church goers. Funerals, weddings also remembrance services and others that whole community support. Need SAFE CAR PARKING. V. IMPORTANT	Noted
318	Resident	This will benefit whole community not just Church goers. Funerals, weddings also remembrance services and others that whole community support. Need SAFE CAR PARKING. V. IMPORTANT	Noted

324	Resident	Good scheme - eases parking on the B2244	Noted
330	Resident	See general comments	Noted
331	Resident	Yes	Not signed noted
332	Resident	OK	Noted
333	Resident	Acceptable with good design	Noted
334	Resident	I agreed because of need for car parking for Church & approve of green energy	Noted
340	Resident	Already supported by the NHP Inspector.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
348	Resident	Agree to all	Noted
355	Resident	Would be extremely helpful for funds and parking for Church	Noted
357	Resident	Essential s parking at the Church is dangerous.	Noted
358	Resident	Parking essential as present situation is dangerous.	Noted
360	Resident	Essential or there may soon be a death of someone crossing the road from the current inadequate parking space for the congregation.	Noted
361	Resident	A Car Park would improve safety here.	Noted
362	Resident	This site would be acceptable	Noted
363	Resident	Agree despite in being on greenfield	Noted
365	Resident	There should be a car park because it very danger.	Not signed Noted
366	Resident	Should also fund footpath from site entrance to Hurst Lane.	Noted
367	Resident	Should also fund footpath from site entrance to Hurst Lane.	Noted
374	Resident	Should presumably be map reference 9	Noted
381	Resident	Fine	Noted
399	Landowner	Yes	Noted
400	Resident	Support if access to main road is safe	Noted
404	Resident	(Ref to Map 3, 5 & 6) These 3 should be given higher priority	Noted
406	Resident	A car park for the Church is imperative to ensure access to the whole community. Parking currently unsafe. A sensible development.	Noted
413	Resident	No objections	Noted

414	Resident	Has most civic contribution	Noted
416	Resident	With the addition of a car park this would reduce the chances of accidents on the Stream Lane Junction.	Noted
417	Resident	This would help the local community & ease the situation on the road, on that nasty bend & Stream Lane.	Noted
418	Resident	No objections	Noted
419	Landowner	Open space too far out of Village most people don't like walking. Houses no problem	Noted
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 6: St John the Baptist Church This site is of moderate landscape character sensitivity and low visual sensitivity. Development of this site could be mitigated with sensitive design and appropriate landscape mitigation including retention of mature trees.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 6: Land at St John the Baptist Church Suitable habitat for protected species on site and in surrounding area, and local records of bats. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	See Regulation 14 report at Appendix 1 of the Consultation Statement
431	Landowner	Policy wording supported by landowner Policy 3	See appendix 32

		Policy 7: Gate Cottage	
29	Resident	Oppose. Development creep. Needs new access.	Noted
32	Resident	Public Footpath goes through this site - needs to be considered.	Noted
34	Resident	Support - inside development boundary	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted

55	Resident	Agree	Noted
56	Resident	Agree	Noted
58	Resident	Fully agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Agree	Noted
143	Resident	Agree	Noted
144	Resident	Agree	Noted
150	Resident	Agree	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
188	Resident	Agree	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
208	Resident	I agree this is a preferred site	Noted
210	Resident	Preferred in line with Neighbourhood plan	Noted
230	Resident	✓	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted

254	Resident	Agree	Noted
261	Resident	OK	Noted
266	Resident	Agreed. Propose 4 houses	Noted
289	Resident	Agree and support	Noted
292	Resident	Good idea	Noted
299	Resident	Same comment as for 'Sunningdale'.	Noted
300	Resident	Into green belt. Not acceptable	Noted
305	Resident	I am in favour of this development in preference to the site North of the Village Hall	Noted
324	Resident	Good Scheme	Noted
328	Resident	Surely the south end is the difficult spot for traffic, with the parking up and corner/bridge	Noted
330	Resident	Not in favour - See general comments	Noted
331	Resident	Yes	Not signed noted
332	Resident	OK	Noted
333	Resident	Neutral - the lesser of the evils. It's outside the boundary but not too visible	Noted
334	Resident	Prefer building at Street Farm	Noted
340	Resident	<p>(1). It should be made clear that the village development boundary will need adjusting.</p> <p>(2). I do not support this backland development which can only be accessed by either knocking down part of the property known as Gate Cottage or by taking more land to move the access road to the north on land in different ownership. It has virtually no existing road frontage. Planning permission already exists for 7 properties to be built on land sharing a boundary with this site on a property to the south previously known as Cartref and the entire site 7 would share a boundary with site 8 making it likely that the two sites would be developed together. Indeed, the 2016 Pre-Submission Plan states that this would be preferable.</p> <p>(3). It is sad to see that the Site Assessment for site 7 has decided that there will be no unacceptable loss of amenity to Thorpe Dene, the unfortunate other dwelling attached to Gate Cottage. The Assessment states that the closest proposed dwelling "would be 10 metres to the south" - 10 steps from Thorpe Dene the occupiers will have a large brick house wall instead of having a garden bounded by woodland and land with chickens. The Parish Council may believe that this is an acceptable trade off in order to get a building site</p>	Noted

		and, of course, the resultant community infrastructure levy, but it should be honest and accept that this will not be an acceptable loss of amenity for the family who have lived in this property since 1970. (4). In an email to me which was crafted in order to persuade me to withdraw my support for the current Street Farm development, the Parish Council chair states that "The sites on the south side are not very visible at all from the B2244". Maybe this is the case, but walkers on public footpath 28a will have a very clear view of the development of sites 7 and 8 as they approach the B2244 if the sites are allowed to be developed. A check of the satellite view of this area and the public footpath makes this very clear. I do not therefore agree with the statement on page 57 of the Site Assessments report that "The site is well contained in the landscape and it is not prominent from any viewpoints". This should be amended.	
341	Resident	Agree	Noted
345	Resident	Agree	Noted
346	Resident	Not necessary if provision for 16 houses at the Street Farm site had been included. Why has the Parish Council omitted to include on this form that this site is also entirely outside the development boundary and is in the AONB when the Parish Council has persistently used these two reasons to encourage objection to any building at Street Farm?	Noted
349	Resident	Long way for school and shop for families without cars	Noted
357	Resident	Against this development. How many more times is the boundary going to be moved.	Noted
358	Resident	Sites 4, 7 & 8 - Too many houses on the approach to the village with little benefit to the residents.	Noted
360	Resident	These Greenfield sites are <u>NO LESS</u> beautiful than the land at Street Farm. Less houses here, please	Noted
361	Resident	Possible could work here	Noted
362	Resident	This site would be acceptable	Noted
363	Resident	Do not agree	Noted
368	Resident	I would like to see the 30mph zone moved up to the Church as the road is very busy & dangerous particularly when the Church itself is in use, & people park	Noted
381	Resident	Good idea - needed!	Noted

388	Resident	Width restriction if possible?	Noted
399	Landowner	Yes	Noted
400	Resident	SUPPORT: Provided that the Street Farm housing is included in the housing total.	Noted
401	Resident	Makes sense to add this to Eaton Walk development	Noted
403	Resident	Not in favour	Noted
404	Resident	(Ref to Map 4, 7 & 8) Together would create a major dev on approach to village. Not desirable	Noted
406	Resident	Should remain greenfield - do not want build up of homes with the development above and below. More traffic would cause problems	Noted
408	Resident	Greenfield not brownfield as preferred by Village. The 3 sites Map Refs 4, 7 & 8 are v close together. 32 houses is against Village preference for smaller developments	Noted
413	Resident	Too many houses in one area of outstanding natural beauty. Same argument given by Parish Council for Brede Lane development.	Noted
414	Resident	Will change character of village. Increased road traffic.	Noted
416	Resident	See general comments	Noted
417	Resident	This just seems to want to make " <u>money</u> ". What about all the surface water run off, think about the people & property down the hill	Noted
418	Resident	These 3 sites are outside the development boundary and would have a negative effect on the AONB (The very arguments cited as reason to refuse The Street Farm development). Hard to see how any "Highways" improvements...." could compensate for the negative impact of vehicles from 32 houses joining the busy road (from both sides) development here would also add to unwelcome usage of Stream Lane as a 'Rat Run'.	Noted
419	Landowner	Improving Highway will not slow vehicles down. Small houses no problem as long as affordable!	Noted
423	East Sussex County Council	2. Transport 2.1 The policies refer to previous comments provided to the Parish Council by ESCC particularly regarding site access requirements and a need to reduce the speed limit and introduce traffic calming measures on Church Hill. These requirements are still correct and are welcomed. 2.2 We wish to limit the number of vehicular accesses onto the highway where possible	See Regulation 14 report at Appendix 1 of the Consultation Statement

		therefore the preference for shared accesses is still the desired approach, however individual accesses could be achieved. Any access would need certain criteria to be satisfied and this would become more difficult to achieve if multiple access points are proposed. Whichever option is pursued it is essential that the developers work together when designing the access arrangements for each site, as it could compromise providing access to the other sites if they are not taken into account at an early stage. Therefore it is recommended that all these policies include reference to the need for all these sites to work together regarding achieving access to sites so that implementation of earlier sites do not limit the access arrangements or delivery of later sites.	
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 7: Gate Cottage This site is of low landscape character sensitivity and low visual sensitivity. Development of this site could be mitigated with sensitive design and appropriate landscape mitigation including retention of mature trees.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Rapid site appraisals for the new sites and the Policy 5 site: Policy 7: Land at Gate Cottage 4.4 The site is located within an Archaeological Notification Area which defines historic routeway and settlement at Sedlescombe. The site will require appropriate assessment and field evaluation; for example geophysical survey and/or trial trenching to understand archaeological interest and the nature of recent impacts to potential below ground remains.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 7: Land at Gage Cottage Local records of protected species (great crested newts, bats and reptiles) and ponds near site. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	See Regulation 14 report at Appendix 1 of the Consultation Statement
427	Landowner	Policy wording supported by landowner Policy 7	See Appendix 32
		Policy 8 : Church Hill Farm	

29	Resident	Oppose. Development creep. Needs new access.	Noted
32	Resident	Public Footpath goes through this site - needs to be considered.	Noted
34	Resident	Support - close to village hall. Pity greenfield site has to be built on - instead of brownfield site.	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
58	Resident	Fully agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
103	Resident	Fully support this development at the northern end of the village	Noted
106	Resident	Support this development	Noted
107	Resident	Fully support this development.	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Agree	Noted
143	Resident	Agree	Noted
144	Resident	Agree	Noted
150	Resident	Agree	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted

188	Resident	Agree	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
208	Resident	I agree this is a preferred site	Noted
210	Resident	Preferred in line with Neighbourhood plan	Noted
230	Resident	Too many	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	OK	Noted
266	Resident	Agreed 8 houses	Noted
289	Resident	Agree and support	Noted
292	Resident	OK	Noted
299	Resident	Same comment as for 'North of Village Hall'.	Noted
300	Resident	Into green belt. Not acceptable	Noted
301	Resident	Strongly object to agricultural land for houses, pushes village out	Noted
305	Resident	I am in favour of this development in preference to the site North of the Village Hall	Noted
324	Resident	Good Scheme	Noted
328	Resident	Surely the south end is the difficult spot for traffic, with the parking up and corner/bridge	Noted
330	Resident	Not in favour - See general comments	Noted
331	Resident	Yes	Not signed noted
332	Resident	OK	Noted
333	Resident	Disagree for same reasons as N of Village Hall	Noted
334	Resident	Prefer building at Street Farm	Noted
340	Resident	(1). It should be made clear that the village development boundary will need adjusting. (2) I do not support this backland development which can only be accessed by either	Noted

		<p>knocking down part of the property known as Gate Cottage or by taking more land to move the access road to the north. It has no road frontage and would result in the development boundary forming a new dog leg of development well out into a green field. Planning permission already exists for 7 properties to be built on neighbouring land on a property previously known as Cartref and site 8 would share a boundary with site 7 making it likely that the two sites would be developed together. Indeed, the 2016 Pre-Submission Plan states that this would be preferable although there is some reason for keeping them separate according to the Site Assessment Report even going so far as to have a separate access road. I would not support this. There may already have to be another access road opposite if joint road with the Village Hall cannot be agreed and two roads to serve sites 7 and 8 plus accesses maybe to Church Hill Farm and also to Highfield would be unacceptable and unlikely to be approved by East Sussex County Council.</p> <p>(3). Again Thorpe Dene would be affected by the development if it were to be approved. The Site Assessment Report states that the rear elevations of Thorpe Dene are 20 metres from the eastern boundary of the proposed site and again it is suggested that there would be no unacceptable loss of amenity for either this property or for Gate Cottage where the rear elevations will only be 10 metres from the eastern boundary. This cannot be true and should be amended.</p> <p>(4). In an email to me which was crafted in order to persuade me to withdraw my support for the current Street Farm development, the REDACTED states that "The sites on the south side are not very visible at all from the B2244". Maybe this is the case, but walkers on public footpath 28a will have a very clear view of the development of sites 7 and 8 as they approach the B2244 if the sites are allowed to be developed. A check of the satellite view of this area and the public footpath makes this very clear. I do not therefore agree with the statement on page 64 of the Site Assessments Report that "The development proposed would not have a detrimental effect on the character of the area or on the AONB".</p>	
341	Resident	Agree	Noted
345	Resident	Agree	Noted
346	Resident	Not necessary if provision for 16 houses at the Street Farm site had been included. Why has the Parish Council omitted to include on this form that this site is also entirely outside the	Noted

		development boundary and is in the AONB when the Parish Council has persistently used these two reasons to encourage objection to any building at Street Farm?	
349	Resident	Long way for school and shop for families without cars	Noted
357	Resident	Area of outstanding beauty and outside the development boundary. Too many houses with cars merging onto an already busy road.	Noted
358	Resident	Sites 4, 7 & 8 - Too many houses on the approach to the village with little benefit to the residents.	Noted
360	Resident	Less houses here please. The B2244 will be even more busy and dangerous.	Noted
361	Resident	Might work here	Noted
362	Resident	This site would be acceptable	Noted
363	Resident	Do not agree	Noted
381	Resident	Good idea - needed!	Noted
388	Resident	Is this too many houses on close sites? (Ref to North of Village Hall site)	Noted
399	Landowner	Yes	Noted
400	Resident	SUPPORT: Provided that the Street Farm housing is included in the housing total.	Noted
401	Resident	Protect north end of Village - housing will spread over all the fields if this & others given go ahead	Noted
403	Resident	Not in favour	Noted
404	Resident	(Ref to Map 4, 7 & 8) Together would create a major dev on approach to village. Not desirable	Noted
406	Resident	With the above 2 developments would create a new housing estate on approach to Village, changing the character of the area.	Noted
408	Resident	Greenfield not brownfield as preferred by Village. The 3 sites Map Refs 4, 7 & 8 are v close together. 32 houses is against Village preference for smaller developments	Noted
413	Resident	Too many houses in one area of outstanding natural beauty. Same argument given by Parish Council for Brede Lane development.	Noted
414	Resident	Increased road traffic. Concern with rainwater run-off into stream if built over. Will lead to erosion near base of our house. Overlooks us. Concern with creeping development.	Noted
416	Resident	See general comments	Noted
417	Resident	Highways improvement to slow vehicles at Northern entrance to the Village'. This will never	Not sufficient Brownfield sites

		work. The crashes are on you. Why a Green Site. Can you not use brown sites first. When will it stop. What about the next generation.	to meet District Council's allocated housing requirement
418	Resident	These 3 sites are outside the development boundary and would have a negative effect on the AONB (The very arguments cited as reason to refuse The Street Farm development). Hard to see how any "Highways" improvements...." could compensate for the negative impact of vehicles from 32 houses joining the busy road (from both sides) development here would also add to unwelcome usage of Stream Lane as a 'Rat Run'.	Noted
419	Landowner	Improving Highway will not slow vehicles down. Small houses no problem as long as affordable!	Noted
423	East Sussex County Council	<p>2. Transport</p> <p>2.1 The policies refer to previous comments provided to the Parish Council by ESCC particularly regarding site access requirements and a need to reduce the speed limit and introduce traffic calming measures on Church Hill. These requirements are still correct and are welcomed.</p> <p>2.2 We wish to limit the number of vehicular accesses onto the highway where possible therefore the preference for shared accesses is still the desired approach, however individual accesses could be achieved. Any access would need certain criteria to be satisfied and this would become more difficult to achieve if multiple access points are proposed. Whichever option is pursued it is essential that the developers work together when designing the access arrangements for each site, as it could compromise providing access to the other sites if they are not taken into account at an early stage. Therefore it is recommended that all these policies include reference to the need for all these sites to work together regarding achieving access to sites so that implementation of earlier sites do not limit the access arrangements or delivery of later sites.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Landscape comments on the specific Land Use Policies are as follows:</p> <p>Policy 8: Church Hill Farm</p> <p>The land slopes gently towards the east and the built up edge of the village. The site is of moderate landscape character sensitivity and moderate visual sensitivity. A historic field boundary and associated drainage ditch cuts across the middle of the proposed allocation. The western edge of this allocation would need to be clearly defined as there is currently no</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement

		field boundary. The development of this area would have a localised adverse impact on the AONB landscape. The proposed southern boundary should be redrawn to the existing field boundary and ditch. This boundary would need to be reinforced with a substantial tree belt to define the new built up area boundary. The western edge of the site area would also need to be reinforced with woodland planting to contain proposed development and define the built up area boundary.	
423	East Sussex County Council	Rapid site appraisals for the new sites and the Policy 5 site: Policy 8: Land at Church Hill Farm 4.5 The site is located within Archaeological Notification Area which defines historic routeway and settlement at Sedlescombe. The site will require appropriate assessment and field evaluation; for example geophysical survey and/or trial trenching to understand archaeological interest and the nature of recent impacts to potential below ground remains.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 8: Land at Church Hill Farm Local records of protected species (great crested newts, bats and reptiles) and ponds near site. An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	See Regulation 14 report at Appendix 1 of the Consultation Statement
428	Landowner	Policy wording supported by landowner Policy 8	See Appendix 32

		Policy 9: Balcombe Green	
29	Resident	Oppose.	Noted
32	Resident	I don not understand how this keeps being put on Sedlescombe plans. 6 out of 9 houses in Balcombe Green against this - not to mention other houses effected, however it keeps coming up - maybe someone is getting a back-hander!!!	Noted
33	Resident	Why?	Noted
34	Resident	Support	Noted

46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
140	Resident	Build	Noted
142	Resident	Yes	Noted
143	Resident	Yes	Noted
144	Resident	Yes	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
230	Resident	Too many	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
252	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted

261	Resident	OK	Noted
263	Resident	Please refer to amendment inserted on Map 9 overleaf. 8,9 and 10 Orchard way individually bought the land shown in 2006.	boundary corrected on submission version
264	Resident	Boundary <u>incorrect</u> . Nos 8,9,10 Orchard Way bought part of this land in 2006 as shown	boundary corrected on submission version
266	Resident	OK	Noted
289	Resident	Agree with reservations	Noted
292	Resident	Good idea	Noted
299	Resident	Support.	Noted
302	Resident	At least one of the owners of this land is not agreeing with this development.	NOT SIGNED noted
303	Resident	Back garden development. Should not be taken into local development boundary as this will leave this site exposed to pressure for development. Should remain as gardens.	Noted
305	Resident	This development would appear to be less intrusive than any other development but would increase traffic on Brede lane. It should have a higher priority than is proposed and if possible be included in the target housing	Noted
319	Resident	I believe it is unlikely that existing residents of Balcombe Green will agree to this development	Noted
333	Resident	Not sure this is still true. Not acceptable. We need houses with large gardens. Owners wishing to sell will pressurise others.	Noted
334	Resident	I object to building on gardens - it is becoming harder & harder to find a house with a good sized garden.	Noted
338	Resident	ADDENDUM TO CONSULTATION FORM ALREADY SUBMITTED. Boundary Change at Balcombe Green. 1. As we have already pointed out your plan fails to show that Nos 8, 9 and 10 Orchard Way already own the land which formed the bottom of the garden at Cranfield, making the area smaller than shown on your plan. Page 28 -102. Please would you ensure this longstanding inaccuracy is corrected. 2. We would strongly oppose any further development on ecological and social grounds. At present the trees provide a habitat for a wide variety of woodland birds. It is not realistic to assume "carving out" a development area would not do irreversible damage. 3. More housing would create yet more traffic pressure on Brede Lane, which is already a problem. 4. In our view the proposed change of	Noted, Boundary corrected in submitted plan

		boundary seems totally inappropriate.	
340	Resident	Access to this site from Orchard Way would be problematic because of land ownership issues. If this cannot be resolved and there is no other reasonable way of getting into the site, this land might have to stay as undeveloped garden land.	Noted policy acknowledges access
341	Resident	Agree	Noted
345	Resident	Agree	Noted
356	Resident	The boundary should <u>NOT</u> change. If not this would leave those living in Gorselands, Park Shaw and Orchard Way under great stress for years to come and open the north	Noted
360	Resident	When this becomes available I will have no objections, even though I live in Orchard Way. Our road 'end' shows further develop was bound to happen.	Noted
361	Resident	Might work here	Noted
362	Resident	No	Noted
363	Resident	Do not agree	Noted
365	Resident	There should no more houses built.	Not signed Noted
381	Resident	?	Noted
384	Landowner	The site will be developable within the next five years e.g. before 2021	Noted
385	Landowner	The site will be developable within the next five years e.g. before 2021	Noted
400	Resident	I am not in favour of altering the Village boundary	Noted
401	Resident	Access to this site will be a challenge. If community benefit is not obvious that is because there is no benefit	Noted
405	Resident	I OWN the central area of this site & state it is not and will not be made available for development. Therefore the site is NOT DELIVERABLE and of NO BENEFIT OT THE COMMUNITY	Ownership and access issues reflected in the policy. Change in boundary at District Council's request.
406	Resident	Cannot see the benefit to the local community. Access and traffic must be considered.	Noted
407	Resident	I OWN the central area of this site & state it is not and will not be made available for development. Therefore the site is NOT DELIVERABLE and of NO BENEFIT OT THE COMMUNITY	Ownership and access issues reflected in the policy. Change in boundary at District Council's request.
411	Resident	Map is incorrect. Back gardens of Orchard Way incorrectly included. Building of 6 to 8	Map corrected in submission

		properties is not deliverable. Also, additional Orchard Way traffic would further exacerbate frequent Brede Lane traffic gridlock. No community benefit. The map shown in the latest proposed Neighbourhood Plan is incorrect. Back gardens of Orchard Way are not shown properly and are incorrectly included under those of Balcombe Green. Building of 6-8 properties is not deliverable. Also, any additional Orchard Way traffic would further exacerbate frequent Brede Lane traffic gridlock. There is no community benefit. Change of boundary now ignoring this lack of community benefit only serves minority individual interests in Balcombe Green and facilitate potential single developments that would be non-countable towards the Neighbourhood Plan. Onus should remain on justifying any development in area on a case-by-case basis rather than allowing default assumption that any development is OK unless successfully challenged. Proposed boundary change therefore needs to be rejected forthwith. I also note that the map already shows the gardens in question being included within the thick black line of the village development boundary, giving a false and misleading impression to the neutral reader about the real nature of the proposed change. This is incorrect and should be changed.	version of Plan
412	Resident	Map is incorrect. Back gardens of Orchard Way not shown properly and incorrectly included under those of Balcombe Green. Building of 6-8 properties is not deliverable. Also, any additional Orchard Way traffic would further exacerbate frequent Brede Lane gridlock. No Community benefit. Reject boundary change.	Map corrected in submission version of Plan
413	Resident	Preferable to Sunningdale	Noted
415	Resident	Not acceptable.	Noted
416	Resident	See general comments	Noted
417	Resident	No	Noted
418	Resident	Would be preferable to developing Sunningdale	Noted
419	Landowner	No problem	Noted
423	East Sussex County Council	2.3 Orchard Way is a residential road with a carriageway width of approximately 5m and footways on either side. Orchard Way is a cul-de-sac ending with a number of dwellings accessed via the turning head. From the turning head there is potential to extend the carriageway to serve land at Balcombe Green, however this would be subject to getting control over the adjacent land. Orchard Way forms part of the highway. In order to provide	See Regulation 14 report at Appendix 1 of the Consultation Statement

		<p>a suitable route into the site for both vehicles and pedestrians Orchard Way would require extending with an additional turning head incorporated into the design. A footway would also be required with a minimum width of 1.6m to link with the existing footway network. With this in mind further investigations would be required to determine the ownership of the land to establish whether the appropriate access arrangements would be feasible. A shared surface can also be considered in a similar arrangement to the private cul-de-sac at the north of Orchard Way (east side).</p> <p>2.4 The site is within walking distance of local amenities and we have no major concerns regarding Orchard Way being able to accommodate the additional traffic likely to be generated by a proposal for 8 new dwellings. The internal layout of the site should be in accordance with the Manual for Streets (2007, by the Department for Transport and Communities & Local Government) and ESSC guidance. Appropriate parking and turning facilities would also be required.</p>	
423	East Sussex County Council	<p>Landscape comments on the specific Land Use Policies are as follows:</p> <p>Policy 9: Balcombe Green</p> <p>This site is of low landscape character sensitivity and low visual sensitivity. The existing trees could be a constraint to development and a survey of the quality and value of these would be required.</p> <p>The potential development of this area would be unlikely to have a significant adverse impact on the AONB landscape. Significant trees would need to be protected and retained</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Rapid site appraisals for the new sites and the Policy 5 site:</p> <p>Policy 9: Land at Balcombe Green</p> <p>4.6 The site is not located within an Archaeological Notification Area. The site will however require appropriate assessment and field evaluation to understand archaeological interest. This could be undertaken as a condition on any forthcoming planning permission(s).</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Ecology: Policy 9: Land at Balcombe Green</p> <p>Site covered with mature trees, with significant potential to support protected species including bats. Good links via hedgerows and tree lines to other woodland areas.</p> <p>Local records of protected species (great crested newts, bats and reptiles) and ponds near site.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement

		An Ecological Impact Assessment will be required to assess potential impacts on biodiversity and to inform appropriate mitigation, compensation and enhancement. Given the current wooded nature of the site (habitat of principal importance under Section 41 of the NERC Act), the likelihood of it supporting protected species, and the role it plays as a stepping stone facilitating the movement of species across the landscape, it is considered unlikely that a housing development on this site could be supported from an ecological perspective.	
432	Landowner	Policy wording supported by landowner Policy 9	See Appendix32
432	Landowner	Policy wording supported by landowner Policy 9	See Appendix32
433	Landowner	Policy wording supported by landowner Policy 9	See Appendix32

		Policy 10: Pump House Yard	
29	Resident	Approve. Great for school.	Noted
32	Resident	Access to car parking / houses needs to be carefully considered.	Noted
33	Resident	Useful if viable. How many parking spaces - school growing!	Noted
34	Resident	Support	Noted
46	Resident	OK	Noted
47	Resident	OK	Noted
49	Resident	Build	Noted
54	Resident	Agree	Noted
55	Resident	Agree	Noted
56	Resident	Agree	Noted
61	Resident	Agree	Noted
62	Resident	Agree	Noted
67	Resident	OK	Noted
73	Resident	OK	Noted
74	Resident	Build	Noted
131	Resident	Yes	Noted
142	Resident	Yes	Noted
143	Resident	Yes	Noted

144	Resident	Yes	Noted
157	Resident	OK	Noted
160	Resident	Agree	Noted
186	Resident	OK	Noted
187	Resident	✓	Noted
189	Resident	✓	Noted
192	Resident	OK	Noted
230	Resident	✓	Noted
249	Resident	Agree	Noted
250	Resident	Agree	Noted
251	Resident	Agree	Noted
253	Resident	Agree	Noted
254	Resident	Agree	Noted
261	Resident	OK	Noted
265	Resident	Desperately needed to benefit school and people of Gammons Way, Doctors Surgery etc.	Noted
266	Resident	Definitely	Noted
289	Resident	Agree with reservations	Noted
292	Resident	Good idea	Noted
299	Resident	Support the creation of car-parking for school staff.	Noted
300	Resident	Acceptable	Noted
305	Resident	Not sure how this is included in the neighbourhood plan in as it is less than 6 houses If we are able to include small development sites then can the target housing requirement be met by infill on small plots without extending the development boundary?	Noted
314	Resident	Sign at school and directing people to the shop and post office. Sign at shop end directing people to the school.	Noted
317	Resident	This does make sense with walkway to school. But would oak trees which have preservation order on them be affected?	Noted
318	Resident	This does make sense with walkway to school. But would oak trees which have preservation order on them be affected?	Noted

324	Resident	I totally support. Must be maintained as Green Space	Noted
332	Resident	OK	Noted
333	Resident	Acceptable.	Noted
334	Resident	Agree	Noted
339	Resident	As long as this <u>did not</u> bring traffic alongside the Post Office - this would make it very dangerous	Noted
340	Resident	This seems a sensible suggestion.	Noted
341	Resident	Agree	Noted
345	Resident	Agree	Noted
348	Resident	Not happy about this as it could result in more traffic using The Green for access and when leaving. Could be potentially mitigated by making The Green one way, bottom to top.	Noted
360	Resident	Stet	Noted
361	Resident	Not safe to walk to street shop at the moment. School should never been built there in the first place.	Noted
362	Resident	No	Noted
363	Resident	Do not agree	Noted
376	Resident	It would be good for the shop to have a sign at the 'school end' saying 'shop & Post Office this way' and 'School this way' by the shop.	Noted
381	Resident	Fine	Noted
399	Landowner	Yes	Noted
400	Resident	Against - a very conjested area - need to reduce traffic not increase	Noted
401	Resident	Good idea	Noted
403	Resident	In favour	Noted
404	Resident	Site capable of providing extra employment in Village e.g. light ind / office. Should remain brownfield	Noted
406	Resident	This is an important business and employment area for the village and should not be lost with careful consideration	Noted
413	Resident	Already busy business site	Noted
414	Resident	Infill on brownfield site more subtle.	Noted

416	Resident	See general comments	Noted
417	Resident	Yes again good use of space	Noted
418	Resident	Site currently fully utilised by commercial units & associated parking. Concerns therefore that building 2 houses would cause overspill parking on The Green (already a real problem). Care would be needed to ensure pedestrian safety - there is a lot of vehicular activity related to the existing business units.	Noted
419	Landowner	No Problem, They will be small 1st time buyers houses	Noted
423	East Sussex County Council	2.5 The site is located adjacent to the car park in the village and is accessed from Gammons Way. The proposal would provide two dwellings plus additional parking for the nearby school. 2.6 Our preference would be for the school use parking spaces to be accessed only via the existing car park to the rear (possibly arranged as an extension of the car park with parking spaces designated to the school). A pedestrian link could then be provided from the car park through to the school. The vehicular access off of Gammons Way would then only serve the 2 houses proposed. This would provide more parking spaces for the school whilst reducing the amount of additional traffic that would use Gammons way.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 10: Pump House Yard This site is of low landscape character and visual sensitivity. This area is contained within the built up area boundary and development would have a negligible impact on the AONB landscape.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Rapid site appraisals for the new sites and the Policy 5 site: Policy 10: Land at Pump House Yard 4.7 The site is located within an Archaeological Notification Area within historic core of the medieval settlement at Sedlescombe. The site will require appropriate assessment and field evaluation including trial trenching to understand archaeological interest.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 10: Land at Pump House Yard Land likely to be of relatively low ecological significance although may support protected species (e.g. breeding birds). An Ecological Impact Assessment will be required to assess potential impacts on biodiversity	See Regulation 14 report at Appendix 1 of the Consultation Statement

		and to inform sensitive development with appropriate mitigation to minimise impacts on biodiversity and maintain wildlife connectivity within and through the site. Site specific opportunities for biodiversity enhancements should be identified.	
433	Landowner	Policy wording supported by landowner Policy 10	See Appendix 32
434	Landowner	Policy wording supported by landowner Policy 9	See Appendix 32
435	Sedlescombe School	With regard to Policy 10 of the Draft Neighbourhood Plan. Having looked at Marian's (the previous head teacher) notes I am able to say that the school would support this as long as there was a walkway as proposed between the public car park and Gammons Way to make access to school safer for the children and as long as school traffic was not encouraged to drive down Gammons Way, but to park in the public car-park. The provision of car parking spaces for members of staff would also be useful as this would leave more parking for parents.	Noted

		Policy 11: Street Farm	
304	Resident	Given that Sedlescombe is required to provide development sites for 35 dwellings in the period to 2028, the current proposal for 16 houses on the eastern quarter of the Street Farm Site is a very suitable and logical means of providing nearly half the requirement. It is therefore supported for the following reasons. (A). The proposal is largely behind Blacklands and hence has minimal impact on the views across the Brede Valley. The arguments regarding views are equally applicable to alternative sites north of the village. (A). The proposal is largely behind Blacklands and hence has minimal impact on the views across the Brede Valley. The arguments regarding views are equally applicable to alternative sites north of the village. (B). The proposal is well designed, attractive and provides a suitable mixture of greatly needed housing and green space. (C). The roof apexes of the proposed houses and bungalows are all generally below the level of Brede Lane, further reducing their visual impact.	Noted

		<p>(D). The ownership of 0.53 ha of land will be transferred to the School for their use, which might provide space for further classrooms, car parking or recreation The ownership of remaining land area (2.88ha), which amounts to nearly two thirds of the total field will be transferred to the Parish or District Council (para. 5.9 of the Planning Statement). If the former, it will enable the majority of the green space and its views to be preserved in perpetuity or according to the wishes of residents. Without this there will be constant pressure to develop the whole field.</p> <p>(E). The development is near the centre of the village, surgery, pub, shop and school and will hence create less vehicular traffic to and from these facilities than sites more distant from the centre. Footpaths to facilitate this are part of the scheme.</p> <p>(F). Those villagers opposed to the Street Farm development 2 years ago when there were 50+ houses and light industrial units proposed have failed to modify their views following this more modest proposal and having been undemocratically advised by some Parish Council members.</p> <p>(G). There is no significant traffic problem in Brede Lane; there is a parking problem on the lane outside the surgery particularly when school children are deposited and picked up by vehicles that disrupt traffic flow. There are other ways of solving this problem. Also traffic on Brede Lane has decreased in recent years, according to recent County Highways surveys.</p> <p>(H). If Street Farm were to be approved, 16 sites elsewhere in Sedlescombe that have, arguably, greater visual impact will not be necessary.</p> <p>Overall the latest Street Farm development is a fair and reasonable compromise given the requirement for housing. It is available immediately, has considerable benefits to the community, helps solve housing shortages, is one of the least impacting sites available and importantly, gives the opportunity to permanently protect the bulk of the vista across the Brede Valley.</p>	
29	Resident	Approve. Single site. Not visible. Easy access. In fill. Could benefit school	Noted
31	Resident	Depends on design. No more boxes all looking the same.	Noted
32	Resident	A small development maybe needs to be looked at, after all the development near Pestalozzi got permission of Greenfield site, with little benefit to village!	Noted
33	Resident	Agreed	Noted

34	Resident	Very anxious to keep as green space. It is surrounded on 3 sides by many houses who really enjoy the openness of countryside.	Noted
35	Resident	An important green gap in the village.	Noted
36	Resident	Protect the AONB. A beautiful meadow	Noted
38	Resident	Beautiful countryside, we do not need any more houses in a small village which cannot accommodate more people.	Noted
39	Resident	And should remain a green site of nature beauty.	Noted
40	Resident	Stunning view. Keep it as AONB	Noted
41	Resident	Protect the AONB. It's a beautiful meadow. Lovely views	Noted
42	Resident	Protect the AONB	Noted
43	Resident	Important green space for our village.	Noted
44	Resident	Protect the AONB	Noted
45	Resident	Beauty of the meadow - at all times of the year	Noted
46	Resident	Saving green spaces for our children	Noted
47	Resident	A beautiful meadow	Noted
48	Resident	For the wildlife	Noted
50	Resident	Keep as a green space	Noted
51	Resident	Protect the AONB	Noted
52	Resident	Keep it as a green space	Noted
53	Resident	An important green gap in the village.	Noted
54	Resident	No, a natural beauty spot used by many people. Also area could not deal with the extra traffic!!	Noted
55	Resident	For wildlife	Noted
56	Resident	Protected space for our children's future	Noted
57	Resident	This meadow should be left, so much wild life, unusual plants	Noted
57	Resident	This meadow should be left, so much wild life, unusual plants	Noted
58	Resident	Appose. Keep natural meadow with wildlife and plants	Noted
60	Resident	This site should not be built on.	Noted
61	Resident	An important green gap in the village.	Noted

62	Resident	Enjoy it for the kids and walks. Keep it a green space in village	Noted
63	Resident	An important green space I enjoy	Noted
64	Resident	Peace and quiet of the meadow	Noted
65	Resident	Protected Green Space for our children	Noted
66	Resident	For the views	Noted
67	Resident	Lovely field to walk with my children	Noted
68	Resident	For the views	Noted
69	Resident	I enjoy walking in this area especially looking at the wildlife this area has to offer	Noted
70	Resident	Keep as green space for nature	Noted
71	Resident	Walk my dogs regularly on this area of land. Area of natural beauty.	Noted
72	Resident	My children enjoy the walks with my dogs	Noted
73	Resident	Enjoy walking in meadow. Very sad to build on this beautiful place	Noted
75	Resident	I do not agree with the building on Street Farm as it's a very beautiful area. Also there is plenty of other places to build.	Noted
76	Resident	The development would have a negative affect on the AONB	Noted
77	Resident	Development would spoil the view from our home as well as having a negative effect on the value of it. The area of outstanding natural beauty must be preserved.	Noted
78	Resident	For the views	Noted
79	Resident	An important green gap in the village.	Noted
80	Resident	Keep it as green space	Noted
81	Stakeholder	Please don't develop on this wonderful site.	Noted
82	Stakeholder	Is currently a fine example of beautiful English countryside	Noted
83	Resident	This field should be left alone as it is in the AONB and as such are more beneficial to the village for it's scenic view	Noted
84	Resident	Should be left as a AONB	Noted
85	Resident	We need to protect this green space plus Brede Lane cannot cope with traffic at present. I do not wish to see housing built on this site	Noted
86	Resident	I do not wish to see homes built onsite. Brede Lane is not designed to take any more traffic. It is a very dangerous land and you take your life in your hands if driving or walk up or down	Noted

		between 8.36 - 9am and 3pm to 4pm. It is never salted in winter and we are housebound in winter if it snows.	
87	Resident	This area lens itself to a lovely view across the valley to Pestalozzi and towards Battle and Telham	Noted
88	Resident	Ideal for walkers who cannot easily leave the Village, also AONB should not be built upon.	Noted
89	Resident	The Village needs this lovely AONB to admire and cherish	Noted
90	Resident	This should remain as an AONB as it is of benefit to the village.	Noted
91	Resident	This is green space that should be preserved for / nature (views). We have so few green spaces ???? Within the neighbour hood plan	Noted
92	Resident	Fully support - love green space. Beautiful meadow.	Noted
94	Resident	Fully agree. Do NOT develop.	Noted
95	Stakeholder	???	Noted
96	Stakeholder	I believe this area should be used for green space as I walk my dog there regularly. It is a beautiful spot in the village and should remain so.	Noted
97	Resident	The view is stunning and should not be lost.	Noted
98	Resident	Please keep as a green space.	Noted
99	Resident	Peace and quiet of the meadow	Noted
100	Resident	Protected green space for our children's future.	Noted
101	Resident	The view is stunning and should not be lost.	Noted
102	Resident	Commanding views	Noted
103	Resident	I do not support this development. Brede Lane is already overdeveloped. The Street Farm meadow is of great scenic beauty and cannot be lost to development	Noted
104	Resident	Keep it as a green space	Noted
105	Resident	Street Farm Greenfield. Should be left for farming not for housing. For the wildlife. Views for older people and ???????	Noted
106	Resident	This green space should not be lost. It is lovely for the children, walks for pets.	Noted
107	Resident	Enjoy it for walking.	Noted
108	Resident	The view is stunning and should not be lost.	Noted
109	Resident	Building in this area severely restricts the green space which is enjoyed by current villagers.	Noted

111	Resident	I walk my dog in this area and it would be a real shame if it was destroyed by housing when there are other area's that could be developed.	Noted
112	Resident	A natural spaces for children to play.	Noted
113	Resident	For the views	Noted
114	Resident	For the wildlife	Noted
115	Resident	An important green space I enjoy	Noted
116	Resident	Lovely field walk with my children	Noted
117	Resident	We have moved recently to this beautiful village & would be absolutely devastated to lose this beautiful meadow to housing development.	Noted
118	Resident	We have recently moved to Sedlescombe mainly due to peacefulness & picturesque views to meadow from our garden. We are totally opposed to any housing developments being considered.	Noted
119	Resident	A green space need protecting for future.	Noted
120	Resident	Amazing scenery looking down the meadow.	Noted
121	Resident	I walk dogs down this route often	Noted
122	Resident	This is a green field site, lovely and peaceful with an abundant of wildlife which will be lost if this goes ahead.	Noted
123	Resident	Wildlife and green land needs to be protected.	Noted
124	Resident	Beauty of the meadow at all times of the year for the wildlife	Noted
125	Resident	Protect the AONB - Area of outstanding natural beauty	Noted
126	Resident	Keep it as a green space	Noted
127	Resident	Lovely field walk with kids	Noted
128	Resident	A beautiful meadow	Noted
129	Resident	Walk the public footpath through fields with dog.	Noted
130	Resident	Open space, lovely views.	Noted
131	Resident	Peace and quiet of the meadow	Noted
132	Resident	Keep it as a green space	Noted
133	Resident	Lovely place to walk with the children.	Noted
134	Resident	Protect the AONB	Noted

135	Resident	Protect the AONB	Noted
136	Resident	Lovely field walk with my children and grandchildren	Noted
137	Resident	An important green space for views and natural beauty	Noted
138	Resident	For the wildlife	Noted
139	Resident	Keep it as green space	Noted
140	Resident	Natural space for children to play	Noted
141	Resident	An important green space I enjoy	Noted
142	Resident	A beautiful meadow	Noted
143	Resident	Protect the AONB - Area of outstanding natural beauty	Noted
144	Resident	An important green space	Noted
145	Resident	Protect green space for our children's future	Noted
146	Resident	Enjoy for walking	Noted
147	Resident	Lovely place to walk my children	Noted
148	Resident	Protect the green space. Also road not suitable for extra traffic	Noted
149	Resident	Protect the AONB - Area of outstanding natural beauty	Noted
150	Resident	Part of the AONB that should be protected for current & future generations.	Noted
151	Resident	Lovely field to walk with my children	Noted
152	Resident	The view is stunning and shouldn't be lost	Noted
153	Resident	View stunning	Noted
154	Resident	The view is stunning and should not be lost.	Noted
155	Resident	Leave it green space. Brede Lane cannot support the extra 32 houses. The village does not have the infrastructure to support the development. Nice area to walk around	Noted
156	Resident	This area is used by a lot of people for walking	Noted
157	Resident	Happy to be surrounded by the countryside. Keep it as a green space	Noted
158	Resident	This area is of natural beauty and should be preserved for our children's future for them to enjoy.	Noted
159	Resident	The views from this space are stunning and should not be lost. I believe it is an important green gap in the village.	Noted
160	Resident	Keep it green for kids to walk & future	Noted

161	Resident	It's nice to have an open field - unspoiled. Nice for walks	Noted
162	Resident	Keep it as a green space	Noted
163	Resident	For the views	Noted
164	Resident	Happy to be surrounded by the countryside.	Noted
165	Resident	For the wildlife	Noted
166	Resident	An important green gap in the village.	Noted
167	Resident	For the views	Noted
168	Resident	Natural space for children to play	Noted
169	Resident	Natural space for children to play	Noted
170	Resident	Protected green space for our children's future. An important green gap in the village.	Noted
171	Resident	Keep it as a green space	Noted
172	Resident	This should stay as green space as me and my children love to walk our dog here nearly everyday.	Noted
173	Resident	An important green gap in the village.	Noted
174	Resident	An important green area in the village	Noted
175	Resident	An important green space I enjoy	Noted
186	Resident	To preserve a green belt	Noted
187	Resident	Protect the AONB - Area of outstanding natural beauty	Noted
188	Resident	Loss of a beautiful meadow. We are losing too much wildlife meadow land in village.	Noted
189	Resident	Enjoy it for walking. Saving green spaces for our children	Noted
190	Resident	Keep this a green field site	Noted
191	Resident	Lovely field walk with my children	Noted
192	Resident	This is important to keep as it is, a habitat for wildlife / trees & flora & fauna. It is ANOB.	Noted
193	Resident	Keep it as a green space	Noted
194	Resident	For the views	Noted
195	Resident	Protect the AONB - Area of outstanding natural beauty	Noted
196	Resident	Keep it as a green space	Noted
197	Resident	A beautiful meadow	Noted
198	Stakeholder	Fully support this as this is a beautiful place walk looking over the Brede Valley uninhibited	Noted

		by development	
199	Resident	Happy to be surrounded by the countryside	Noted
201	Resident	An important green gap in the village.	Noted
202	Resident	Will spoil open space and road to narrow for extra traffic	Noted
203	Resident	It's such a beautiful view and favourite spot for all who come to the area.	Noted
204	Resident	Very important to keep green spaces	Noted
205	Resident	Very important to keep green	Noted
206	Resident	This area should remain natural landscape to preserve the beauty of the village	Noted
207	Resident	This site is outside the village boundary. The development would have a negative affect on the AONB. The development would prejudice the Sedlescombe Neighbourhood Plan (which reflects the wishes of the residents).	Noted
208	Resident	I agree this is a definite NO. I want to see this green space of AONB conserved plus it is outside the development boundary.	Noted
209	Stakeholder	Concerned about this and must be designated Green Space.	Noted
210	Resident	No. Absolutely NOT. The site is outside village boundary. The development is against the Neighbourhood Plan which is what the residents want. The development would have bad effect on area of outstanding beauty.	Noted
211	Resident	Lovely field. Walk with my children.	Noted
212	Resident	???	Noted
213	Resident	An important Green Gap in the village.	Noted
214	Resident	Keep it as green space	Noted
215	Resident	A beautiful meadow for wildlife.	Noted
216	Resident	Protected Green Space for our Children's future.	Noted
217	Resident	Please keep this important Green Space for the future benefit of all in the village.	Noted
218	Resident	This beautiful area should be kept for future generations.	Noted
219	Resident	Major development would have impact on AONB	Noted
220	Resident	I feel it would a tragic use of such a lovely natural space, spoiling views for everyone. On top of that we don't need anymore traffic on an already busy dangerous road	Noted
221	Resident	Sedlescombe - well known for it's history and wonderful green areas - Don't fill it with bricks	Noted

		and mortar	
222	Resident	Beautiful scenery - lovely walks - a bird and animal haven - Disaster if this is replaced with bricks and cars.	Noted
223	Resident	For the views	Noted
224	Resident	Keep as Green Space	Noted
225	Resident	Enjoy for walking	Noted
226	Resident	Saving Green Space for our children	Noted
227	Resident	Lovely field. Walk with children.	Noted
228	Resident	It is agricultural and green belt land with outstanding beauty and stunning views	Noted
229	Resident	Most important for green space to be preserved for future generations to inherit and enjoy	Noted
230	Resident	If it is necessary to the village - build it in one place	Noted
243	Resident	It is important for the village to protect this area of outstanding natural beauty status.	Noted
244	Resident	It is vital to protect green space within areas of outstanding natural beauty, otherwise it is meaningless	Noted
245	Resident	Area of outstanding beauty for the wildlife	Noted
246	Resident	Save for the wildlife. Used for walking on the right of way. Save for our children.	Noted
247	Resident	Support entirely. This field should not be built on. Beautiful views across Brede Valley a cherished place.	Noted
248	Resident	This field is loved for its wildflowers and is known to have slow worms and newt. I support this completely	Noted
249	Resident	More green space for the children. Love the ????? In the green.	Noted
250	Resident	We have so few Green Spaces	Noted
251	Resident	Area of outstanding natural beauty	Noted
252	Resident	The site is outside the village boundary	Noted
253	Resident	Agree	Noted
254	Resident	Outstanding natural beauty and for the next generation to keep enjoying	Noted
255	Resident	The development would have a negative affect on the AONB	Noted
256	Resident	The development would have a negative affect on the AONB and would prejudice the Sedlescombe Neighbourhood Plan	Noted

257	Resident	Negative affect on AONB. Outside village boundary	Noted
258	Resident	Our village infrastructure does not support a development of this size. The school and Doctors are already over subscribed. Increase of traffic.	Noted
259	Resident	Beautiful views across Brede Valley. A much valued landscape loved by many locals and a wonderful green space and gap in the built up area of the village.	Noted
260	Resident	Keep this valuable green space free from development. Wildlife and scenery are exceptional	Noted
261	Resident	Definitely NO. It would spoil the whole nature of the village	Noted
266	Resident	No, no, no. Maybe 1/10th permitted	Noted
289	Resident	Agree and support	Noted
290	Resident	This AONB should be preserved for the community. Any further building in the area would increase noise, traffic and other problems in Brede Lane which is already very busy due to access to the school, doctors surgery and shop.	Noted
291	Resident	I am definitely opposed to any development on this AOMB. Views from and over the village would be spoilt and increased traffic would result in extra noise and chaos.	Noted
292	Resident	No. The village would loose its character	Noted
293	Resident	Please keep this as a greenfield	Noted
294	Resident	Support.	Noted
295	Resident	Support.	Noted
296	Resident	Support.	Noted
297	Resident	Support.	Noted
298	Resident	Support.	Noted
299	Resident	Support this Green Space for bringing the tranquil countryside into the village, a beautiful green gap in the hedge line with far-reaching views down to the River Brede, and a meadow enjoyed by walkers and children playing.	Noted
300	Resident	Acceptable	Noted
302	Resident	I see on the Rother planning website that permission is being sought for 16 houses this time with the rest of the land being given to the local council and the school. I think this a good idea, as long as the council don't build on the land they've been given.	NOT SIGNED noted
303	Resident	Why is this site protected?	Noted
305	Resident	A small development here would be more desirable than development north of the village	Noted

		The impact on the AONB appears less intrusive and in an area already impacted by the existing properties The current proposed development seems to secure more than 2/3rds of the site as public open space for the future This would be highly desirable I would support this development within the target housing and as more preferable to the sites included in table 1.	
315	Resident	Reduces the AONB area. Not approved in the Neighbourhood plan. A green space outside the village boundary. Objection	Noted
316	Stakeholder	Should be left as the beautiful hay field it is	Noted
317	Resident	Totally inappropriate in area of intense traffic in Brede Lane school, doctors, pub, Brickwall Hotel. Also Green Space supported by community	Noted
318	Resident	Totally inappropriate in area of intense traffic in Brede Lane school, doctors, pub, Brickwall Hotel. Also Green Space supported by community	Noted
319	Resident	Site is outside the village boundary. Negative effect on the AONB. Opposed by residents previously. Development would increase traffic in Brede Lane.	Noted
320	Resident	?	Noted
321	Resident	?	Noted
322	Resident	Keep this valuable green space free from development. Wildlife and scenery are exceptional	Noted
323	Resident	Keep this valuable green space free from development. Wildlife and scenery are exceptional	Noted
324	Resident	I totally support. Must be maintained as Green Space	Noted
325	Resident	Keep this valuable green space free from development. Wildlife and scenery are exceptional	Noted
330	Resident	Should be transferred to 'Target Housing' section. - See	Noted
333	Resident	I support the current application for 16 houses plus green space. A good compromise	Noted
334	Resident	I agree to building on Street Farm. Obvious infill and would benefit school which needs parking & playing fields. Also children from Street Farm can walk to school.	Noted
339	Resident	It would certainly take away the village feel and increase traffic through the village - we need Green Space for all.	Noted
340	Resident	(1). No, I do not consider that the whole of Street Farm should become a "green space" without any public access.	Noted
340	Resident	(2). The current Street Farm building proposals have been adjusted to take account of previous comments on applications, views from surrounding properties have been	Noted comment is on a planning application not the

		safeguarded where possible and the number of properties reduced to 16. Most importantly, the developer has included "transfer" of the central area of the Street Farm site to either the Parish Council or the District Council for use as a "public green space" and to the School of some land for playing field use. I am supporting the current planning application and see it as a way of ensuring that the view across the Brede Valley from Brede Lane is retained and some of the land opened up for public use. If the Parish Council takes over the central portion of the site, there could be considerable environmental benefits if it is managed correctly with advice from the High Weald AONB Unit.	draft plan
340	Resident	(3). The Parish Council's long-running campaign to oppose any development at Street Farm has continued unabated despite it having to accept that its original Neighbourhood Plan showing development remote from the development boundary will never be approved as it is not in conformity with the NPPF and Core Strategy.	Parish Council reflects the views of the majority of the community
340	Resident	(4). As I do not have access to the respondents' comments on the July 2016 version of the SNP, I have only the comments regarding the current Street Farm application RR/2016/1837/P to look at to see the current feeling on development of Street Farm.	
340	Resident	(5). Some respondents have obviously dutifully followed the Parish Council's request sent out with the last Bulletin to "Act Now, Please write to object to this development" and have simply listed the three reasons for objecting that the Parish Council has helpfully provided: The development would have a negative affect (sic) on the AONB (Area of Outstanding Natural Beauty). The site is outside the village boundary. The development would prejudice the Sedlescombe Neighbourhood Plan. (That is, it would be trying to get in ahead of our plan which reflects the wishes of the residents) I cannot say whether these people know where the village boundary is, nor what negative effect the development would cause to the AONB or what the AONB is, nor how approving the Street Farm application later rather than now would help make the Neighbourhood Plan any more acceptable to me. A quick perusal of the large number of letters submitted in hard copy rather than emailed as is usual that appear on the Rother planning website re the current Street Farm application make me suspicious that part of the consultation on the Street Farm application was less than fair for the following reasons:	Comment relates to a planning application not the draft plan.

340	Resident	<p>a. Many of the letters are based on the same template with the same heading and method of showing the date. Various ways of finishing off the letter have been used but several runs of the same ending can be detected e.g. Yours Sincerely (capital S) or Yours truly.</p> <p>b. Most of the letters are unsigned apart from a printed name (on two occasions spelt incorrectly), sometimes with the first name and second name and sometimes using Mr or Mrs... always with similar punctuation.</p> <p>c. Some phrases, such as a really nice gap" are repeated in different letters and the statement "The development would prejudice the Sedlescombe Neighbourhood Plan which will be submitted to the District Council before this application is due to be decided" appears in nearly every letter.</p> <p>d. Several letters have the same erroneous space between the words "Neighbourhood" and "Plan".</p> <p>e. Although it is obvious that most of the respondents value Greenfields etc. as found in the 2013 village survey, many do not realise that the Parish Council's current plan, while fiercely supporting the AONB at Street Farm, includes development on an alternative greenfield site (or on 3 sites if you prefer) in the AONB but to a much larger scale than is proposed at Street Farm. Neither do they realise that the remote sites are no longer "allocated sites" but are now merely "supported sites" where the applicant is left to pursue development as and when they are able. A number of respondents believe the NHP has already been adopted and they support it without actually stating what Plan they are referring to. Others specifically refer to the NHP having sites at the Church and Pestalozzi so they obviously have not realised there have been changes from the original plan.</p> <p>f. Finally, and most worryingly, it is obvious that an attempt has been made to deceive and make the letters appear to have been printed on different computers by varying the font and ensuring that each of the letters makes some slightly different point.</p>	Noted comment relates to a planning application not the draft plan.
340	Resident	<p>(6). My reason for listing the above is that when REDACTED wrote to me on 25/08/2016 to try to persuade me to withdraw my support for the Street Farm development, he stated "The Neighbourhood Plan in its current form has 97% support based on the 350 plus consultation forms received to date. 70% of all of the consultation responses also specially support keeping all of Street Farm as a designated green space which would preclude</p>	<p>Noted comment relates to a planning application not the draft plan.</p> <p>Consultation forms checked and input by Parish Clerk and</p>

		development on that site and avoid developers creep further across the field." Who will be responsible for checking that the completion of the Neighbourhood Plan consultation forms is completely fair? I have written to the Parish Council as follows: I also have serious doubts about the terms of reference of the neighbourhood plan committee whereby Volunteers" are authorised to knock on doors to "follow-up" the neighbourhood plan forms. It is no surprise to me that you have managed to obtain such a large response to the Street Farm planning application and also to the neighbourhood plan, particularly from East View Terrace, all agreeing with the Parish Council. I await with interest details of who you consulted re the NHP and how this consultation was carried out and hope that this will include the names of volunteers who knocked on doors, how many properties each covered, details of what information the Council had agreed should be given to residents on the doorstep and whether any assistance was given in the writing of letters." A reply is awaited.	viewed by all Parish Councillors. No volunteers or Parish Council door to door follow up used.
340	Resident	(7). The Parish Council persists in trying to hold up any development of the site by mentioning claims made by about fifty residents that they have used paths across Street Farm for years in the past and continue to do so today. This matter still lies with East Sussex County Council. The Parish Council uses these claims despite the matter being thoroughly considered at a Parish Council meeting in February 2014 when it was unanimously resolved that the claims for the footpaths could not be substantiated and would not be supported by the Parish Council. Some respondents in July/August 2016 have mentioned the claimed paths saying they use them to walk from East View Terrace to the Village even now. Anyone who knows the actual public footpath 2b can see that the claimed paths are not logical routes from East View to the Village. The Definitive Map of Rights of Way that has been actively used by Sedlescombe Parish Council for the last 40 or more years shows the only legal rights of way and unless this is changed in a court of law, the current situation is that there are absolutely no public rights of way across Street Farm. In addition, while I was Clerk to Sedlescombe Parish Council, in 2011 I signed a Statutory Declaration that there is not a public right of way through the Kickabout Area and that the Parish Council does not intend to make one, therefore, if people do walk across the Street Farm site, and then through the Kickabout Area to Footpath 2b as they say they do, they will be doing so illegally and the Parish Council should take action against them so that they cannot claim a right.	The Parish Council supports the views of the majority of the residents in relation to Street Farm. The Parish Council must be alive to the impact of the designation of any new footpath regardless of its objections to that designation.

340	Resident	(8). Some of the respondents to the Street Farm current development application, give the impression that Street Farm is something like a common with people wandering across it, picnicking and playing in the field rather than what it is - a piece of private farmland with no public access, similar to other farmland across the parish. Having lived in Sedlescombe for nearly 50 years, I can categorically say that I have never seen anyone using the land recreationally. The stile that is next to Blacklands in Brede Lane mysteriously appeared at the same time as the footpath claims were submitted. It was not there before.	Noted, Comments relate to a planning application not the draft plan
340	Resident	(9). On the same subject, I was appalled to see that a lady who calls herself the Rother Ramblers Footpath Secretary for Sedlescombe had made a representation to the RR/2016/1837/P planning application for Street Farm saying "I cannot see any mention on the plans of the public footpath in Brede Lane to its conclusion onto Fp 2b/2c. Please take this into consideration." Surely, someone acting in an official capacity on behalf of the Ramblers should only enter into discussions regarding official paths shown on the Definitive Map? Who contacted her and persuaded her to submit this spurious comment?	Noted, Comments relate to a planning application not the draft plan
340	Resident	(10). If Street Farm becomes a "green space" in the Neighbourhood Plan, there will be no public access and, therefore, local residents or visitors will not be able to see for themselves any of very interesting items that Dr Roper has written about so fully in the Local Green Space Report, most of which will still be there even if a portion of the land is used for house building. If the Street Farm current planning application is approved, the green space in the centre of the site could be preserved in perpetuity if the Parish Council could bring itself to be co-operative and the public could legally be allowed to frolic to their hearts' content in the field or simply to gaze on the lovely view across the Brede Valley safe in the knowledge that it will not be built on.	Noted: Green spaces are not required to be public open spaces.
341	Resident	Completely disagree. Keep this area for our Children. The community is against this being built on.	Noted
345	Resident	Keep this green space for our community and children. Against	Noted
346	Resident	Why this has not been included under the target housing sites, Table 1 above, but just shown almost as a footnote on this form is so bizarre that it demonstrates to me a single-minded determination to unreasonably exclude this site at all costs. It is such an obvious choice and its exclusion could potentially lead to the Village having to accept even more	Noted

		building in the AONB and outside the current development boundary than necessary. Please include it in the Parish Plan for 16 properties as in the current application. If the Village ends up being saddled with more building than necessary, this will be the fault of the Parish Council and not the fault of the much-maligned District Council.	
348	Resident	This large green space must be kept. Arguments against development remain the same as previously stated by the village community.	Noted
356	Resident	In view of RR/2016/1837/P I hope the P.C. has a plan 'B' for this land in the revised draft for the 16 houses.	Noted
357	Resident	An ideal location which would not impact on other housing. Within walking distance of Village amenities. A big advantage to include playing fields for the Village & the School.	Noted
358	Resident	In favour of the proposed 16 houses. Within the Village boundary and could benefit the Village & the School.	Noted
359	Resident	We strongly object to any development on this AONB as this is one of the last remaining Meadows in the Village. If developed it would be vand.	Noted
360	Resident	People who live here could walk to school, surgery & shop. There has been too much biased canvassing by those with vested interests. Some of this land should be used for a few houses and more space for the school. Approx 50 Teachers (not all there at same time) need parking spaces.	Noted
361	Resident	This should never be built on by greedy builders	Noted
362	Resident	Definitely not on this site. AONB	Noted
363	Resident	Do not agree	Noted
364	Resident	Support	Noted
365	Resident	No houses	Not signed Noted
380	Resident	Disagree with this site for development. It should remain a nature reserve and protected against development in the future.	Noted
381	Resident	Great idea	Noted
388	Resident	Do not agree	Noted
399	Landowner	Maintain Green Space	Noted
400	Resident	Reluctantly support	Noted
401	Resident	Agree to this developed.... Best site, has access already and provides good number of	Noted

		properties required.	
403	Resident	In favour	Noted
404	Resident	Have no problem with limited dev here. Should be in plan	Noted
406	Resident	This area could be developed and bring benefits to the community, drawing the East View Terrace area closer to the centre.	Noted
413	Resident	Would prefer to see 16 houses built here with remaining space green space. A good compromise from original proposed development.	Noted
416	Resident	See general comments	Noted
417	Resident	No	Noted
418	Resident	Would prefer to see 16 houses built as currently proposed with remaining 2/3 of site designated Green Space	Noted
419	Landowner	OK	Noted
420	Agent for Landowner of Street Farm	The proposal to allocate land at Street Farm as Local Green Space does not meet the tests of paragraph 77 of the National Planning Policy Framework, as was found to be the case by the Examiner considering the now withdrawn version of the Neighbourhood Plan. Furthermore, as both the planning inspector and Secretary of State concluded in their determination of appeal reference APP/U1430/A/A/14/2219706, the proposals would have led to improved Local Green Space functions on the remaining undeveloped land. There have been no material changes in circumstance that would justify any departure from these conclusions. Please refer to the accompany letter from Armstrong Rigg Planning for further details and comment on the Plan more generally.	Only test not met and accepted for designation by the Inspector in relation to Para 77 of the earlier submission of the SNP was to demonstrate that the site was 'not too large a tract of land'. Parish Council had inadvertently not provided this evidence. Refer to the new evidence in the Green Space report.
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 11: Red Barn Field These areas are of local value as existing open space and a valued Local Green Space (LGS).	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 11: Local Green Spaces Both sites support protected and notable species and should be protected. Policy supported	See Regulation 14 report at Appendix 1 of the Consultation Statement

		Policy 11: Red Barn Field	
29	Resident	Oppose. Last piece of accessible green space in village.	Noted
32	Resident	Never for housing - Nature reserve, Footpath access to school / village hall. Springs already causing problems because of village hall.	Noted
33	Resident	Agreed	Noted
34	Resident	Support - a nature reserve, not many in this area.	Noted
36	Resident	No. Leave green	Noted
37	Resident	Outstanding views should not be spoiled & Brede Lane will be totally congested with parking cars. This eventually will cause a major accident, so more houses will just accentuate the problem!	Noted
40	Resident	Needs to be kept as reserve.	Noted
41	Resident	This is for wild life.	Noted
43	Resident	Should be kept for the wild life.	Noted
44	Resident	An important green gap in the village.	Noted
45	Resident	An important green space I enjoy	Noted
46	Resident	Enjoy if for walking	Noted
47	Resident	For the wildlife	Noted
48	Resident	Keep it as a green space	Noted
52	Resident	Keep it as a green space	Noted
53	Resident	Keep it as green space	Noted
54	Resident	No, a nature reserve that needs to be kept in our village.	Noted
55	Resident	Keep as green space	Noted
56	Resident	Keep as green space	Noted
58	Resident	Appose. Keep natural meadow with wildlife and plants	Noted
61	Resident	Keep this green for wildlife	Noted
62	Resident	This field is full of rare wildlife	Noted
64	Resident	Green space should be kept	Noted
65	Resident	Keep as a Green Field	Noted

67	Resident	This Green Space is full rare insects, birds etc.	Noted
68	Resident	Field full of wildlife	Noted
73	Resident	Green field nature reserve.	Noted
79	Resident	X No	Noted
83	Resident	This should not be built on as it is the villagers 'nature reserve' and should remain so.	Noted
84	Resident	Should be left as it is.	Noted
88	Resident	Should not be used for building	Noted
89	Resident	Should never be built upon	Noted
90	Resident	This should not be built on.	Noted
91	Resident	Please keep this a community space for the people to ??? the different varieties of nature.	Noted
93	Resident	Absolutely agree - must never be developed on.	Noted
103	Resident	This is a vital nature reserve, which must be preserved for the future.	Noted
104	Resident	Keep it as a green space	Noted
110	Resident	The wildlife would be in danger, the area is known for it's beautiful greenery and natural surroundings.	Noted
131	Resident	Field is full of wildlife.	Noted
140	Resident	Keep green	Noted
141	Resident	Keep as green space	Noted
142	Resident	No	Noted
143	Resident	No	Noted
144	Resident	No	Noted
157	Resident	Keep a green space full of wildlife	Noted
160	Resident	Keep green it's a NATURE RESERVE	Noted
161	Resident	I love this area. It has wonderful wildlife, unspoilt and beautiful	Noted
187	Resident	Enjoy it for walking.	Noted
188	Resident	Nice to take the grandchildren to.	Noted
189	Resident	For the wildlife	Noted
192	Resident	As it says above, it's a nature reserve and MUST stay as it is	Noted
199	Resident	Keep for wildlife	Noted

201	Resident	Keep for wildlife	Noted
204	Resident	Very important to keep green spaces	Noted
205	Resident	Very important to keep green	Noted
206	Resident	This area should stay as a nature reserve	Noted
210	Resident	Same as above.	Noted
219	Resident	Should remain a protected Green Space	Noted
228	Resident	Green belt land should not be built on.	Noted
229	Resident	Green space must be protected	Noted
230	Resident	?	Noted
243	Resident	A protected green space for village children.	Noted
244	Resident	Having been established as a nature reserve, it should be kept as such.	Noted
249	Resident	Area of outstanding natural beauty	Noted
250	Resident	Area of outstanding natural beauty	Noted
251	Resident	For our children	Noted
252	Resident	Area of outstanding natural beauty	Noted
253	Resident	Agree for our children	Noted
254	Resident	Agree	Noted
258	Resident	Would impact on pollution, noise and public safety	Noted
261	Resident	Again NO. It would radically alter the whole nature of the village.	Noted
266	Resident	No	Noted
289	Resident	Agree and support	Noted
292	Resident	Again. The village would lose its character	Noted
293	Resident	Please keep this as a greenfield	Noted
299	Resident	Support this Green Space as a Nature Reserve enjoyed by the community, particularly children.	Noted
300	Resident	Community space. Not acceptable	Noted
302	Resident	This site should not even be considered for development as it is a conservation area.	NOT SIGNED noted
305	Resident	I agree that this site should be kept as green space	Noted
315	Resident	Object to any building on the recreational area which offers lovely views of the surrounding	Noted

		countryside	
317	Resident	Another v. important Green Space. Designated by Council and community.	Noted
318	Resident	Another v. important Green Space. Designated by Council and community.	Noted
330	Resident	Very much in favour. - See attached comments (App 1)	Noted
331	Resident	No	Not signed noted
332	Resident	No	Noted
333	Resident	Agree	Noted
334	Resident	Important to keep this nature reserve	Noted
339	Resident	As said in the above	Noted
340	Resident	(1). I absolutely agree with the Nature Park (please note it is not a recognised Nature Reserve) being given the status of a protected green space. It has been maintained by the Parish Council for the benefit of wildlife since it was purchased in 1998 (i.e. 18 years and not 10 years as stated in the Local Green Space Report) and has been successful in attracting wildlife, particularly insects, birds and flowers. 19 species of butterfly alone have been recorded whereas Street Farm has only recorded 4. The wide variety of creatures using the Field has been well documented throughout the period by the Parish Council and by a local resident who lives nearby who is currently a member of the Parish Council Red Barn Committee and can provide these records. The Parish Council records were passed to the new REDACTED on my retirement in June 2014. More recently, the Parish Council has been involved with the High Weald AONB Unit concerning Red Barn and has obtained further grants details of which could also be added.	Noted
340	Resident	(2). Over the years the area has been used by the School and the Pre-School for nature study and has served as a safe walking route to public footpaths and then to school. Several volunteer groups have worked on maintaining the site. In 2011 the schoolchildren helped with planting a fruiting hedgerow which was grant aided by The Tree Council. Grants have been forthcoming to support the area and practical help has been given by the National Probation Service who have provided labour for the building of a path through the Field. The work of volunteers at Red Barn was included in the Parish Council's successful bid in the 2009 Village of the Year Competition where Sedlescombe became Southern County Champion.	Noted
340	Resident	(3). I am extremely disappointed with the Local Green Space Report where just 1 page out of	Red Barn Field is within the

		25 has been devoted to Red Barn Field which actually can be boiled down to just two sentences describing its ecological value. Why does it not include reports similar to that provided in support of Street Farm being a valuable place for wildlife? Why has a Street Farm Plant List been included while no comparable lists have been included for Red Barn Field where detailed records have been made since 2000? It is frankly appalling that in effect there is just one small paragraph in the report describing the area as "a small area of land which sits above the Village Hall and was in effect the land leftover after the village hall was constructed". Considering there is public access to the Field and the public are therefore able to see the orchids growing and watch the bees at work, it would be right for a much more upbeat report to be made and I hope this will be done before the Pre-Submission Plan is put forward to the next stage.	control of the Parish Council. The first submission of the SNP inadvertently did not provide evidence to show how Street Farm met the requirement of 'not being too large a tract of land'. This evidence is now included which has required additional space.
341	Resident	Keep space as a nature reserve for our children and community	Noted
345	Resident	Keep this green space for our community and children. Against	Noted
346	Resident	Strongly support	Noted
348	Resident	Must be preserved as a nature reserve because housing developments will all damage the ecology where built.	Noted
359	Resident	Must be kept as a nature reserve	Noted
360	Resident	This is a very special place and should be kept as such.	Noted
361	Resident	This a no no.	Noted
362	Resident	Should be left as stated.	Noted
363	Resident	Do not agree	Noted
365	Resident	No houses	Not signed Noted
381	Resident	Great!	Noted
388	Resident	Do not agree	Noted
399	Landowner	Green Space	Noted
400	Resident	Against. Retain as Nature Reserve	Noted
401	Resident	This area should be protected to prevent development of this end of the Village.	Noted
406	Resident	This is a valued green space, right beside the Village hall & should remain a Nature Reserve.	Noted
413	Resident	Support designation as dedicated Green Space.	Noted
416	Resident	See general comments	Noted

417	Resident	No	Noted
418	Resident	Support designation as dedicated Green Space.	Noted
419	Landowner	OK	Noted
423	East Sussex County Council	Landscape comments on the specific Land Use Policies are as follows: Policy 11: Street Farm This site is of moderate landscape character sensitivity and moderate visual sensitivity. The area is evidently valued by local people, however access to it is limited and not formalised. The principle of designating the more visually sensitive parts of this area as local green space is supported.	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	Ecology: Policy 11: Local Green Spaces Both sites support protected and notable species and should be protected. Policy supported	See Regulation 14 report at Appendix 1 of the Consultation Statement

		GENERAL COMMENTS and POLICY 1	
33	Resident	Table 1: Re: all above - I would like assurances re: 40% affordable housing!	Noted
42	Resident	I do feel that the Brownfield sites should be utilized and not the Greenfield sites	Noted
219	Resident	Preferred 5th site to add to target sites	Noted
262	Resident	I do not agree with houses overlooking our properties	Noted
305	Resident	The process for the development of the Neighbourhood Plan concerns me. Is this a consultation form seeking my views on the proposals or a quasi-referendum on which the plan is deemed to be "approved"? I believe that the previous attempt to develop a neighbourhood plan with a similar consultation process led to a conclusion that 92% of the village supported the plan I would suggest that figure would be found too high if the required referendum had taken place and a percentage of the village that tuned out to vote had been recorded. The Parish Council has been conducting a campaign against the Street Farm development and not surprisingly generated a lot of protest from the residents in the near vicinity during the formal planning process Will similar a similar campaign be mounted for residents close to the proposed developments north of the village when planning applications are submitted?	Noted Parish Council represents the view of the majority of residents for site allocations subject to legislative requirements

		<p>These developments have the same reasons for objection which the Parish Council has promoted against Street Farm, outside the development boundary and having a negative effect on an ANOB</p> <p>Generally, I am opposed to the development of Street Farm Indeed like many people, I would not like to see any development in my own back yard However, I am acutely aware of the need for housing in the UK as a whole and recognise that Sedlescombe has no higher priority for conservation than any other location There is a need for low cost starter homes, not for £million houses as were allowed in Oaklands Park A development which has had a fundamentally negative impacted on the AONB in Sedlescombe.</p> <p>In considering the merits of all the NHP sites, I have come to the conclusion that the proposal for Street Farm offers the village a well thought through development which makes a moderate incursion on the AONB and secures for the village a public space that will prevent future development possibly for ever. Something the Neighbourhood Plan will not do I consider that Street Farm will eventually and inevitably be developed It would be in the interests of the village to work with the developers towards a sensible and conservative plan</p> <p>A large number of objections to Street Farm centre on the traffic problems of in Brede Lane No doubt any development will increase traffic but the problem principally stems from the location of the Primary School and short term parking at school drop off times 2/3rds of the student population come from outside the village and will continue to do so if the school is allowed to further improve its facilities The Neighbourhood Plan therefore needs to address this problem and find a solution by addressing the roads infrastructure or alternative parking proposals.</p> <p>How about a new access road only for school use during term time, south of the village behind Kester House to a new exclusive drop off zone and car park provided on the land acquired from the Street Farm development? Obviously I recognise a cost issue but working with the developers may find a solution.</p>	
330	Resident	<p>The document I received from Sedlescombe Parish Council (SPC) titled "Alert-Street Farm-Development Threat" informs me that Earlier this year Rother District Council lost a large planning appeal which has opened the floodgate to developers wanting to build on green field sites"</p>	Noted

		<p>So to see such a firm request to object to that Greenfield Site , in documents which ask for my support for three new Greenfield Site proposals in the revised Neighbourhood Plan (NP) - Sites 4,7 & 8 (Village Hall; Gate Cottage; Church Hill Farm) -is, to say the least, surprising. I am very much in favour of Green Space" designations & the conservation & protection of natural heritage & biodiversity. As you know, I am a huge supporter of SPC's recent adoption of a management plan which protects Red Barn Field's floral diversity & associated species. But I cannot agree that Street Farm is to be equated with it. Red Barn Field is qualitatively different. Its floral & other biodiversity is recorded and the funding support for its new management regime by High Weald AONB attests to its importance.</p> <p>Street Farm is semi-improved farmland. What record of biodiversity exists for it? Certainly it is in the Brede Valley, but on its upper slopes between two existing areas of housing. Sites 4 & 8 too are farmland in the AONB. Street Farm is outside the Development Area-as are sites 4 & 8. I note however the map on the last page of SPC's Sedlescombe Neighbourhood Plan 2016 Consultation document includes the latter inside the Development Area Boundary line, whereas the map on the first page of that document (square marked A) , the map on page 16 of Sedlescombe Neighbourhood Plan 2016-2028-Pre-Submission Version dated July 2016, and the map on page 11 of Sedlescombe Neighbourhood Plan 2014-2028 as Proposed to be Modified by the Independent Examiner and as Recommended to be put to Referendum , dated October 2015 all show them outside the Development Area Boundary Line. The Development Boundary appears to have been adjusted to encompass sites 4, 7& 8 for the purposes of this Consultation-but the maps provided are inconsistent.</p> <p>Of course it would be great to preserve every field around our village. Who wants more houses & cars here (except people who have no house) ? But given the RDC's obligation to build more houses ,this is about choices , which are informed by comparisons. I cannot see any environmental difference between sites 4 & 8; and Street Farm. Furthermore in 2007 SPC supported a development of 6 large, luxury houses in the Brede Valley. They were built on the southern slopes of Brede Valley in the Pestalozzi Estate-and now sit opposite the Street Farm site whose development I am asked to object on the grounds that it has a "negative effect on the AONB". What distinguishes the Street Farm development from that one across Brede Valley?</p>	
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		<p>What of the comparative development effects of these sites?</p> <p>The revised Street Farm proposal now involves only 16 houses, well screened by tree planting, with additional amenity for the Village School and a substantial element of retained public open space. Sites 4 ,7 & 8 will contain 32 houses , with no amenity specified. The adjoining CarTref site, when developed will have 7 houses on it.</p> <p>So the NP proposes a new housing estate of nearly forty houses (equivalent to Gorselands) straddling the B2244 at the northern entrance to the village -as a result of excluding the smaller development of 16 houses at Street Farm.</p> <p>Sites 4, 7 & 8 together with Cartref will produce twice the traffic effect of Street Farm (if cars are proportionate to dwellings).SPC's Bulletin Issue 52 contains data from traffic surveys in Brede Lane & The Street. Brede Lane shows a 12% reduction in volumes over four years & average speeds under the speed limit. For The Street volumes have increased by 24% over three years -and 327% over ten years!., with speeds faster than the speed limit on average". Traffic volumes established in those surveys show those for The Street four times as high as those for Brede Lane at nearly 7000 cars per day. Anyone who lives on the northern end of The Street can foresee what will happen if the traffic from 30 to 40 new dwellings accesses that stream of vehicles from both sides of the road near the Village Hall. Currently a line of cars parked on the B2244 is usual from Century House to Myrtle Cottage (on the south bound carriageway); and from Meadowside to Post Office Cottage (on the north bound carriageway). Between these two at the junction with Meadow Lane , is a blind bend - blind from both directions.</p> <p>Thus from Balcombe Green to Brickwall Hotel The Street is effectively single carriageway. Drivers-usually exceeding the speed limit-will not wait for clear access before overtaking. Driving this section of road is a combination of battle of wills through a series of chicanes and / or a tail back. The danger is particularly acute on the southbound carriageway, because cars speeding down Church Hill , suddenly encounter the on-road parking & blind bend referred to. Sites 4, 7 & 8 will result in additional traffic trying to access this fast flow of vehicles , and join them in the race through the chicanes of the northern stretch of The Street</p> <p>If all these houses are built ,the existing queues will become longer & the egress from the proposed sites to B2244 to join the mad dash around parked cars & through a blind bend will</p>	
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		<p>substantially increase risk to driver & pedestrian alike on this dangerous stretch of road. The additional southbound traffic on B2244's northern section resulting from the Site 4, 7 & 8 proposals will almost certainly exceed the additional northbound traffic there resulting from the Street Farm proposal.</p> <p>Of course residents in the Brede Lane area will prefer houses to be built on The Street, and will presumably make choices which affect them less. But why should residents on the northern section of The Street be any different? This is the dilemma posed by this NP , and the associated request to object to the Street Farm Development.</p> <p>I cannot see an environmental case which justifies objecting to the Street Farm proposal, but accepting Sites 4 , 7, & 8. The Street Farm proposal results in less houses than sites 4, 7 & 8 , & less traffic increase , together with amenity provision for Village & School.</p> <p>So I cannot support sites 4,7 & 8; therefore I cannot record "general support" for the Revised Neighbourhood Plan. But I do support Red Barn Field's biodiversity & the protections provided by the NP Green Space, Nature Reserve designation. And I do support Brownfield sites for new houses.</p> <p>This is the dilemma presented by this Consultation.</p> <p>I don't understand why the revised NP downgrades Brownfield Sites 3 (Pestalozzi Village) 5 (Saw Mills) & 10 (Pump House Yard); together with Site 6 (St. John's Church) which provides off road parking to relieve the chaotic & dangerous on road parking associated with Church services; and introduces the three sites near the Village Hall (4,7 & 8) as "Target Housing Sites". SPC's Bulletin 52 of July 2016 states that the NP "will fail" if the "Target Sites" are not supported.</p> <p>But in his review of the first NP in "Sedlescombe Neighbourhood Plan Examination, A Report to Rother District Council by Independent Examiner, Nigel McGurk "dated January 2015 the Examiner consider all of these sites meet "basic conditions". On page 13 of that Report Mr McGurk states:-</p> <p>"Consequently, in this specific regard, I am satisfied that there is some scope for the Neighbourhood Plan to identify suitable housing allocations in various parts of the Neighbourhood Area,** whilst being in general conformity with the strategic policies of the Core Strategy".</p>	
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		<p>** = The whole Parish.</p> <p>His objections to that NP seemed to centre on the possibility of sites 3, 5 ,6 & 10 (Called Policies 3,4, 5 & 6 in that NP) failing to proceed to development , leaving SPC's restrictive Policy 1 on Page 14 of that NP to exclude any development outside the Development Area. The Inspector proposed an amendment to that restrictive Policy at Page 14 of his Report in these words- "Proposals for new sustainable residential development on the edge of Sedlescombe will be supported where it can be demonstrated that such development is necessary to enable the Neighbourhood Area to meet its housing land requirement and is in keeping with local character"</p> <p>I cannot see any wording reflecting that suggestion in the Pre-Submission Version of the Sedlescombe Neighbourhood Plan 2016-2028 which we have now been Consulted on. No one wants to see uncontrolled ad hoc housing development across the Parish , but the constraint of the Development Area Boundary is resulting in the cramming of new houses into small plots along The Street. To contemplate the effects of a new Housing Estate with as many dwellings as Gorselands is to foresee nightmarish & dangerous traffic conditions on The Street. I can only hope that what are impenetrable Planning Regulations to the layman , will ultimately result in sensible distribution of house & their effects on traffic across the Parish and that Sites 3, 5, 6 & 10 are viewed as an opportunity to do this.</p> <p>REDACTED Manager, Rother District Council has informed me that :-</p> <p>"Housing schemes involving 6 or more homes that are built since the Core Strategy base date (which was actually April 2013) and which did not already have permission at that date would count towards that (35 obligation) requirement. Similarly, any outstanding planning permissions would come off the number of additional dwellings the neighbourhood plan would need to find additional sites for".</p> <p>Are there any built houses which so qualify as reductions of the 35 obligation? Presumably the CarTref proposal for 7 houses (Planning Ref. RR/2015128041P-Approved Conditional) qualifies under</p> <p>"outstanding permission" - why is that not in the NP to count against the 35 obligation?</p> <p>Why are the 7 X 2-3 bed Houses being built in the Roselands redevelopment not included also? Specifically on the proposed Street Farm Development, REDACTED advised me that:-</p>	
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		<p>"So, as far as the Street Farm proposal is concerned, this would mean that, if approved, then the target for Sedlescombe would reduce accordingly (i.e. 35-16=19). For the record, I should add that the housing target is not a cap and there is still an obligation to consider whether sites would contribute towards sustainable development".</p> <p>It is for this reason that I posted support for Street Farm on RDC's Planning Applications website.</p> <p>So my response to this Consultation is that if Street Farm is moved from "Green space" to "Target Housing," and if Gate Cottage and Church Hill Farm proposals are removed , and if the Pestalozzi, Sawmills, St. John the Baptist Church & Pump House Yard proposals are supported in the way the Inspector suggested, then I would be in favour because:-</p> <ul style="list-style-type: none"> • Sunningdale, North of Village Hall & Street Farm provide 37 houses in or next to the Development Area-before mitigating by CarTref and/or Roselands Houses. • Residents of both Brede Lane and The Street can feel that the burden has been shared • The 3 Brownfield Sites plus St John's Church provide 28-32 houses which could further relieve pressure in the Development area , whilst relieving on-road parking. <p>Such a Neighbourhood Plan would be fair to all & distribute the effects of this housing obligation problem across the Parish , rather than cram it into ever more dense house building along The Street.</p>	
339	Resident	With increase housing comes increase in traffic!	Noted
340	Resident	<p>Please note that this form should have given respondents the opportunity to say that they DO NOT SUPPORT THE NEIGHBOURHOOD PLAN and I have therefore amended the Form above. My general comment: When the Parish Council embarked on the Neighbourhood Plan project in 2013, I voiced my opposition to it, believing that very little benefit would accrue in the long run. I have not changed my view. Sites identified for development which would have real benefit for the community but are outside the development boundary cannot count towards the 35 properties that need to be identified for the Plan to be accepted. Other sites that are now being considered could have been brought forward by owners or developers under the over-arching Local Plan and Core Strategy through the normal planning system. Indeed, if sites that meet the normal planning criteria do arise in the future, they are likely to be approved despite any community objections. The proposed</p>	<p>Noted, options for making all comments including objections to every policy was on the form.</p> <p>Additional notes used by many residents (as done here). Note: Those residents who have objected to the whole plan have also supported policies within the plan. See analysis of response at top of section 5 .</p>

	<p>allocation of Red Barn Field as a green space is the only highlight, apart of course from the increased community infrastructure levy that will arise from some of the development but not from affordable housing, if the Plan is approved. The Plan has caused an enormous amount of work for those involved and has at times created bad feeling and unpleasantness within the Village as people fight to stop increased development near them and the Parish Council finds itself having to make unfriendly decisions about the Village's future.</p> <p>Suggestions for amending the July Pre-Submission Plan</p> <p>Page 3 Please add a note under my photo that I have not been involved with preparing the Plan since June 2014 as I do not support the current proposals.</p> <p>Page 12 Our Aims - The second aim refers to the July 2013 referendum regarding site choices and this is now irrelevant.</p> <p>Page 16, para 44 "Nothing is proposed in the Sedlescombe Neighbourhood Plan that will cause harm to the AONB." This is no longer the case as development on greenfield sites are bound to harm the AONB. Other parts of that para also need amendment.</p> <p>Page 18, para 52 Remove "The Plan proposes no development larger than 12 properties".</p> <p>Page 23, para 77 When traffic calming in the form of gateways at the bottom of Church Hill were considered in the past, there was found to be insufficient space for them to be installed on both sides of the carriageway. Are there alternative community facilities that this development could assist with?</p> <p>Page 26, Policy 7, Land at Gate Cottage The property known as Thorpe Dene will be affected by the development. Instead of being surrounded by garden land, vegetables and chickens</p>	<p>To not 'generally support is taken as to 'not support' subject to any comments made</p> <p>Photo removed</p> <p>Noted</p> <p>Amended</p> <p>Noted</p> <p>Noted</p> <p>Resident of property consulted and no objection</p>
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		<p>and having green fields opposite, the residents here (who have lived there since 1970) will be surrounded by buildings, one only 10 paces from them.</p> <p>Page 26, para 91 This development should not be described as "small" because it must be considered together with the other two blocks of land (and the extant planning permission for 7 properties at Cartref) which are in close proximity to this site. Suggest removal of the word "small".</p> <p>Page 26, para 92 Suggest insertion of the words "at the rear of the adjoining property Thorpe Dene" after the word "property" in the third line).</p> <p>Page 27, Policy 8 Could protection for the public footpath be included in the policies?</p> <p>Pages 29 and 30 Needless to say, I do not agree that all the land at Street Farm should be allocated as a Green Space although it might be appropriate for the remainder of the area to be designated as such once the 16 houses and road are allowed for to ensure that the development does not extend further which would result in it being more dominant in the landscape.</p> <p>Page 31, Transport Do you still have a "Parking & Traffic Advisory Group"?</p> <p>Consultation Form Incorrect total of target housing. Should be 41</p> <p>Site Assessment Report Pages 4-8 and part of 9 are incorrectly headed which is confusing. The text is about the pre2013 exhibition decisions and yet it is headed July 2016.</p> <p>I will of course be completing a consultation form as well.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>No</p> <p>Total correct Church Farm should be 10 so was overstated. Formal policy is correct.</p> <p>Noted</p> <p>Noted</p>
368	Resident	I would like to see the 30mph zone moved up to the Church as the road is very busy &	Noted

		dangerous particularly when the Church itself is in use, & people park	
376	Resident	I think it would be beneficial to local businesses to have a sign (with directions to local businesses) as you enter the Village.	Noted
401	Resident	2? Proposal in Gorselands - PG 74 of file in shop...	Noted
411	Resident	In my opinion, and everybody I have spoken to generally, any acceptable Brownfield site development within the Parish boundary but outside the village development boundary should be countable towards the Neighbourhood Plan rather than be treated as windfall. We should appeal to the District Council to facilitate this and if necessary mount a legal challenge. If the objective of the Sedlescombe Parish Council really is to facilitate minimum housing expansion to protect the village and in a controlled way that minimises impact to current residents and the natural beauty of our surroundings, then I believe that we should be pursuing this appeal more aggressively. To me, the spirit of neighbourhood planning is otherwise being compromised.	Noted
416	Resident	(1) Unless I have misunderstood sites 2, 4, 7 and 8 are to be developed first. My question is why? When there are 3 brown field sites, potentially 4 if you include Sunningdale giving a possible 27 dwellings, that can be built without destroying more countryside.	No proposed order of development within the plan
416	Resident	(2) Developing the Church site and the Village Hall together with Gate Cottage and Church Hill Farm all concurrently would lead to extensive disruption to the north side of the Village - could we not stagger the development timing.	No proposed order of development within the plan
416	Resident	(3) All off the valid concerns raised Dr. Roper on the ecological factor of the Street Farm development should also be considered for all green site development in our Village, as fields and hedgerows are equally important.	Noted
416	Resident	(4) Has any thought been given to the increase in land drainage should the Gate Cottage and Church Hill Farm developments take place. Owning a property that already suffers from land erosion due to the drainage stream running from that area any increase in water flow would have a significant effect on all the properties bordering the stream	Noted
420	Agent for Landowner of Street Farm	Thank you for providing us with the opportunity to comment on the Revised Draft Pre-Submission Sedlescombe Neighbourhood Plan (SNP). We are pleased now to provide our comments on behalf of our client, MJH Executive Homes. Whilst we have for the sake of completeness completed your standard response form, a copy of which is enclosed, we have	Noted: The Draft Plan has allocated sufficient sites to meet the District Councils allocation in relation to Policy

		set out our detailed comments on the draft Plan in this letter.	RA1 and table 12.
420	Agent for Landowner of Street Farm	Overview: These representations follow from those made on behalf of our clients in October 2014 to the then Publication Draft of the SNP. Those raised objections to the SNP on the basis that the policies proposed would not promote sustainable development and did not comply with national or local planning policy, not least because the plan did not allocate sufficient land to meet the requirements of the Core Strategy, such that it did not meet the 'basic conditions' as set out at paragraph 8(2) to Schedule 4B to the Town and Country Planning Act 1990 as amended by the Localism Act 2011. They also raised specific objection to the proposed designation of the land in which our client has interests at Street Farm, Brede Lane as Local Green Space. Both the Neighbourhood Plan Examiner, Mr McGurk, and the District Council agreed with us that amendments were required to the plan to ensure it met the basic conditions, including that the proposed designation of our client's land for Local Green Space did not meet the test set out at NPPF paragraph 77 and that it should be deleted.	Neighbourhood Planning empowers residents to shape how development takes place including where new development is sited. There is no requirement (beyond the plan being in general conformity to the local plan and in conformity to the NPPF, avoiding floodplains and meeting the basic conditions) to allocate sites in any specific order beyond the desires of the community.
420	Agent for Landowner of Street Farm	We note that the Revised Draft Pre-Submission SNP incorporates a number of changes made in response to the comments received from ourselves, the District Council and the Examiner, which are in general terms to be welcomed not least the decision to allocate additional sites on the edge of the village (Sunningdale, Gate Cottage, Land North of Village hall and Church Hill Farm) and the fact that these, together with the sites at Pestalozzi and Sawmills, are capable to meeting the Core Strategy requirement. However, significant questions remain regarding the objectivity of the site assessments undertaken, the absence of public consultation on the additional sites identified for allocation prior to the publication of the draft Pre-Submission plan and the decision again to propose the designation of our client's land as Local Green Space despite the unequivocal conclusions of the Examiner and Secretary of State on this point. We deal with these points in turn below.	The residents over 7 different consultations have clearly articulated their love of this cherished green space for its richness in wildlife, plant life and scenic beauty and for that reason wish it to be left undeveloped.
420	Agent for Landowner of Street Farm	Sustainable Development and Proposed Housing Allocations It is common ground that there are no development sites available within the development boundary of the village. Therefore in the interests of sustainability and compliance with the Core Strategy, the Parish Council is obligated to explore opportunities to accommodate	Noted

		growth adjacent to it and to amend the boundary accordingly. The decision this time to identify and allocate sufficient land on the edge of the development boundary to satisfy the Core Strategy is in this regard welcomed. However, questions remain regarding the sustainability of the allocations themselves and the Parish Council's continued refusal to consider the relative merits of our client's land in any objective way and instead seek to prevent its development now and in the future by designating it as Local Green Space	
420	Agent for Landowner of Street Farm	The SNP identifies 4 sites for development adjacent to the development boundary, only 1 of which (Sunningdale) has been carried over from the withdrawn SNP. According to the text on public consultation at page 9, the additional sites have not yet been subject to any testing of public opinion and have, we are told at paragraph 62, evolved from a review of the sites put forward as part of the Rother Strategic Housing Land Availability Assessment (SHLAA). This is however only partially true so far as land at Gate Cottage (Policy 7) and Churchill Farm (policy 8) were not considered in the SHLAA. We are also told that the decision not to release land at Street Farm is a response to the views expressed previously by the local community regarding the site, however so far as the new sites now put forward have not been the subject of public scrutiny, there is nothing to suggest that they would not themselves have received a negative response. The approach adopted by the draft plan is again one aimed at preventing the development of our client's site rather from any objective assessment – interestingly, a point being made by a number of respondents (local residents) to this consultation.	Noted See summary of results to this consultation at top of section 5 and site assessments.
420	Agent for Landowner of Street Farm	Indeed, while the SHLAA may have been used as a source for identifying sites it is clear that little regard was paid to its conclusions drawn regarding the merits of sites, so far as land at Street Farm outperformed all of the sites identified by the SNP having been identified as a green 'developable' site in the 2015 SHLAA update. As evidenced by the conclusions of the SHLAA, the Council's representations to the now withdrawn SNP and the recent appeal decision, our client's site is an available, suitable and deliverable source of housing land that could bring with it important local benefits. Like any site on the edge of a settlement its development would have impacts but by reason of topography and existing landscape features, not least the Catts Shaw woodland, which separate it from the landscape of the Brede Valley to the south, there is capacity to accommodate a carefully designed scheme located in the eastern part of the site without any significant harm to the nationally or locally	Noted

		designated landscape or to the character of the village. Furthermore, it offers the opportunity to secure benefits for the local community, not least the provision of land immediately adjacent to the school to meet its identified recreational needs and that within the centre of the site as public open space. Indeed, a development concentrated in the eastern part of the site, as currently proposed by MJH Executive Homes (1) , would not only enable a substantial proportion of the proposed growth for the village to be met but would secure the majority of the site as public open space with increased public access and allow the improved local green space functions on the remaining undeveloped land recognised by the planning inspector and Secretary of State in their determination of appeal reference APP/U1430/A/A/14/2219706. (1) Planning Application Reference: RR/2016/1837/P)	
420	Agent for Landowner of Street Farm	In terms of the Parish Council's Site Assessment and Draft Strategic Environmental Assessment, it is evident that the continued refusal to allocate our client's site is due to a wish to see it protected from development rather than any failing against planning policy, and in particular sustainable development objectives. Other than 'Sunningdale', which is awarded a '+' against land use efficiency on the grounds it would make better use of existing residential land (albeit not PDL), all other sites, including our client's, receive extremely similar scores. However, land at Street Farm unlike the others is awarded a '-' against Natural and Built Environment, a somewhat surprising conclusion given that all sites identified lie within the AONB and specific development proposals for it have, unlike the other sites, been assessed to the highest level and found to have limited harm. It is acknowledged that some harm, albeit limited, would be caused to the AONB from its development but the Parish Council's assessment completely fails to recognise that the development of their preferred sites would by definition have an impact too. Given the somewhat 'strategic' nature of the assessment undertaken the exact level of harm arising is (unlike our client's site) unknown. To suggest that they would be neutral is unrealistic and without evidence.	Noted
420	Agent for Landowner of Street Farm	Our client's site offers the ability to provide new housing development alongside public open space and land to meet the identified recreational needs of the neighbouring school. Having regard to this, the results of the rigorous testing our client's previous proposals have been subject to and the positive conclusions drawn by the District Council and Secretary of State	Noted

		regarding the merits of the site, we remain firmly of the view that it should be allocated for housing development. By contrast, none of the other sites identified have been subject to the same testing and as a result the impacts of future development are entirely unknown.	
420	Agent for Landowner of Street Farm	Proposed Amendment to draft NP: Policy 7 should be amended to remove reference to land at Street Farm, Brede Lane. A new policy that allows for development in the eastern part of the site (circa 16 dwellings), together with provision for land for the school and the retention of the remainder of the site for publicly accessible natural green space, should be added.	Noted
420	Agent for Landowner of Street Farm	Policy 11 - Local Green Space: As Policy 7 did in the withdrawn SNP, Policy 11 proposes the designation of land at Street Farm and Red Barn Field as Local Green Space stating that development proposals will be resisted except in exceptional circumstances.	Noted
420	Agent for Landowner of Street Farm	The proposed designation of our client's land at Street Farm as Local Green Space not only misses the opportunity to accommodate housing development in a sustainable manner that brings benefits for the local community but completely overlooks the conclusions drawn by the independent Examiner charged with considering the previous SNP and the Secretary of State and his Inspector who subsequently endorsed those conclusions when determining our client's appeal (2) . All of them unequivocally concluded that the proposed designation was not compliant with the tests set out at paragraph 77 of the NPPF. As the Examiner noted at page 22 of his report the NPPF is explicit in stating that "The Local Green Space designation will not be appropriate for most green areas or open space" and as he concluded our client's land is one such case. <u>((2) Appeal Reference APP/U1430/A/A/14/2219706 – DL paragraphs 13 & 14)</u>	Noted See Green Space Report
420	Agent for Landowner of Street Farm	We have previously explained why we consider the proposed designation to be erroneous and in conflict with national policy, but for the sake of completeness and having regard to the paragraph 77 tests, we set these out below: · It is an extensive tract of land (4.55 ha); · The land is privately owned and there are no rights of public access or enjoyment (notwithstanding the unsubstantiated claims to the contrary); · By reason of location, topography, landscape features and other boundary screens it is not	Noted See Green Space Report

		widely open to view; and · It is evident that it is considered to be special to the local community because it is under a significant threat of development. No new evidence has been put forward to demonstrate its particular beauty, historic significance, recreational value or wildlife significance.	
420	Agent for Landowner of Street Farm	A report on Local Green Space forms part of the evidence base to the SNP, its purpose apparently to explain why the Examiner's findings were unfounded and the proposed designation is justified. We can find no new or credible evidence in this document to show that there is any reason why a different conclusion should be drawn this time round. The main thrust of that report is to show that other sites of a similar or larger size have received Local Green Space designations. However, it is clear that each of those sites cited differ markedly from our client's land so far as they have established recreational use (e.g. Allendale – school playing fields; Tattenhall – community woodland; Chapel en le Frith – playing fields; Broughton Astley – recreation ground etc). Attempts have been made via the two footpath claims to show that the site has recreational use but these remain outstanding and in our view unsubstantiated. A view also shared by the Parish Council members who met in February 2014 to consider the proposals to make the claim and who passed a unanimous resolution agreeing to oppose the claim because of a lack of credible evidence of the existence the claimed rights of way.	Noted See Green Space Report
420	Agent for Landowner of Street Farm	Other than the reference to the size of the sites where successful designations were made through other recent neighbourhood plans, the report seeks to make use of the evidence previously relied on as part of the previous SNP and our client's appeal. It seems that the real reason there has been no deviation from the previous position (despite the changes in circumstance and different plan context) is because of a concern that the failure to designate will result in failure at Referendum (3) rather than any good sound planning reasons. ((3 Sedlescombe Neighbourhood Plan 2016-2028: Local Green Space Report, page 4).	Noted See appendix 1 Regulation 14 report
420	Agent for Landowner of Street Farm	The Revised Draft Pre-Submission SNP fails completely to recognise that the Examiner's conclusions were endorsed by the Secretary of State who had the benefit of Mr McGurk's report when determining our clients appeal. Not only this, but the Secretary of State and his planning inspector, in their determination of our client's appeal concluded that the proposals, which save for a reduction in dwelling numbers remain identical (4) , would have	Noted

		<p>led to “improved Local Green Space functions on the remaining undeveloped land” (5) , including the delivery of the land required by the adjoining school to extend its playing fields. It is interesting to note in this respect that the draft plan at paragraph 110 recognises the recreational needs of the school to be of such importance that it would be considered in principle to constitute the exceptional circumstances required to warrant development in Local Green Space. Such future provision would of course be at the behest of the landowner. In this regard, it is apparent that the somewhat detailed conclusions of the Inspector and Secretary of State on matters such as impact on the AONB, landscape character and ecology have been completely ignored in the preparation of the Revised Draft Pre-Submission SNP. Although the appeal was ultimately dismissed this was on the grounds of there being no shortfall in 5 year supply and prejudice to an advanced neighbourhood plan, both circumstances that have now incidentally changed. The proposal itself was held to be acceptable with both the Secretary of State and his Inspector concluding that the harms arising from the development would be limited and capable of mitigation.</p> <p>((4) Planning Application Reference: RR/2016/1837/P)</p> <p>((5) Appeal Reference APP/U1430/A/A/14/2219706 – DL paragraphs 13 & 14 and IR paragraph 219)</p>	
420	Agent for Landowner of Street Farm	The views of the public expressed in relation to the withdrawn SNP are acknowledged but no other site, and in particular those new sites now proposed for allocation, has been subject to the rigorous assessment that our client’s site has. There can therefore be no guarantee that in its continued wish to thwart the development of land at Street Farm by designating it as Local Green Space, the SNP will not result in less sustainable and more harmful development. An approach that can only best be described as ‘cutting one’s nose off, despite one’s face’.	Noted
420	Agent for Landowner of Street Farm	Proposed Amendment to draft NP: Policy 11 should be amended to remove reference to land at Street Farm, Brede Lane. A new policy that allows for development in the eastern part of the site (circa 16 dwellings), together with provision for land for the school and the retention of the remainder of the site for publicly accessible natural green space, should be added.	Noted
422	Natural	The Plan seems unlikely to impact on any designated sites and we note the regard to the High	See Regulation 14 report at

	England	<p>Weald AONB.</p> <p>According to our records, the land allocated for policies 2 and 10 includes BAP Priority habitat (deciduous woodland and traditional orchard and deciduous woodland respectively). We note the commitment to retain mature trees edging the site in Policy 10 but generally measures for protecting, creating and enhancing non-riverine habitat are rather weak throughout the Policies. The Plan should explain how it can contribute to the Government's target of net gains for biodiversity.</p>	Appendix 1 of the Consultation Statement. Policy 2 and 10 are not in BAP priority habitats (appendix 31).
423	East Sussex County Council	<p>Plan Delivery and Implementation</p> <p>2.8 Paragraph 120: It is suggested that the paragraph also includes reference to encouraging local journeys by walking and cycling.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Countywide Walking and Cycling Strategy</p> <p>2.9 We are developing a county wide strategy, which will include the district of Rother, and we will be seeking approval by March 2017. There may be the opportunity for the Neighbourhood Plan to align with the strategy policies included in this document to enable more sustainable travel for everyday journeys within the local community to access key local services.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>3.2 Landscape comments on the specific Land Use Policies are as follows:</p> <p>Policy 1: Spatial Plan</p> <p>Generally supported with some minor modifications to the boundary of Policy area 8 as outlined below.</p> <p>There could be adverse implications for the conservation and enhancement of the AONB in relation to policies 4 and 8. However these could potentially be mitigated, as outlined in the detailed comments below.</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement
423	East Sussex County Council	<p>Historic Environment including Archaeology</p> <p>4.1 There is still little or no consideration of archaeological interest, despite the advice and comments that were provided in response to the 2014 Neighbourhood Plan consultation. For example with regard to the Policy 5 area there appears to be no consideration of the archaeological interest of the immediate surroundings and therefore the potential for archaeological interest of the site (see below). A key issue here is the potential cost for archaeological mitigation including archaeological excavation, post-excavation, reporting and</p>	See Regulation 14 report at Appendix 1 of the Consultation Statement

		archiving which will be required by the NPPF policies for the historic environment and therefore the potential viability of sites. These risks need to be understood as early as possible in the planning process.	
423	East Sussex County Council	Ecology: Policy 1 Spatial Plan Supported The preferential use of brownfield/previously used sites over greenfield sites will help conserve the surrounding environment.	See Regulation 14 report at Appendix 1 of the Consultation Statement
1	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
2	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
3	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
4	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
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176	Stakeholder	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
177	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted

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410	Resident	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
420	Landowner	Generally Agreed with the Sedlescombe Neighbourhood Plan	Noted
424	Rother DC	<p>Consultation cover letter from Rother District Council (below). Full District Council Response at Appendix 33</p> <p>Dear Carol,</p> <p>Sedlescombe Neighbourhood Plan 2014-2028 Pre-Submission Version (PS SNP)</p> <p>I attach the District Council's informal comments on the revised draft Neighbourhood Plan and the accompanying Strategic Environmental Assessment (see Appendices 1 and 2 respectively) which are intended as a constructive response to help the Parish Council be in a strong position to duly submit a Neighbourhood Plan that meets the basic conditions. You will see that the first comment is that we are pleased to see the effort made to identify sites for housing in and around the village in line</p>	<p>Please see Appendix 1 for response to Rother District Council's response to consultation regulation 14 report and green space report.</p> <p>Parish Council offered to meet</p>

		<p>with the Core Strategy and to confirm that this appears likely to satisfy what was a key conformity issue with the earlier version. There are nonetheless a number of other comments, which I would be happy to discuss when the Parish Council has had time to consider them and before the Neighbourhood Plan is formally submitted. As you are aware, the District Council has been copied into a letter from some residents of Gregory Walk about the consultation process, while a local resident has written to David Marlow asking that the consultation exercise be declared null and void <i>"because of the biased campaign undertaken by the Parish Council which appeared to be aimed at stopping development on that site while other sites, also in the AONB and outside the development boundary, were not given proper consideration."</i></p> <p>The form of the consultation is of course a matter for the Parish Council at this stage and I understand it will be considering the concerns shortly. I would not seek to interfere in this process. At the same time, I note that the comments made and the Parish Council's consideration of them should be covered in the Consultation Statement to accompany the submitted Neighbourhood Plan in due course.</p> <p>Yours faithfully, Tim Hickling MRTPI, MCMI Service Manager – Strategy and Planning</p>	<p>RDC (see email at Appendix 33) prior to PC discussing consultation considerations of plan. Minutes of meeting at appendix 35</p> <p>Response to letters referred to in covering letter from RDC in Draft Parish Council/ NHP Minutes of the 27 September 2016. Please see Appendix 35. Note: letter referred from resident to David Marlow not submitted to SPC as a consultation representation so can only comment on the content of RDC's cover letter.</p>
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Environment Agency comments received 9 days after end of consultation.

From: KSLPlanning [mailto:KSLPlanning@environment-agency.gov.uk]

Sent: 21 September 2016 09:49

To: Carol Hodgson

Subject: RE: Revised Draft Sedlescombe Neighbourhood Plan

Good morning Mrs Hodgson

I apologise for our delay in responding. Thank you for consulting us on the above. We have the following comments to make.

As previously stated, we welcome development on brownfield sites, where detailed applications complying with the National Planning Policy Framework (NPPF) and Local plan policies can bring betterment of the land with respect to any historic contamination issues.

We are also pleased to see that all proposed new housing development will be located in Flood Zone 1. However we still cannot see a commitment to use sustainable drainage systems (SuDS) as a strategic measure to achieve the SPNP SEA objective of minimising flood risk. Surface water management schemes which use sustainable drainage systems to attenuate and restrict the rate and volume of surface water leaving site should be incorporated into all new developments. SuDS can also be used to maintain and improve the quality of receiving watercourses and to enhance local biodiversity and public amenity. We can only see SuDS mentioned on page 21, section 67 under Policy 2: Land at Sunningdale, which we support but as we have previously advised the requirement should be for all new development. The National Planning Policy Framework section 103 states:

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment²⁰ following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

We hope you find our comments useful.

Kind Regards

Jennifer Wilson
Planning Specialist (KSL - Kent)
kslplanning@environment-agency.gov.uk

Agency's response noted

6. Changes to the Plan following Pre-Submission Consultation

See Regulation 14 report at Appendix 1

7. Neighbourhood Plan Calendar

In Summary:

19 February 2013	Regulation 5 Application for designation of a neighbourhood area
22 March 2013	Regulation 6 Publicising an area application
July 2013	Regulation 7 Publicising a designation of a neighbourhood area etc.
	Regulation 8-13 – not appropriate as relates to Neighbourhood forums and Community right to building organisations
19 March 2014 to 6 May 2014	Regulation 14 Pre-Submission consultation and publicity
	i. Details of the proposals for a neighbourhood development plan
	ii. Details of where and when the proposals for a neighbourhood development plan may be inspected
	iii. Details of how to make representations; and
	iv. The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.
July 2014	Regulation 15 Plan proposals Where a qualifying body submits a plan proposal to the local planning authority, it must include -
	a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates;

	b) A consultation statement
	c) The proposed neighbourhood development plan; and
	d) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act
19 August to 7 October 2014	Regulation 16 Publicising a plan proposal

The following stages are to follow:	
	Regulation 17 Submission of plan proposal to examination
	Regulation 18 Publication of the examiner's report and plan proposal decisions
	Regulation 19 Decision on a plan proposal
	Regulation 20 Publicising a neighbourhood development plan

The calendar of the Plan has been as follows:

07-Jan-13	Initial meeting re the possibility of doing a Neighbourhood Plan with Tim Hickling and David Marlow at Rother attended by Cllr Vine-Hall, Cllr John Reynolds, the Parish Clerk and District Councillor Ganly.
18-Feb-13	Sedlescombe Parish Council meeting (PC) resolved unanimously to initiate a Neighbourhood Plan in accordance with the Town & Country Planning Act 1990, The Planning & Compensation Act 2004, The Localism Act 2011 and the Neighbourhood Planning Regulations 2012. See Minute C12/13.136. Cllrs Vine-Hall, Parsons and Glew agreed to continue to be the core group. It was agreed that Sedlescombe Parish Council is a "qualifying body" for the preparation of a Sedlescombe Neighbourhood Plan; that the whole of the parish has been designated to be included and that the Plan is expected to be limited to consideration of Policies and Site Allocations for housing development within the parish to meet the target figure of 17 specified for Sedlescombe in the Rother District Core Strategy to 2028 plus identification of areas where money raised from the expected Community Infrastructure Levy and allocated to the Parish Council may be spent.

19-Feb-13	<p>REGULATION 5 - Parish Clerk wrote to Rother Planning Department informing them that:</p> <ol style="list-style-type: none"> 1. Sedlescombe Parish Council is a “qualifying body” for the preparation of a Sedlescombe Neighbourhood Plan. 2. That the whole of the parish of Sedlescombe has been designated to be included in the Neighbourhood Plan to allow all parts of the parish to be involved in considering issues raised through the Plan process. 3. That the Sedlescombe Neighbourhood Plan (SNP) is expected to be limited to consideration of Policies and Site Allocations for housing development within the parish to meet the target figure of 17 specified for Sedlescombe in the Rother District Core Strategy to 2028 plus identification of areas where money raised from the expected Community Infrastructure Levy and allocated to the Parish Council may be spent.
15-Mar-13	E-mail sent to Parish distribution list of 86 separate addresses informing them that the Parish Council has decided to do a Neighbourhood Plan.
Feb/ March 13	The Chairman contacted DCLG, SALC and others concerning funding for the Sedlescombe Neighbourhood Plan.
18-Mar-13	Cllr Vine-Hall and the Parish Clerk attended a meeting at Rother District Council with Anthony Leonard (Director of Services), Tim Hickling (Head of Planning), David Marlow (Planning Strategy and Environment Manager and District Councillor Ganly. The meeting had been called at Cllr Vine-Hall's request to ask that Rother agrees to provide a proportion of the grant aid it would be receiving from DCLG to Sedlescombe Parish Council. Rother representatives argued that the cost of advising and assisting the Parish Council during the Neighbourhood Plan process would probably cost more than it will be receiving and Rother risks not getting more than the first £5,000 if the Plan does not go through to Examination. Rother suggested that the £7,000 being promised to parish councils themselves by DCLG should cover around the Parish Council's costs and that any shortfall should be made up through the Sedlescombe precept.
19-Mar-13	Sedlescombe Neighbourhood Plan Project Group constituted by the Parish Council with Terms of Reference.
19-Mar-13	SNPPG first meeting – initial consideration of the evidence that would be required and what needed to be obtained from Rother District Council. Agreed to co-opt a local resident.
20-Mar-13	Cllr Vine-Hall, Cllr Glew and Cllr Parsons attended a Neighbourhood Planning event at Crowborough.
22-Mar-13	REGULATION 6 NH Plan , Rother announced that Sedlescombe Parish Council has applied to Rother to designate the Parish as a neighbourhood area for the purposes of preparing a neighbourhood plan. Notice inserted in Battle Observer with Rother. Map of proposed Neighbourhood Plan area included on Rother website. Consultation date to end on 10/05/13.
March 13	Rother District Council launched a new Neighbourhood Planning webpage on its www.rother.gov.uk site advertising Sedlescombe’s proposed Neighbourhood Plan Area.
26-Mar-13	A leaflet – It’s our Village-It’s our Parish-It’s our Choice - asking for sites was sent by the Parish Council to every home in the parish starting on this date. Details were included on the website and on the village noticeboard. The closing date for site

	proposals was 20.05.13.
26-Mar-13	Proposed Neighbourhood Area advertised on Sedlescombe Parish Council's website and on the village noticeboard outside the shop.
April 13	Sedlescombe Parish Council Annual Report and Directory 2013 included article on the Neighbourhood Plan. Delivered to every home in the parish.
09-Apr-13	SNPPG meeting – also attended by David Marlow, Planning Strategy and Environment Manager at Rother District Council. Key vision statements for the parish, and a detailed action plan were agreed. David Marlow provided a list of evidence sources and commented on some of the criteria included in the leaflet. Initial discussions were held about the need for a Neighbourhood Plan to be in <i>general conformity</i> with the Local Plan and what that meant. It was the SNPPG's understanding that there would be no purpose in the Neighbourhood Plan being the same as the Local Plan as part of its function was to adjust for local circumstances. It was agreed that 'Street Champions' be used to encourage all residents to get involved in the process. Cllr Glew agreed to produce a list of street champions for every road in the parish. The difficulty in interesting people who live in the countryside on the extremities of the parish and live closer to the neighbouring village of Staplecross was noted. Agreed that in future Sedlescombe businesses would be included in the quarterly Parish Council delivery. The number of properties that was included in the Rother Core Strategy for Sedlescombe was 25 (less 8 properties already provided), but this was likely to increase. David Marlow offered to provide as much help as possible including map layers and Senior Planning Officer Norman Kwan would be able to help.
10-Apr-13	Sent out Planning Consultant tender documents
12-Apr-13	Article in Sedlescombe News regarding the request for development sites.
19-Apr-13	Article in Sedlescombe News asking residents to register on the Parish e-mail distribution list.
22-Apr-13	Notice sent to 118 e-mail addresses that have been registered in Sedlescombe reminding them of the forthcoming Annual Parish Assembly on 30/04/13 where the Chairman was expected to give an update on the Neighbourhood Plan.
23-Apr-13	Informal meeting of, and inspection by, some members of the Group regarding possible sites suitable for housing development
30-Apr-13	Annual Assembly of the Parish Meeting of Sedlescombe held in the Village Hall and attended by more than 130 people. Chairman of the Parish Council spoke about the Neighbourhood Plan and there were some initial discussions within the hall. 28 additional e-mail addresses added to the distribution list.
03-May-13	Article in Sedlescombe News reporting on the Sedlescombe Annual Parish Assembly where the Chairman had spoken about Sedlescombe's Neighbourhood Plan. Residents spoke about future housing development in the village which people were generally against and for affordable housing development throughout the Village.

03-May-13	Closing date for applications for employment of Planning Consultant to assist with technical issues arising from the Neighbourhood Plan.
07-May-13	<p>SNPPG meeting – also attended by Norman Kwan and Anton Draper, Decentralisation and Neighbourhood Planning Team at DCLG. Locality’s “Quick Guide to Neighbourhood Plans” and The Environment Agency’s leaflet “Planning for the environment at the neighbourhood level” were noted. Members agreed to bolster the e-mail database. The Group discussed the meaning “general conformity” with Anton Draper. He quoted the Upper Eden Development Plan Examination Proposal Inspector (December 2012) as follows: <i>It is clear to me that the reasoning behind the use of the concept of general conformity is to allow a degree of flexibility in drawing up neighbourhood plans and proposals. Without such a concept drawing up a neighbourhood plan to reflect local priorities and conditions would be a futile exercise</i> AND continuing about the Upper Eden Development Plan <i>it is clear that this draft stretches the bounds of general conformity but in my view not beyond what is reasonable</i>. Norman Kwan added that any divergence from the Core Strategy needs to be accompanied by a robust reasoning that is likely to be accepted by Rother District Council and by the Examining Inspector. A date for the Resident Survey Distribution was agreed. Contact with landowners as follows was mentioned:</p> <ul style="list-style-type: none"> • Sue Walton of Pestalozzi International Village • AR planning re. Street Farm, Brede Lane • Paul Thomas regarding Gorselands, Pumphouse Yard and allotments • Elizabeth Cole of Church Hill Farm • Industrial sites in Marley lane • Petley Wood riding school • Graham Cole of Highview, A21 • Scotch Down owner, Brede Lane • Terence Gregory of Sunningdale • Mr and Mrs Pollard of Luffs Farm • Mr G Mynard of Sedlescombe Sawmills <p>Initial consideration of community benefit in connection with housing development and of whether Red Barn Field Nature Park (which belongs to the Parish Council) should be included. Clerk to provide background information and an application made for funding. The Housing Register and affordable housing was discussed.</p>
10-May-13	Closing date for objections to the Sedlescombe Neighbourhood Plan Area. No comments received by Rother DC.
20-May-13	Closing date for Site Allocations in Sedlescombe to be submitted to the Parish Council.
20-May-13	Added information to the Sedlescombe Parish Council website regarding additional names being added to the

	Neighbourhood Plan database. Residents were asked to add their e-mail addresses to the database.
23-May-13	Cllrs Vine-Hall and Glew and the Parish Clerk attended a meeting with Rother Planners at Bexhill. Additional housing development sites needed to be found in Rother.
28-May-13	Over-arching principles report produced by Chairman.
14-Jun-13	Cllr Vine-Hall and the Parish Clerk had toured the parish with Chris Stanyard of East Sussex Highways checking highways accesses to proposed Neighbourhood Plan development sites. It was expected that sites with access onto the highway which did not meet the Highway Standards would not be considered further unless alternative accesses could be identified.
14-Jun-13	Poster on village notice board advertising the Neighbourhood Plan survey
17-Jun-13	SNPPG meeting . The meeting was partially attended by District Councillor Tony Ganly. Dispensation granted to parish councillors Pauline Glew, Rod Eldridge, Jonathan Vine-Hall to all them to speak and vote re the neighbourhood plan despite pecuniary interests. Decision on the Planning Consultant employment was left over until 16.07.13. Reported that David Marlow intended to add 3 Sedlescombe amber sites in the forthcoming SHLAA to meet the requirement for 25 properties, leaving them amber so that they could be tested through the Neighbourhood Plan process. The Education Department of East Sussex County Council had said <i>because of the School organisation constraints ESCC would prefer that any additional housing in this area is kept to a minimum AND that as it may be necessary to put in some temporary classrooms to cope with bulge year groups, the provision of adjacent land for sports pitches would allow temporary classrooms to be provided on the existing school site. As such, the offer of land for a sports pitch east of the existing site would be of potential interest to ESCC.</i> As well as providing updates, members considered possible community benefits again. Ways to involve a wide range of people in the Neighbourhood Plan process was discussed. Draft Residents' Survey discussed.
26-Jun-13	Workshop with Pestalozzi first year students. 17 students participated in a 2 hours focus group workshop around housing development.
28-Jun-13	Large notice boards put up around the village encouraging residents to complete their survey forms.
28-Jun-13	Workshop with Pestalozzi's second year students. 16 students participated in a 2 hours focus group workshop around housing development.
July 13	Neighbourhood Plan Survey Special Bulletin delivered to every home in the Parish.
From early July	Survey forms delivered by volunteers to every home in the parish, one for each resident over 18, a total of 1200 forms showing a closing date of 19/07/13. This was later extended to the end of July 2013.
01-Jul-13	Rother Planners submitted a report to Rother Cabinet regarding the Sedlescombe Neighbourhood Plan area which was approved.
July 13	REGULATION 7 (NB Regulations 8 to 13 are not appropriate to the Sedlescombe Plan) – Rother publicised the designation of

	the Sedlescombe Neighbourhood Area on its website.
03-Jul-13	Letter from Greg Barker MP re housing numbers enclosing letter from Derek Stevens (Chief Executive of Rother District Council)
05-Jul-13	Article in Hastings & St Leonards Observer re Sedlescombe's Neighbourhood Plan.
05-Jul-13	Application submitted to Locality for £7,000 Neighbourhood Plan funding.
12-Jul-13	Locality grant approval received for £7,000
12-Jul-13	Article in Sedlescombe News encouraging residents to complete their Neighbourhood Plan Survey forms.
16-Jul-13	SNPPG meeting. Dispensation granted to Cllrs Chapman and to Lindsay Fraser to allow them to speak and vote on Neighbourhood Plan issues despite their pecuniary interests. Parish Council Finance Committee delegated to approve and monitor expenditure on the Neighbourhood Plan process. Reported that street champions had been visiting Sedlescombe homes to encourage residents to complete and return their survey forms.
19-Jul-13	Article in Sedlescombe News reminding residents that the closing date for the survey forms was that day.
19-Jul-13	Closing date for return of survey forms to the Parish Clerk. There was a box for returns in the shop and each property were given a reply-paid envelope. Returns continued to be received and accounted for until the end of July.
20-Jul-13	Received letter from Nick Boles MP regarding housing numbers.
21-Jul-13	Parish Council issued a Press Release regarding Neighbourhood Plan
22-Jul-13	Workshop with Claverham Community College final year students held. 24 students participated in a 2 hours focus group workshop around housing development
27-Jul-13	Display of Neighbourhood Plan details at the Sedlescombe Fayre and Flower Show arranged by Simon Lawrence and Lindsay Fraser. 3 prizes of gardening vouchers drawn at the Fayre.
31-Jul-13	End of Survey Report produced by Parish Clerk (Pauline Raymond)
07-Aug-13	Parish Council announced that 58.16% of the 643 households listed in the 2011 census had returned completed questionnaires. The forms came from all roads across the parish as shown in a report on the Parish Council website.
13-Aug-13	Evening with researcher Linda Jones regarding results of residents' survey. Her PowerPoint presentation summarised the survey results. Linda Jones produced a report listing all the open-ended comments made on the forms by respondents. The Parish Clerk produced a further report of the additional comments made by Linda Jones as she went through her presentation.
13-Aug-13	SNPPG meeting . Also attended by Norman Kwan and District Councillor Tony Ganly. A summary of the recent surveys was reported:

	<ul style="list-style-type: none"> • Young People's surveys. 3 meetings with a total of 57 young people from Sedlescombe between 15 and 18. • Business/employers' survey. The list of Sedlescombe businesses had grown to 57 and they were being visited by members of the group. • Residents' survey. 1200 had been delivered to individuals in the whole of the parish during July 2013. The good result of more than 50% returns was attributed to the involvement of the street champions who had raised the return rate from a third to a half of all residents of the parish. <p>A site section report, August 2013 was produced showing each site that had been forwarded for consideration by the landowner with available details. Sites to be considered against Site Criteria and categorised as follows:</p> <ol style="list-style-type: none"> a) Acceptable for development; meets overarching principles and all criteria for sites selection. b) Marginal sites: meets all overarching principles, but marginal on any of the additional criteria. c) Not acceptable for development: fails to meet all overarching principles or, fails to meet any site criteria materially. <p>Rother District Council to help with the printing for the exhibition.</p> <p>Members provided with over-arching principles report of 28/05/13 updated with results of the Residents' Survey.</p>
20-Aug-13	SNPPG meeting . Also attended by Neil Homer, Planning Consultant. Noted that 27 sites had been put forward by landowners or site selection. Members considered all sites that had not been withdrawn because of the site being too small to accommodate 6 properties or because of highway access problems. They were put into one of the following categories: Acceptable development, marginal sites or not acceptable for development. Exhibition arrangements discussed.
27-Aug-13	The Parish Council resolved that the SNPPG should be constituted as the Sedlescombe Neighbourhood Plan Committee with executive powers.
30-Aug-13	Chairman and Parish Clerk met with landowners as follows: Mr and Mrs Pollard of Luffs Farm; Mr Mark Winchester of Blackbrooks Garden Centre; Martin Hall of Powdermills
Early Sept 13	Special Colour Version of the September Bulletin with front page given over to the Neighbourhood Plan.
03-Sep-13	Chairman and Parish Clerk met with landowners as follows: Sue Walton and Alex Whittington of Pestalozzi International Village; Gary Mynard and daughters re Sedlescombe Sawmills and Rev Kevin Mephram and Mrs Jane Wallis representing Sedlescombe Parish Church.
06-Sep-13	Article in Sedlescombe News advertising the forthcoming Neighbourhood Plan Exhibition over the weekend of 14 and 15 September.
13-Sep-13	Article in Sedlescombe News advertising the forthcoming Neighbourhood Plan Exhibition.
13-Sep-13	Information about the forthcoming Exhibition was included in the Sedlescombe Village Voice column of Battle Observer.
14 and 15-Sep-13	Grand weekend Exhibition in Sedlescombe Village Hall. Attended by nearly 400 people over 2 days. Almost complete support

	received from the public. It was made clear in the advertising that the display of any site at the Exhibition did not mean that it would or would not be developed in the future. At the end of the Exhibition, a report was posted on the Parish Council website.
16-Sep-13 to 18-Oct-13	Entire introductory exhibition displays and sites displayed on the Parish Council website. The comment form was also available online. 331 residents' survey forms were received with 11 non-resident comments.
19-Sep-13	Article in Sedlescombe News reporting as follows on the Exhibition: <i>From 10am, when the doors opened on Saturday morning, until after the 4pm closing time on Sunday afternoon, there was a steady stream of visitors to Sedlescombe Parish Council's Exhibition in the village hall last weekend. Overall, with some people coming back more than once, we had around 400 visitors. For a lot of the time, the hall appeared to have turned into the reading room of a library or even an examination room, so hushed was the atmosphere with people studiously considering the options displayed. No-one appeared to rush their visit, some spending more than an hour considering how to rank the sites in order of preference. Throughout the 12 hours the Exhibition was open, Parish Councillors and the Clerk were on hand to answer the visitors' many questions.</i> <i>For those who were not able to come to the Exhibition, there are now a further 4 weeks allowed for comment. All the displays are on the Parish Council's website www.sedlescombe.org.uk, under "Neighbourhood Planning" and the Clerk will be pleased to e-mail you the appropriate form for completion. Send your request in an e-mail to her at sedlescombe@freezone.co.uk. Comments are invited from residents and also any others who have something to contribute.</i>
20-Sep-13	Article in Battle Observer from a resident of Rye who had attended the Sedlescombe Neighbourhood Plan Exhibition.
24-Sep-13	Neighbourhood Plan Committee meeting . Although special arrangements were made for people without internet access to see the displays, no-one took up this offer. All interest was via the internet. Reports of exhibition and meetings with landowners.
24-Sep-13	Exhibition Comment forms sent to Linda Jones and Partners of Suffolk for analysis.
Sept 13	Neighbourhood Plan Exhibition Special delivered to every home in the Parish.
25-Sep-13	Article in Sedlescombe News as follows: <i>For those who were not able to come to the Exhibition, there are now a further 4 weeks allowed for ranking and commenting on the sites (CLOSING DATE 18/10/13). We shall be pleased to hear from residents and also any others who have something to contribute. All the displays are on the Parish Council's website www.sedlescombe.org.uk, under "Neighbourhood Planning" and the Clerk will be pleased to e-mail you the appropriate form for completion. Send your request in an e-mail to her at sedlescombe@freezone.co.uk.</i>

	<i>Alternatively, anyone without internet access who would like to add their own comments should telephone the Clerk on 01424 870508 and arrangements will be made.</i>
25/002-Oct-13	Notice put on Village noticeboard regarding the Exhibition and how to see the information online and to submit comments to the Parish Council.
04-Oct-13	Information about the Exhibition included in the Sedlescombe Village Voice section of the Battle Observer
11-Oct-13	Article in Sedlescombe News as follows: <i>We're now entering the final week when residents and any others will have the opportunity to comment on the possible Sedlescombe housing sites that were exhibited in the Hall on 14/15 September. The closing date is next Friday 18 October. All the displays are on the Parish Council's website www.sedlescombe.org.uk, under "Neighbourhood Planning" and the Clerk will be pleased to e-mail you the appropriate form for completion. Send your request in an e-mail to her at sedlescombe@freezone.co.uk. Alternatively, anyone without internet access who would like to add their own comments should telephone the Clerk on 01424 870508 and arrangements will be made.</i>
22-Oct-13	Neighbourhood Plan Committee meeting . Cllr Fraser's Business/Employers Survey discussed. Businesses, similar to residents, are concerned about the weight of traffic through the Village. Analysis of the comment forms in report produced by Linda Jones & Partners. Overwhelming support for redevelopment of the three brownfield sites was noted. Details of the wishes of the respondents is included in the Minutes together with details of the removal of the Balcombe Green site immediately after the Exhibition and the removal of the Powdermills part of the Sunningdale/Powdermills site. Sites for inclusion in the Pre-Submission Plan were agreed. Work continuing on the State of the Parish Report.
23-Oct-13	Information posted on the Sedlescombe Parish Council website as follows <i>"Please note that the Powdermills/Sunningdale site has also changed more recently so that it now excludes Powdermills and other land within the flood risk zone. A similar number of dwellings will probably be able to be accommodated on the revised Sunningdale site."</i>
11-Nov-13	Meeting of Committee with Neil Homer, Planning Consultant re the Pre-Submission Report and State of the Parish Report.
13-Nov-13	The Sedlescombe State of the Parish Report November 2013 together with supporting background documents was published on the Parish Council's website.
18-Nov-13	Looked at the Consultation Toolkit for Town and Parish Councils issued by Aylesbury Vale District Council.
19-Nov-13	Meeting of Committee with Neil Homer and David Marlow considered the way forward.
22-Nov-13	Article in Sedlescombe News as follows; <i>Nearly 400 people attended the Exhibition in the Hall in September and more than 600 completed the earlier survey. On 13/11/11, the Parish Council launched its "State of the Parish" Report. Over 80 pages in length, it is full of interesting</i>

	<i>information resulting from consultations that have taken place this year. There is also a full range of supporting documents for your information. All are available online by pressing the Neighbourhood Plan/State of the Parish Report buttons from the www.sedlescombe.org.uk website.</i>
28-Nov-13	Letter received from Rother District Council confirming the need for a Strategic Environmental Assessment.
02-Dec-13	Scoping Report in connection with the proposed Strategic Environmental Assessment (SEA) was sent to statutory consultees English Heritage, The Environment Agency and Natural England.
05-Dec-13	Letter from David Marlow with his initial views on the proposed sites.
17-Dec-13	Neighbourhood Plan Committee meeting . Development boundaries considered. Resolution re sites to be considered rescinded. Green spaces allocated. Agreed that a Strategic Environmental Assessments should be produced to accompany the Pre-Submission Plan.
Jan 14	January Parish Council Bulletin with information about the creation of a Jobs Network for the Parish which was launched just before Christmas and arose directly as a result of a need identified in the Neighbourhood Plan process.
14-Jan-14	Resolution at Minute NHP 13/14.79 rescinded.
14-Jan-14	Leaflet from MJH Executive Homes re Brede Lane site planning application.
28-Jan-14	Neighbourhood Plan Committee meeting . Resolution rescinded. Draft SEA produced. Noted that planning application had been submitted by MJH Homes Ltd for land at Street Farm for 18 properties.
31-Jan-14	Leaflet from Sedlescombe Parish Council re Brede Lane site planning application.
04-Feb-14	Parish Council Planning Committee meeting
21-Feb-14	Members of the Committee met with David Marlow and Norman Kwan to consider the site assessments and draft policies for the Plan.
25-Feb-14	Neighbourhood Plan Committee meeting . Luffs Farm had been omitted from the Site Assessments Report because it failed to meet the required policies. Flood risk zones 2 affecting the Sunningdale and Powdermills site are expected to be amended so that they are excluded from zone 2. 2 areas removed from the proposal to amend the development boundary leaving just the Sunningdale site to be amended. Pre-Submission Plan approved by Committee.
05-Mar-14	Meeting held with Planning Consultant.
07-Mar-14	Planning Consultant to re-write the Strategic Environmental Assessment.
19-Mar-14	REGULATION 14 - Hard copies of Sedlescombe's Pre-Submission Neighbourhood Plan, its supporting papers and its response form made available around the Village i.e. the village shop, the village hall, the Queen's Head public house, the Brickwall Hotel and the Doctors' surgery. A copy was also deposited at the Rother Community Help Point at 6 Market Square, Battle. The consultation period lasted until 5pm on Tuesday 6 May 2014 i.e. allowing more than the 6 weeks for comments to be

	sent to the Parish Council.
19-Mar-14	Poster on noticeboard outside Village shop.
20-Mar-14	Links to Sedlescombe's Pre-Submission Neighbourhood Plan , its supporting papers and its response form were made available on the Parish Council's website. E-mails distributed widely alerting people to the links as well as posters in the Village, detail on the website, reminders in the local paper and articles in the weekly Sedlescombe News.
21-Mar-14	Article in Sedlescombe News informing residents that the Pre-Submission Plan was available and how it could be viewed.
21-Mar-14	Information about the Pre-Submission Neighbourhood Plan included in the Sedlescombe Village Voice column of the Battle Observer.
24-Mar-14	Neighbourhood Plan large information boards displayed around the parish and on the Parish Council's notice board on the village shop.
28-Mar-14	Press Notice issued to the Battle Observer re the Pre-Submission Plan.
28-Mar-14	Article published in the Village Voice column of the Battle Observer re the Pre-submission Plan.
31-Mar-14	Locality grant due to end. Extension requested and granted.
01-Apr-14	Annual Report and Directory delivered to every home in the parish. Update report included. Insert also included with the report
18-Apr-14 23-Apr-14 02-May-14	Article in Sedlescombe News advertising the Pre-Submission Neighbourhood Plan.
25-Apr-14	Cllr Vine-Hall and the Parish Clerk met with Daniel Cavaliere from Balfour Beatty Mott MacDonald and Gregory Barker MP regarding proposals for investigating the installation of a roundabout at the A21/B2244 junction helped by an offered donation in connection with proposed housing development.
25-Apr-14	A special 2.25 hour meeting with 5% of residents who had specific issues with the Sunningdale site.
29-Apr-14	Sedlescombe Annual Assembly of the Parish Meeting was held in the Village Hall. 154 people attended. The Chairman gave a detailed update on the Plan and answered several questions, particularly regarding the proposed Sunningdale housing development proposal. A hard copy of the Pre-Submission Plan was available at the meeting.
06-May-14	Closing date for the Pre-Submission Plan. A total of 440 people gave one or more comments. Of these, 382 were generally positive with a further 21 people being positive but making a comment i.e. a total of 92%. 31 people made adverse comments about the omission of the Balcombe Green site or inclusion of the Gregory Walk site (i.e. 7%) and six others made other adverse comments.

09-May-14	Regulation 14 Report by Planning Consultant following end of Pre-Submission Consultation period
13-May-14	List of issues to be considered by the Parish Council following the end of the Pre-Submission Consultation period.
14-May-14	List of questions for decision following the Pre-submission Consultation Period produced.
20-Jun-14	Nigel McGurk from Erimax Ltd is appointed by Rother District Council, with the consent of Sedlescombe Parish Council, to conduct an examination and provide a report as an Independent Examiner.
24-Jun-14	Parish Council agrees to spend up to £1,000 for a health check examination by an independent town planner, Alex Munro of Maroon Planning MA (Hons) MRTPI, if agreement cannot be reached with Locality for them to provide a free health check.
07-Jul-14	Maroon Planning issues independent health check report and are confident that the plan would go through examination. Recommended minor alterations made to the plan which would not affect sites or housing numbers.
08-Jul-14	Issue 48 Bulletin - update to residents on the Neighbourhood Plan
21-Jul-14	Parish Council submits the proposed plan to Rother District Council - the local planning authority - who then check that the proposed plan complies with all relevant legislation.
28-Jul-14	Full database of contact details of people to be consulted upon under the regulations sent to Rother District Council
31-Jul-14	Rother District Council have checked that the necessary documentation is provided and confirm that it has been.
31-Jul-14	Rother District Council confirm seven week consultation period from 19th August to 7th October 2014 in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations (2012)
06-Oct-14	Rother District Council Cabinet meeting resolves that amendments are needed to bring the SNP into conformity confirms the representations it will be submitting, together with supporting material, for consideration by the Examiner in relation to the submitted Sedlescombe Neighbourhood Plan. The report is available at http://www.rother.gov.uk/CHttpHandler.ashx?id=22421&p=0
07-Oct-14	End of seven week consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations (2012)
09-Oct-14	Rother District Council advises 350-400 representations have been received which are being recorded into a database and the forms scanned for indexing and future notifications.
10-Oct-14	Tim Hickling - Services Manager - Planning and Strategy at Rother District Council writes to clarify the District Council's position, explain his understanding of the process now and to propose a meeting with Parish Council, himself and his colleagues to see if there is a way, at this late stage, to be able to present a Plan that meets the twin requirements of local acceptability and general conformity.

14-Oct-14	Parish Council meet with Rother District Council to discuss where they are in the process of the Neighbourhood Plan. Rother DC summarise their representations and receive Sedlescombe PC's response.
14-Oct-14	Parish Council resolves following professional advice on the amendments proposed by Rother DC in its representations to the Neighbourhood Plan to submit the plan as it is to the Inspector without any amendments.
18-Nov-14	Issue 49 Bulletin - update to residents on the Neighbourhood Plan
04-Dec-14	Statement issued by Nigel McGurk: <i>"The examiner has all relevant material and is undertaking background work whilst awaiting the results of the investigation into complaints relating to the consultation process. Further to this, the Examiner will confirm the timetable for completion of the examination, and state whether or not a Hearing is required. This confirmation is anticipated early in January."</i>
15-Dec-14	Rother DC Full Council meeting noted the report of the Executive Director of Resources on decisions taken by Cabinet as matters of urgency at its meeting held on 6 October 2014 in respect of the Sedlescombe Neighbourhood Plan.
09-Jan-15	Rother District Council confirmed that following the investigation into complaints relating to the consultation process, no breach of conduct had been found.
19-Jan-15	Nigel McGurk confirms that he will not be holding a Hearing.
02-Feb-15	Nigel McGurk issues his Examiner's report
03-Feb-15	Parish Council asks for Rother DC views as the LPA's on all the recommendations and proposals set out by the Examiner to help the Parish Council progress its discussions and also to not make a formal decision on the plan until the Parish Council has had the opportunity to submit its views.
06-Feb-15	Rother DC advise that Nigel McGurk's report has been reviewed and the process discussed with a Solicitor. The Examiner's report is due to be reported to Cabinet and ask that Parish Council advises of its position.
27-Apr-15	GRF Planning is commissioned to produce a 'Green Space' report.
03-Jun-15	Following the completion of the local and national elections Parish Council ask Rother DC to confirm a meeting date to discuss the Examiners recommended modifications to the Neighbourhood Plan.
17-Jun-15	Issue 50 Bulletin - update to residents on the Neighbourhood Plan
24-Jul-15	Parish Council presents 3 viable options for the Plan that reflected the wishes of the community. Rother DC to obtain legal advice and arrange site assessments.
13-Oct-15	Rother DC advice that Counsel's Opinion has been sought on the legal basis and procedures for making such modifications at this stage as requested by Sedlescombe PC. The legislative position is that the Authority can only make modifications post-examination if it considers them necessary to meet the 'basic conditions', be compatible with Convention rights, accord with

	relevant Regulations or correct errors
14-Oct-15	Issue 50 Bulletin - update to residents on the Neighbourhood Plan
23-Oct-15	The Executive Director of Business Operations issues his report for consideration of the Examiner's Report into the Sedlescombe Neighbourhood Plan for the Cabinet Meeting on 2nd November 2015.
10-Nov-15	Letter from Executive Director of Business Operations at Rother DC informing Parish Council of the outcome of considering the Examiner's Report at the Cabinet Meeting on 2 November 2016. Rother DC has resolved that if Sedlescombe Parish Council has not withdrawn the Neighbourhood Plan prior to Full Council meeting on 14 December 2016, then the Sedlescombe Neighbourhood Plan incorporating the Examiner's modifications, as set out at Appendix 2 (of the Cabinet report), proceed to local referendum.
10-Nov-15	Parish Council vote unanimously to withdraw the plan to allow the new sites to be considered and to address any other issues to ensure that the community gets the plan which is consistent with its clearly stated wishes.
16-Nov-15	Letter sent to Rother DC advising Parish Council has resolved to 'Withdraw the Neighbourhood Plan and undertake further consultation under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012'.
01-Feb-16	Sedlescombe Parish Council meet with Rother DC to discuss the objectives of the District and Parish Council, Strategic planning context, options for achieving general conformity on housing provision, further work, Parish Council's programme and District Council roles.
22-Feb-16	Sedlescombe Parish Council meet with Rother DC to discuss the timetable, review and discuss the new sites, obtain Rother DC's advice on site assessment evidence and proposals for additional evidence.
07-Mar-16	Confirmation of funding received from Groundwork for the Neighbourhood Plan.
15-Mar-16	East Sussex Highways checking highways accesses to proposed new Neighbourhood Plan development sites.
24-Mar-16	Annual Report and Directory 2016 - update to residents on the Neighbourhood Plan.
27-Apr-16	Sedlescombe Parish Council meet with Rother DC for new site visits.
01-Jun-16	Sedlescombe Parish Council meet with Rother DC to discuss the updates on the new sites.
07-Jun-16	Parish Council resolve to include all previous sites - except Blackbrooks - with appropriate proposed modifications from the Inspector on Pestalozzi, Sedlescombe Sawmills and land at St John the Baptist Church based on rCOH's (the NHP Consultant) advice. To include Sunningdale with net 9 houses. To include new evidence on Green Space - as summarised by GRF Planning. To include the following new sites:- Church Farm adjacent to and north of the Village Hall: minimum of 12 dwellings, Gate Cottage: minimum of 8 dwellings, Church Farm adjacent to Gate Cottage: minimum of 10 dwellings, To include as a windfall site: the rear of the Pump House Yard to provide two houses on condition that parking be provided for the school teaching

	<p>staff and a footway from the Car Park to Gammons Way both in accordance with Rother DC and East Sussex CC conditions and to reject the proposal for Gorselands as it is a red site in the SHLAA and is not supported by Rother DC.</p> <p>To proceed with preparing a pre-submission draft plan based on the sites agreed above and to extend the settlement boundary to include the 'new sites' as well as including the garden land at Balcombe Green and the house and garden at Powdermills.</p>
30-Jun-16	Issue 51 Bulletin - advising residents of Regulation 14 revised draft pre-submission Neighbourhood Plan Consultation
07-Jul-16	Parish Council accept quotes from rCOH Ltd to provide professional services in respect of the revised Neighbourhood Plan at £7,000 + VAT and GRF Planning to prepare 2 site assessment reports at £700.
07-Jul-16	Parish Council resolves that the revised Pre-Submission Version of the Sedlescombe Neighbourhood Plan, together with supporting documents, is approved for a consultation period of 8 weeks ending at 5 pm on Monday 12 September 2016
07-Jul-16	Parish Council resolves that the Consultation Form has been reviewed and approved for the Regulation 14 Public Consultation starting on 15 July 2016.
14-Jul-16	<p>Consultation forms (two copies) delivered to all households in Sedlescombe with Issue 52 of the Bulletin.</p> <p>Hard copies of the documents and response forms were made available to view in Sedlescombe Village Stores & Post Office, The Green, Sedlescombe</p> <p>E-mailed letters were sent to the following asking for comments on the revised draft Pre-Submission Plan (see Appendix 30 for summary sheet):</p> <ul style="list-style-type: none"> a. Local Businesses b. Clerks of neighbouring parish councils c. Local residents' database (approximately 350) d. Statutory consultees e. Other stakeholders f. Landowners and developers of sites in the plan/exhibition
15-Jul to 12-Sep-16 (5 pm)	Consultation period for the Pre-Submission Neighbourhood Plan.
31-Jul-16	An Exhibition of Sedlescombe's revised Neighbourhood Plan was held at Sedlescombe Village Hall from 11:00 to 16:00 supported by all Parish Councillors and the clerk on hand to respond to residents' queries
23 Sep 16	Pre submission meeting with David Marlow Planning Policy Manager Strategy & Planning Service Rother District Council to discuss RDC's consultation submission. Clerk, Chairman, Councillor Fraser present and Neil Homer of rCOH on conference

	phone.
27 Sep 16	Meeting of the Neighbourhood Planning (NPH) committee and the Parish Council to consider consultation and proposed plan changes. It was resolved to submit the Sedlescombe neighbourhood Plan and associated documents to Rother District Council with any minor amendments as agreed at the meeting.

Appendix 1: Regulation 14 Report, September 2016

SEDLSCOMBE NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: SEPTEMBER 2016

Purpose

1. The purpose of this report is to summarise the outcome of the consultation period on the Pre Submission Sedlescombe Neighbourhood Plan held from July to September 2016. The report makes some recommendations on how the SNP should proceed in the light of representations made.

2. The report will be published by Sedlescombe Parish Council and it will be appended to the Consultation Statement that will accompany the submitted SNP in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

Consultation Analysis

3. During the consultation period there were 1,289 representations representing 419 local people (primarily using a response form) and other representations were made by developers/landowners and by other local and interested organisations. Three of the statutory consultees – Natural England, the Environment Agency and East Sussex County Council – have made representations. Officers of the local planning authority – Rother District Council (RDC) – have also provided informal comments.

4. In respect of the responses from the local community, a large majority appear to be in general support of the Neighbourhood Plan. More specifically, the following common objections, concerns or comments have been made:

- Support for sites chosen as Local Green Spaces
- Some objecting to any development in or around the village given its rural location

- Residents living in close proximity have objected to the allocation of Sunningdale, stating that it is an inappropriate location, is poorly accessed and would be out of scale with the surrounding area

5. An objection have been received from the land interest at Street Farm in respect of the exclusion of the land for a housing site allocation and of the proposed designation as a Local Green Space in Policy 11.

6. Natural England has commented that its records indicate BAP priority habitats affecting the Sunningdale and Pump House sites and that the policies in general are weak at addressed biodiversity matters. The Environment Agency has commented that the plan fails to make it a requirement for all development proposals to make provision for sustainable drainage systems.

7. East Sussex County Council has commented from its transport, landscape, heritage and ecology interests. In transport terms, it supports the policies in general terms but has offered some comments on each site. The landscape comments are helpful in reinforcing the mitigation measures already included in the policies and provide additional evidence in support of such measures. In heritage terms, the County Council remains concerned with the absence of an appreciation of archaeological interests, especially in Policy 5 (Sawmills) and wishes this to be addressed. In ecology terms, it restates the important of ecological impact assessments to be submitted with planning applications on all the site allocations. It also objects to Policy 9 (Balcombe Green) on the grounds that there are no mitigation measures that will overcome the loss of woodland. But it supports both of the proposed Local Green Spaces.

8. The District Council has made extensive comments on almost all of the policies. Importantly, with the exception of the inclusion of Street Farm in Policy 11, the District Council appears to consider the policies now meet the basic conditions. That said, it has made a considerable number of suggestions to amending the policy and/or supporting text in addition to the Street Farm objection discussed above. It has also made comments on the veracity of the SEA report.

9. Letters of support have been received from the land interests of all the sites allocated by policies in the Plan.

Modifying the Submission Plan

10. It is clear that the Neighbourhood Plan has continued to win the support of a large majority of the local community. In the light of the problems with the first Plan in 2015, which has resulted in the addition of new housing sites on the edge of the village and in the exclusion of the very popular Blackbrooks proposal, this is an important achievement and demonstrates that local people have taken the time to re-engage with the project and to read the document. This level of support augers well for securing a majority vote at a future referendum and is also another reminder of how difficult it would be the challenge of securing support for alternative development sites.

11. In addition, the SNP has not raised any significant concerns with any statutory consultee that cannot be resolved in refining the drafting of the final version of the SNP and/or SEA and in the further explanation offered by the Basic Conditions Statement.

12. The District Council and the objector in relation to the exclusion of Street Farm as a housing site have provided a technical argument for why the site should be re-considered. But, they have again failed to provide a compelling case that will overturn a long planning history of community objections to the principle of development on any part of the site. The District Council in particular should be reminded of the clear purpose of neighbourhood planning, as set out in a number of paragraphs of the NPPF, in allowing local communities to shape future development of their areas. It is therefore for the Parish of Sedlescombe to weigh up the strengths and weaknesses of the various sites put forward for allocation and to exert their planning judgement in deciding which sites to allocate. Provided communities do so in a way that meets the basic conditions, the fact that the planning authority may have arrived at a different judgement is immaterial. It is therefore recommended that Street Farm is not allocated in the Plan.

13. In respect of the inclusion of Street Farm in the Local Green Space policy, the Parish Council has provided a more extensive evidence base to support this proposal in the light of the previous examiner's recommendations. The objector and District Council continue to disagree. The validity of the designation continues to hang on whether or not the land can be described as an 'extensive tract of land'. As the objector and District Council have not been persuaded by the additional evidence, and the Parish Council remains confident in its case, it is recommended that the policy remains unaltered and this will again be a matter for the examination.

14. Most of the District Council's comments are very detailed and may be more relevant to the consideration of its own and national planning policies when it

determines planning applications. There are some minor modifications that can be made to respond to these suggestions, including the deletion of target housing numbers from policies 3 and 6, as their numbers will be determined by a future viability appraisal.

15. Its extensive comments on the SEA can also be addressed with a small number of minor modifications. Its view that the assessment is overly biased towards supporting the proposed policies is not supported. However, it is recommended that the SEA is reviewed to ensure that any inadvertent hint of bias is removed and its objectivity highlighted. In addition, it is recommended that the assessment of Street Farm is revised, to make it clearer than the Draft SEA report that it cannot be defined as a 'reasonable alternative' under the Directive/Regulations. There is a judicial review ruling that provides the precedent for this position, which agreed that proposals that were clearly unlikely to win the support of the local community at a referendum could not be defined as 'reasonable' for the purpose of evaluating alternatives (see EWHC1470, Barratt Homes and Wainhomes v Cheshire West & Borough Council, 9 May 2014 relating to the Tattenhall Neighbourhood Plan).

16. In respect of the Natural England comments, the BAP priority habitat mapping data has been reviewed. Neither the Sunningdale or Pump House sites lie within such an area, although both are in general proximity. Both policies already identify biodiversity value and tree retention as key principles. More generally, the absence of a specific reference in the Neighbourhood Plan to biodiversity matters is not regarded as a weakness, but a reflection of the fact that there are sound policies in the adopted Core Strategy and at a national level that require those matters to be satisfactorily addressed by planning applications. The Neighbourhood Plan has sought to avoid repetition of national and district policies.

17. The County Council's comments are generally supportive and a review of the policies indicates that minor modifications may be made to take on board their suggestions. However, as stated previously, the absence of a reference to archaeology in the policies does not undermine their substance. National and District policies already require proposals to take these matters into account at the planning application stage. The important matter for the Neighbourhood Plan to address is to avoid harmful effects on especially designated heritage assets like Listed Buildings and Scheduled Monuments, which it does. Almost all the village (and therefore all the allocated sites) lie within an Archaeological Notification Area and so this in itself cannot enable one site to be distinguished from another, and could not prevent the modest growth of the village (as required by the Core Strategy).

18. The County Council's objection to the support provided by Policy 9 for the development of wooded land at Balcombe Green is noted. The District Council is keen for this site to be included within the Development Boundary so that its development potential may be realised. The land was absent from the first Neighbourhood Plan, but the Parish Council has been persuaded that its inclusion is warranted, given the District Council's view that the loss of existing trees can be satisfactorily mitigated. As it happens, the land is not allocated by the policy, as its deliverability is uncertain, given complex land ownerships. It is therefore recommended that the policy remains in the Neighbourhood Plan unaltered.

19. The comments of the Environment Agency in respect of sustainable drainage systems should be seen in the light of part (iii) of Policy EN7 of the adopted Local Plan Core Strategy. That policy provides for all of the requirements of the Agency and is already applied to planning applications in this Parish. It is therefore recommended that the policy remains in the Neighbourhood Plan unaltered.

Recommendations

20. It is recommended that:

- The policies and supporting text of the Neighbourhood Plan are changed with only minor modifications as described above
- There are no other sites allocated and none are deleted
- The SEA report is modified as described above
- The Neighbourhood Plan is finalised for submission for examination, subject to the completion of their respective Basic Conditions Statements and Consultation Statements and to the approval of SPC

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Appendix 2: Front page of January 2013 Bulletin reporting on November 2012 Parish Meeting

SEDLSCOMBE PARISH COUNCIL

BULLETIN

JANUARY 2013 www.sedlescombe.org.uk **ISSUE 44**

SEDLSCOMBE PARISH COUNCIL
 Jonathan Vine-Hall (Chairman)
 07973129505
 Pauline Clew 870258 (Vice-Chairman)
 Peter Anson 01424 870279
 Roy Chapman 01424 870520
 Rod Eldridge 01424 870983
 Jenny Mitchell 01424 870707
 John Parsons 01580 881996
 John Reynolds 01424 870956

SEDLSCOMBE TURNS OUT TO OPPOSE BUILDING PROPOSALS DESPITE FREEZING WEATHER

More than 150 local people living across the parish left their warm homes on the last evening of November to attend a parish meeting in the Village Hall. Jonathan Vine-Hall, Chairman of the Parish Council, explained that the Parish Council supports the idea of a small part of the land at Street Farm, Brede Lane, being used for a playing field as the School had requested. However, he said that the Council is opposed to the accompanying proposals for 50 new houses, a new School Sports/Assembly Hall, a new pre-school building, a new two-storey office block, 50 new car parking spaces and new entrances cut through the hedges from Brede Lane and from the School.



At the end of the Chairman's presentation, he summarised by saying that we do not want to lose part of the AONB, we do not want to increase traffic, we do not want the Village to be suburbanized and that it would be more sensible for the pre-school to go elsewhere if they want to expand. After questions from the floor, local residents voted unanimously to oppose Street Farm being included within the Sedlescombe development boundary.

FLAGPOLE FOR VILLAGE GREEN
 The planning application for a flagpole situated just to the north of the Pumphouse on the Village Green, was submitted just before Christmas. Once approved, the Royal British Legion will organise the installation and flag-flying arrangements.

MULTI-USE GAMES AREA. Work has begun on changing Sedlescombe tennis courts to an area suitable for netball and football as well as tennis. The sports fencing was installed just before Christmas despite the very wet weather. The new surfacing is expected to be completed in the spring.

WORKING ON THE 2013 ANNUAL REPORT & DIRECTORY STARTS THIS MONTH

January is the month that the Parish Clerk asks for copy for the Council's Annual Directory. If you have a local business and want to tell the Village about it, this is your opportunity to do so at a very reasonable price. The cost has again been held at a minimum of £21 including VAT for a 6cm high by 5.5cm wide printed advert. An additional £4 (including VAT) will also buy you a line advert on the sedlescombe.org.uk website. Contact Pauline Raymond for further information but hurry as Directory space is limited.

Of course, it is not only businesses that put information about themselves in the Directory. Village organisations, charities, clubs etc are also very welcome. Again send copy to the Parish Clerk this month (contact as below).

Correspondence to the Clerk to the Parish Council, Mrs Pauline Raymond, 01424 870508, Woodland Cottage, Chapel Hill, Sedlescombe, Battle, East Sussex TN33 0QX sedlescombe@trezona.co.uk

Summary of Points from Parish Public Meeting held 30th of November 2012

1. Sedlescombe is a village **not a town**.
2. **Suburban Sprawl** is unacceptable in the ANOB.
3. Turning Sedlescombe into a service centre for Battle and Hastings at the expense of the countryside and the beauty and uniqueness of Sedlescombe is unacceptable.
4. Building an un-asked for preschool and school hall is not a justification for using land outside the development area to build **50 houses and a 2 storey office**. The school only ever asked for a small area for a sports field
5. The school and preschool will be unlikely to be able to fund the ongoing running and maintenance costs of these very large proposed facilities as they will have to be funded from existing funds which are linked to student numbers which they say will not rise from existing levels in the long term.
6. The preschool (a non government facility) proposes to take up to 80 children and 20 teachers plus admin staff which could generate an additional 400 car movements on Brede Lane each day. **80%** of the children will come from Battle and Hastings and other areas outside the Parish.
7. Brede Lane already takes over **2,100 car movements** each day. The proposed new development will increase this by up to 1,000 car movements each day or a 50% **increase in traffic** based on Highways figures to assess such developments. Brede Lane is already **log jammed** each day and is effectively one lane during the working day with the doctors' surgery often blocked when emergency vehicles must attend.
8. The doctors' surgery is in **an ideal location** to serve over 40% of the Parish who can travel there on foot if required with ample parking directly next door. They have no plans to move.
9. The Village Shop, Brickwall Hotel and hairdressers do not support the proposed development as they recognise more traffic will **be bad**, not good, for business.
10. The proposed development would generate **20 more** affordable social houses. Sedlescombe already has **twice** the rural average of affordable houses with 16% of its housing stock already affordable housing. Sedlescombe already has significant unused office and industrial space that should be converted or filled before new space is built. New space should not be built in locations like Brede Lane which are already congested and unsuitable for commercial traffic.
11. The proposal also plans to cut **4 significant gaps** in the two mature, important hedgerows which are home to significant wildlife. In addition a row of mature trees would be felled. Other private developments have been refused where trees were to be removed or hedgerows cut.

It's not about allowing even one house on this site which if allowed would be the thin end of the wedge.

**Green space and the stunning views across the Brede Valley
to and from Street Farm are irreplaceable.**

No development is worth the loss of this special aspect and asset of our Parish and our village

Developments:

- Should be no more than 6 houses in any one plot.
- Should not have a dramatic effect on traffic
- Should not damage the value of the country side
- Should have minimum impact on neighbours
- Should only use land outside the development boundary when no other suitable land is available.

Smaller developments give better communities and less anti social behaviour

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It's our Village It's our Parish It's our choice



***Join us in preparing a
Neighbourhood Plan for Sedlescombe***

See inside for requests for development sites

IMPORTANT NEWS FOR SEDLESCOMBE

New rights are being handed to local communities.

The Sedlescombe Neighbourhood Plan Project Group (SNPPG), currently made up of parish councillors, is setting out to produce a Neighbourhood Plan in accordance with the Government's Localism Bill.

The new Plan must reflect views of local residents . You will be hearing more about this over the coming months as we seek your opinions on proposed plans. With the Neighbourhood Plan in place, the local community will be able to directly influence the type and design of homes, the location of developments, the number of houses in new developments and a whole range of other matters affecting us that are related to new developments.

The Parish Council believes that it is essential that we undertake this project simply to ensure that our voice is heard and Sedlescombe develops the way we, as a community want it to go, rather than being forced into large developments that may be detrimental to the character of our parish in the long term. Without a Neighbourhood Plan we are entirely dependent on decisions taken by people who do not live here.

WE THINK THIS IS WRONG

What's Next? - IMPORTANT



We would like to identify sites in close vicinity to the village that would be suitable for development and would ask anyone who wishes to propose a site to e-mail us with details. Our plan does have to be consistent with government policy and initially we are proposing that sites are limited to those that can take just six properties each. A broad set of criteria is set out overleaf.

CLOSING DATE FOR SUGGESTED SITES IS 20/05/13.

**PLEASE E-MAIL DETAILS TO THE PARISH CLERK AT
sedlescombe@freezone.co.uk.**

What Then?



Sites will be mapped with the advantages and disadvantages and be publicly displayed for the whole community to comment on. Other policies which will affect development in our community will also be displayed for comment.

From this a final plan and policies will be developed for a further consultation. More details of the whole process will soon be available on the Parish website.

Sedlescombe Parish Council, Woodland Cottage, Chapel Hill, Sedlescombe TN33 0QX - March 2013

Criteria for Sites

Based on feedback from the parish meeting in November 2012, the Parish Council believes that developments:

1. Should have a maximum of six houses on a site to have the lowest impact on the surrounding houses.
2. Should be bounded to prevent future 'sprawl' or 'add-on development'.
3. Should be on sites which, wherever possible, have low visibility in the surrounding countryside.
4. Should not be on greenfield sites wherever possible.
5. Should not exacerbate traffic problems in the village and should avoid areas with existing parking and traffic issues.
6. Should be close to the existing village development boundary and within easy walking distance of the shop and/or buses.
7. Should preserve green gaps and hedgerows wherever possible.
8. Should have the minimum impact on neighbours.
9. Should have good access to an existing road and services.
10. Should have consideration for protecting the existing character of the Parish and its buildings.

Send an e-mail to sedlescombe@freezone.co.uk with "NH Plan" in the subject line if you would like to be kept informed by e-mail about the Plan's progress. The Parish Council will then add you to the e-mail distribution list. Phone 01424 870508 (Parish Clerk) with any queries.

Sedlescombe Parish Council, Woodland Cottage, Chapel Hill, Sedlescombe TN33 0QX - March 2013

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Appendix 4: List of possible development sites

POTENTIAL DEVELOPMENT SITES IN THE PARISH OF SEDLESCOMBE		
		In or adj to development bdry
Site 1	1.0965 acres at Sunningdale, off Gregory Walk, partially garden land	Yes in and adjacent
Site 2	4 gardens at the rear of Balcombe Green	Yes adjacent
Site 3	2 acres of greenfield land bounded by Chapel Hill & Crazy Lane	No remote
Site 4	Greenfield site adj to and slightly below Oaklands Park development	No remote
Site 5	Brownfield site above new Oaklands Park development	No remote
Site 6	Brownfield site next to staff houses at Pestalozzi	No remote but enabling
Site 7	Greenfield site on slope in Cottage Lane	No remote
Site 8	Narrow greenfield site in Cottage Lane	No remote
Site 9	Greenfield site at western end of Cottage Lane	No remote
Site 10	Greenfield site near junction of Ladybird Lane with Chapel Hill	No remote
Site 11	Greenfield adj to Gorselands	Yes adjacent
Site 12	Allotment land	Yes in
Site 13	Industrial site at Pumphouse Yard	Yes in
Site 14	Greenfield site on west side of Church Hill, south of Little Dene	No remote
Site 15	Greenfield site next to Highfield Bungalow, off Church Hill	No remote
Site 16	Greenfield site at Red Barn Field Nature Park	Yes adjacent
Site 17	Part garden, part grubbed woodlands at Dell View, Hawkhurst Road	No remote
Site 18	Greenfield site at Street Farm, Brede Lane	Yes adjacent
Site 19	0.7 acres of greenfield land at Luffs Farms, adjacent to Paygate Road	No remote
Site 20	3 acres of brownfield industrial land at Sedlescombe Sawmills	No remote but enabling
Site 21	Land on east side of Church Hill	No remote
Site 22	Land on west side of Church Hill	No remote
Site 23	Land adjacent to the Parish Church	No remote but enabling
Site 24	Land north of village hall	Almost
Site 25	Land to west of Gregory Walk	Yes, mostly adjacent
Site 26	Blackbrooks Garden Centre, land at rear of	No

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Appendix 5: Extract from Sedlescombe Parish Council 2013 Annual Report

NEIGHBOURHOOD PLANNING. In 2011, the Government announced its intention to allow parish councils to do their own Neighbourhood Plans. Although Neighbourhood Plans cannot be used to stop development, they can show where development in a Village would be acceptable to the majority of the public. Although the major part of the work in drawing up the Plan would have to be undertaken by the Parish Council, the District Council would also have to be involved as would many people living in the parish. Consultation would take the form of not only questionnaires but also exhibitions and workshops.

All parishes in Rother District Council have been allocated a number of houses which are to be built between 2011 and 2028. Sedlescombe's housing development number has been set at 25. Eight "affordable houses", i.e. social housing or shared ownership homes are being built at East View Terrace by Amicus Horizon. This leaves space to be found for 17 additional properties in or near Sedlescombe's development boundary in blocks taking 6 properties or more each. On 18/02/13, the Parish Council unanimously agreed to go ahead with a Neighbourhood Plan for Sedlescombe (SNP). This will require identification of these development sites.

Parish councillors have been liaising with Slaugham Parish Council in West Sussex who are about a year further down the Neighbourhood Plan route and are very grateful for advice and assistance received from the Chair and Clerk.

OTHER EXPECTED HOUSING DEVELOPMENT UP TO 2028. According to Rother's Core Strategy document, 14 properties were completed in Sedlescombe in the five years between 2006 and 2011. Also, planning permission has already been given for 28 further properties, some of which are now being built on the Pestalozzi Estate.

In addition, smaller blocks of development are expected to come up between now and 2028 which are within the Sedlescombe development boundary (either the boundary we have now or an adjusted one) and will be allowed. These sites are usually known as "windfall sites".

SUMMARY OF SEDLESCOMBE PROPOSED HOUSING DEVELOPMENT

Housing completions 2006-2011 14

Housing commitments (i.e. permission granted) up to 2013 28

New commitments 2011-2028 25

TOTAL expected completions 2006-2028 67

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Appendix 6: Young Persons' Workshops report

Young Persons' Workshop Methodology

- As the eventual Neighbourhood Plan will run for 15 years it will be inherited by our young residents who are under 18 years of age.
- To ensure we took their opinions into account three workshops were arranged at Pestalozzi and Claverham College.
- Students were asked to form into groups of 5 and asked to discuss 5 topics related to housing development. Each group presented their topic to the whole workshop and students then answered a short questionnaire. Students also worked to sort out different housing styles to determine which houses would be most appropriate to different types of sites.
- A total of 57 students took part in these useful workshops.
- Workshops took place on the 26th and 28th of June at Pestalozzi Village and 22nd of July at Claverham Community College.

RESULTS

QUESTION 1 – WHICH SITES SHOULD BE BUILT ON FIRST AND WHY?	
1. Greenfield sites attached to the edge of the village	33%
2. Greenfield sites away from the village	4%
3. Brownfield sites not attached to the village	63%
QUESTION 2 – WHO SHOULD HAVE FIRST PRIORITY TO NEW SOCIAL HOUSING BUILT IN THE VILLAGE?	
1. People who have never lived in Sedlescombe	28%
2. People from families already living in the village	61%
3. Don't know	11%
QUESTION 3 – WHAT DO YOU THINK SHOULD BE THE LARGEST NUMBER OF HOUSES THAT ANY DEVELOPMENT IN SEDLESCOMBE SHOULD INCLUDE ON ONE SITE?	
6 houses	35%
10 houses	21%
15 houses	25%
20 houses	11%

35 houses	4%
50 houses	0%
Don't know	5%
QUESTION 4 – SHOULD NEW HOUSING BE MODERN OR TRADITIONAL?	
1. Only Modern	9%
2. Only Traditional	33%
3. Mixture of both	58%
QUESTION 5 – HOW MUCH HOUSING SHOULD BE PROVIDED FOR PRIVATE HOUSING AND HOW MUCH FOR SOCIAL HOUSING?	
1. 20% social housing (government supported rent)	23%
2. 30% social housing (government supported rent)	60%
3. 40% social housing (government supported rent)	16%
4. Don't know	2%

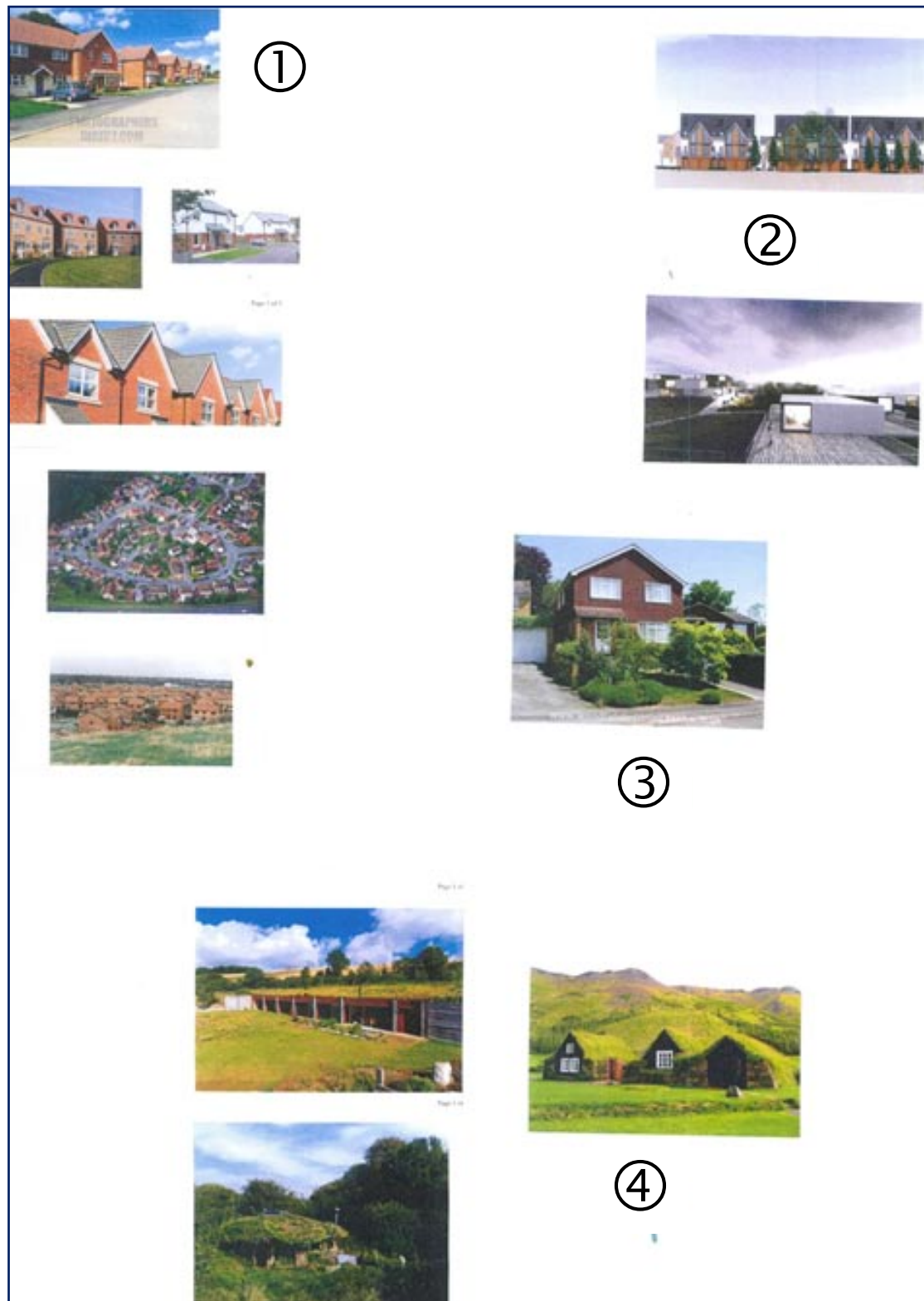
The second part of the consultation asked all young participants to identify which sort of house from the following pictures should be built in Sedlescombe in the following situations:

1. Sedlescombe house of the future
2. House for a brownfield site in Sedlescombe
3. House for a greenfield site in Sedlescombe
4. House to suit Sedlescombe now
5. House to suit Sedlescombe in 15 years' time

The types of housing displayed and shown below were as follows:

1. Typical contemporary housing development
2. Modern contemporary housing development
3. Modern estate type house as can be seen in Sedlescombe.
4. Grass-covered 'eco' house.
5. Moderately 'eco' green house
6. Modern 'green' house
7. Modern 'stylish' house
8. Reproduction traditional house
9. Traditional Sussex house.

The nine different housing styles were presented without any descriptions:





SIGNIFICANT RESULTS WERE AS FOLLOWS:

1. Sedlescombe house of the future	32% moderate green, 34% modern stylish
2. House for a brownfield site in Sedlescombe	28% Traditional Sussex
3. House for a greenfield site in Sedlescombe	43% 'Grass-covered 'eco' 'green'
4. House to suite Sedlescombe now	31% Traditional Sussex
5. House to suit Sedlescombe in 15 years	22% 'Grass-covered 'eco' 'green', 20% modern stylish

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Appendix 7: Residents' Survey Form

FREE
DRAW

Sedlescombe Neighbourhood Plan Residents Survey (Housing Developments) Confidential Survey

Sedlescombe is in the process of developing a Neighbourhood Plan which will determine where larger developments (6 or more houses in a group) will be sited in the future. To ensure everybody in the community has the opportunity to give their opinion we are asking all residents **18 and over** to participate in this survey. This is your opportunity to give your opinion about what sort of development should happen in Sedlescombe.

To best determine what new facilities we might need in Sedlescombe, where new housing should go and what is the best type of new housing, we need to understand how everyone uses the village and its facilities and some information about everyone's current housing and work.

None of this information will be kept or used for any other purpose so I would appreciate your help in allowing us to get an overall picture of the current state of Sedlescombe. There is space on the back for any comments you want to add that are not covered in the survey

If you need more questionnaires for your household please contact Pauline Raymond (Parish Clerk) on 070508, or email sedlescombe@freezone.co.uk

Everyone who participates also has the opportunity to win one of three Blackbrooks vouchers for £30, £20, £10. Closing date for the survey is Friday 19th July. Questionnaires can be put in the box in the village shop to help save the parish money or posted (free post). Thank you in advance for your help which is very much appreciated.

Jonathan Vine-Hall, Chairman Sedlescombe Parish Council

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A. SEDLESCOMBE VILLAGE FACILITIES

1. How often do you use the following?

	Regularly 1	Occasionally 2	Never 3
Brickwall Hotel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Queens Head	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blackbrooks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridge Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hairdressers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village shop/post office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. How often do you use each of the following means to go to the village centre (or the shop/hotel/doctor etc.)?

	Usually 1	Sometimes 2	Never 3
Bicycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On foot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. When travelling outside the village how often do you use each of these forms of transport?

	Regularly 1	Occasionally 2	Never 3
Car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. If the bus service was more frequent would you use it more often?

Definitely	<input type="checkbox"/> 1
Possibly	<input type="checkbox"/> 2
No	<input type="checkbox"/> 3

5. How many groups or clubs in the parish do you belong to?

WRITE IN PLEASE

6. How often do you use any of these village facilities?

	Regularly 1	Occasionally 2	Never 3
The Village Hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library in hall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Red Barn Field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village churches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public footpaths around the village (either for walking or just getting around)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. HOUSING

7. How long have you lived in Sedlescombe?

Less than a year	<input type="checkbox"/> 1
1-3 years	<input type="checkbox"/> 2
4-6 years	<input type="checkbox"/> 3
7-10 years	<input type="checkbox"/> 4
11-20 years	<input type="checkbox"/> 5
Over 20 years	<input type="checkbox"/> 6

8. What type of property do you currently live in?

Flat	<input type="checkbox"/> 1
Bungalow	<input type="checkbox"/> 2
Terraced house	<input type="checkbox"/> 3
Semi-detached house	<input type="checkbox"/> 4
Detached house	<input type="checkbox"/> 5

9. Is your property:

Owned outright	<input type="checkbox"/> 1
Being bought on a mortgage	<input type="checkbox"/> 2
Rented privately	<input type="checkbox"/> 3
Rented from housing association	<input type="checkbox"/> 4

10. How many bedrooms do you have?

WRITE IN PLEASE

11. Is the style of your property modern or traditional?

Modern	<input type="checkbox"/> 1
Traditional	<input type="checkbox"/> 2

12. Do you have plans to move from your current home in the short or long term?

Yes (answer Q13 - 15)	<input type="checkbox"/> 1
No (skip to Q16)	<input type="checkbox"/> 2

13. When do you plan to move/what circumstances would prompt you to move?

WRITE IN PLEASE:

14. If you do move would it be within Sedlescombe or further afield?

Within Sedlescombe parish	<input type="checkbox"/> 1
Further afield	<input type="checkbox"/> 2
Don't know	<input type="checkbox"/> 3

15. What type of property do you think you will move to next?

- Flat ☐ 1
Bungalow ☐ 2
Terraced house ☐ 3
Semi-detached house ☐ 4
Detached house ☐ 5
Socially run retirement housing ☐ 6
Private retirement home ☐ 7
Care/hursing home ☐ 8

ALL TO ANSWER FROM HERE

16. Do you have any children who currently live at home but would like to move to their own home in Sedlescombe?
Yes ☐ 1 No ☐ 2

17. Do you have any children who have moved away from Sedlescombe and would like to move back?
Yes ☐ 1 No ☐ 2

If yes at either Q16/Q17 please answer Q18-23
If no at both Q16 and Q17 please skip to Q24

18. Which, if any, of these reasons are stopping your child(ren) from moving to their own home back to Sedlescombe?

- Cost of buying a home ☐ 1
Cost of renting a home ☐ 2
Availability of homes ☐ 3
Size of homes ☐ 4
Lack of suitable employment ☐ 5
Other (write in): ☐ 6

19. Would any of these children be eligible for social housing?

- Yes ☐ 1
No ☐ 2
Don't know ☐ 3

20. Please tell us what type of housing your child(ren) would be likely to need in Sedlescombe?

- Flat ☐ 1
Bungalow ☐ 2
Cottage ☐ 3
Terraced house ☐ 4
Semi-detached house ☐ 5
Detached house ☐ 6

21. And how many bedrooms are they likely to need?

WRITE IN PLEASE.....

22. If they were buying a property, what type of price bracket would they be looking for?

- Under £100,000 ☐ 1
£100,000 - £150,000 ☐ 2
£150,000 - £200,000 ☐ 3
Over £200,000 ☐ 4
Don't know ☐ 5

23. Do you think your child(ren) would be interested in a shared ownership scheme? This is a property which would be part owned by them and part owned by a housing association.

- Definitely ☐ 1 No ☐ 3
Possibly ☐ 2 Don't know ☐ 4

PLEASE COMPLETE ALL SECTIONS FROM HERE

C. DEVELOPING/IMPROVING SEDLESCOMBE

24. Which if any of these roads suffer from serious traffic congestion problems?

- Brede Lane ☐ 1
The Street ☐ 2
The Green ☐ 3
None ☐ 4
Other (write in): ☐ 5

25. What are Sedlescombe's main problems in your view?

Please tick your top 3 concerns:

- Traffic in Brede Lane/The Street ☐ 1
Speed of cars through village ☐ 2
Anti-social behaviour ☐ 3
Lack of pavements ☐ 4
Lack of street lighting ☐ 5
Parking in Brede Lane ☐ 6
Parking on The Street ☐ 7
Parking outside the shop ☐ 8
Other (please write in) ☐ 9

26a. If funds were available, which of the following improvements would you like to see? TICK AS MANY AS APPLY

- Creation of new parking bays in Brede Lane near school/doctor ☐ 1
Creation of parking bays at East View Terrace ☐ 2
Putting in pavements between Stream Lane and Hurst Lane ☐ 3
Putting in pavements between the village and the A21 ☐ 4
Improvements to the public footpath leading from The Green to the School via the allotments ☐ 5
Improvements to the public footpath from East View Terrace to the School ☐ 6
Improvements to the playground or sport facilities ☐ 7

26b. What type of improvements to the playground/sport facilities would you like?

- ☐ 1
☐ 2
☐ 3
☐ 4
☐ 5
☐ 6
☐ 7

26c. Are there any other improvements to the village you would like to see implemented?

CONTINUE ON THE BACK PAGE IF NECESSARY

27. What is your current working status?

- Working full time ☐ 1
Working part time ☐ 2
Homemaker/not working ☐ 3
Retired ☐ 4
In full time education ☐ 5
Unemployed ☐ 6

28. If you work either full or part time please tell us where you work?

- From home ☐ 1
In the village ☐ 2
Outside the village but in the parish ☐ 3
Elsewhere in East Sussex ☐ 4
Any other area ☐ 5

29. If you work outside the parish, please tell us how far do you travel to work?

WRITE IN PLEASE miles

30. What type of employment opportunities would you like to see in the village? TICK AS MANY AS APPLY

- Light industrial ☐ 1
Office/commercial ☐ 2
Work from home units (i.e. workspaces attached to new homes) ☐ 3
None ☐ 4

Please write in any comments

31. In which of these areas would you like to see any new industrial units/offices sited?

- | | Yes | No |
|--|--------------------------|--------------------------|
| | 1 | 2 |
| In the village itself | <input type="checkbox"/> | <input type="checkbox"/> |
| Sedlescombe Sawmill | <input type="checkbox"/> | <input type="checkbox"/> |
| In old farm buildings | <input type="checkbox"/> | <input type="checkbox"/> |
| Directly attached to the edge of the village | <input type="checkbox"/> | <input type="checkbox"/> |
| Marley Lane Industrial Estates | <input type="checkbox"/> | <input type="checkbox"/> |
| On Greenfield sites (i.e. sites that have not previously been developed) | <input type="checkbox"/> | <input type="checkbox"/> |

Please write in any comments

32. A number of landowners have put up sites for possible development. Our role as the parish council is to assess which of these are most suitable, so we need your input to help us prioritise the criteria on which sites are selected. How important are each of the following criteria when it comes to choosing which sites to develop?

	Very important 1	Quite important 2	Not very important 3	Don't know no opinion 4
The development should have low visibility in the surrounding countryside and avoid spoiling any views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The development should avoid areas with existing parking & traffic issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The development should back on to as few existing houses as possible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The development should aim to preserve hedgerows and green areas where possible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The development should protect the local countryside for residents and visitors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. The sites that have been put up for development fall into three types. Please rank these types of site 1-3 to show in which order you would prefer to see them developed. (Where 1 is the type of site you would prefer to see developed *first* and 3 is the type of site you would prefer to see developed *last*)

	RANK 1-3
Brownfield site (i.e. sites which have previously had some form of building on) which are <i>outside</i> the village boundary	<input type="checkbox"/>
Greenfield sites (i.e. sites which have not previously been developed) which are <i>adjacent to the edge</i> of the village/close to village boundaries	<input type="checkbox"/>
Greenfield sites which are <i>outside</i> the village boundary but which can deliver a <i>significant benefit</i> to the community	<input type="checkbox"/>

34. Each development is likely to include a mix of housing types. Please rank the following 7 types of housing 1-3 to show how much you feel they are needed in the village. (Where 1 = the most important housing type needed and 3 is the least needed type of housing.)

	RANK 1-3
Privately owned homes	<input type="checkbox"/>
Socially rented homes * (owned and run by Housing Associations)	<input type="checkbox"/>
Part owned Housing Association homes (occupiers own between 25-75% then pay a lower rent)	<input type="checkbox"/>
Houses with work space attached, so residents can work from home	<input type="checkbox"/>
Lower cost starter homes	<input type="checkbox"/>
Socially run retirement housing	<input type="checkbox"/>
Private retirement homes	<input type="checkbox"/>

* officially known as Affordable Housing

35. What do you think should be the largest number of houses that any development in Sedlescombe should include on one site? PLEASE TICK ONE BOX ONLY

6 houses	<input type="checkbox"/> 1	35 houses	<input type="checkbox"/> 5
10 houses	<input type="checkbox"/> 2	50 houses	<input type="checkbox"/> 6
15 houses	<input type="checkbox"/> 3	Don't know	<input type="checkbox"/> 7
20 houses	<input type="checkbox"/> 4		

36. Do you feel that new housing developments in the village should be? PLEASE TICK ONE BOX ONLY

Mainly traditional	<input type="checkbox"/> 1
Mainly modern	<input type="checkbox"/> 2
A mix of modern & traditional	<input type="checkbox"/> 3
Environmentally eco houses, either modern or traditional	<input type="checkbox"/> 4

37. There is a 15 year timescale to the development plans. Assuming more than development, would you rather see these developments:

All implemented as soon as possible	<input type="checkbox"/> 1
Staged/spread evenly over 15 years	<input type="checkbox"/> 2
No opinion	<input type="checkbox"/> 3

38. In your view which of these energy efficiency measures should be built into any new houses?

	Yes 1	No 2
Solar panels for water heating	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels for electricity	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater collection for use in the home	<input type="checkbox"/>	<input type="checkbox"/>
Recycled water for use in the home	<input type="checkbox"/>	<input type="checkbox"/>
Ground/air source heating (i.e. using the ground/air's natural heat as a means of heating the home)	<input type="checkbox"/>	<input type="checkbox"/>

39. If there any other comments about housing developments that you would like to make please write them on the back page.

D. ABOUT YOU

And now some information about you and your household to help us analyse your responses and for administration of the prize draw. Please note that this information will be treated in the strictest confidence.

40. Are you: Male ☐ 1 Female ☐ 2

41. Which age band do you fall into:
18-24 ☐ 1 35-44 ☐ 3 55-64 ☐ 5
25-34 ☐ 2 45-54 ☐ 4 65+ ☐ 6

42. How many adults aged 18 years and older live in your household? WRITE IN PLEASE

43. How many children under the age of 18 live in your household? WRITE IN PLEASE

Thank you for your support in helping to plan the future of Sedlescombe.

To enter the FREE PRIZE DRAW please complete the enclosed entry coupon.

Questionnaires and entry forms can be put separately in the box at the village store or posted FREE in the envelope provided.

Closing date for the survey is Friday the 19th of July and the draw will be announced on the 31st of July.

THANK YOU FOR YOUR VIEWS, THEY ARE VERY IMPORTANT

PLEASE ADD ANY FURTHER COMMENTS ABOUT HOUSING DEVELOPMENTS :

Why fill in this questionnaire?

The whole of the UK is faced with the need to build more homes. We cannot refuse development so we have two choices.

1. Let the district council or the central government tell us where new houses will be built with our community having **little or no control** over how many new houses are built and where they are located.

Or

2. We decide, as a community, where new housing developments (6 houses or more) are sited and what type of houses are built.

Sedlescombe has chosen the second option so that we as a community can decide where all new developments over the next 15 years are sited. The final plan will be determined by the popular vote of our community. **That decision will become law that the planners and developers will be constrained by.**

To determine what as a community you want and what sort of housing we need it's important to get all the facts from everybody aged 18 and over. Young people will be consulted too but ultimately a full referendum will be held to accept the plan.

We know the questionnaire is a bit long and covers lots of areas. The information we are asking for is **vital** because if the sort of housing you want and the places it is to be situated are different from what the district council thinks then we need a strong case backed up by the facts taken from this survey.

This is everybody's opportunity to have their say.

There is one questionnaire for every resident 18 years and over. If you have not received enough for the adults in your household please contact us (details on the front)

THANK YOU FOR HELPING

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Free Prize Draw



**Sedlescombe
Neighbourhood Plan**

**Don't miss out!
Have your say!**

**Please complete and
return your
resident survey**

**Every completed survey goes into a
prize draw for one of three
Blackbrooks Garden Centre
vouchers (£30, £20, £10)**

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Appendix 9: Residents' Survey open-ended comments

As well as answers to the questions, respondents were invited to make comments on certain questions. The following were recorded by the researcher:

Q30 What type of employment opportunities would you like to see in the Village – Light industrial, office/commercial, work from home units (i.e. workspaces attached to new homes)

1. Possibilities to look at new fast speed internet to encourage IT workers.
2. None needed!
3. More shops and some office units close to village.
4. But not too much/enough for the youngsters but too much would make us a town!
5. Nursing community.
6. Just create job opportunities – especially for the young.
7. A café and small retail/boutique shops in village but otherwise this is where people live not work.
8. Employment for young people – part time.
9. I think a village is for living in and it is not necessary for every village to have an industrial area.
10. Please please do something about speeding through village URGENT.
11. Spaces for business start-ups with internet facilities on site.
12. Any providing it is not going to affect the character of the village.
13. Work for the young.
14. Small units only.
15. Better links into Hastings to get to work.
16. Tea room or something similar.
17. Village needs to keep as it is, no change.
18. Through local enterprise – shops.
19. More shops – baker/butcher etc.
20. Answer No.2. Not in village central area.
21. Some sort of small business park.
22. None – it's perfect as it is! Small lovely village does not need to be ruined by gross commercialisation.

23. Anything that does not blot the landscape or pollute it.
24. It's not that kind of village. We have light industrial just beyond the village.
25. A bakery, butcher, farm shop.
26. NONE !!!!
27. Keep the village a village!!!
28. More office/commercial and/or light industrial BUT only if traffic/parking and noise did not increase.
29. A village is not the appropriate area for industry or further commercial spaces.
30. Sedlescombe doesn't need to bring people in via work.
31. However restriction on noise level re work to be undertaken.
32. Don't mind.
33. Encouraging local people to work in the village where space is available.
34. Not in centre of village – traffic is already too heavy by Pump House Yard.
35. Agricultural.
36. Agricultural.
37. Any developments will cause traffic problems if the road infrastructure is not improved.
38. There are plenty of industrial units elsewhere.
39. No need because there are many empty units within 1 to 4 miles of the centre of Sedlescombe.
40. I would like more volunteering opportunities and encourage an inter-generational focus.
41. I would initially like a structured volunteer programme provided which involves recruiting, training and supporting volunteers to deliver services across the lifecourse.
42. Small, non-polluting workplaces would allow people long commutes or leaving the village permanently.
43. No opinion – for those of working age to answer.
44. Voluntary work
45. Have somebody look after Church Garden embarrassing want it done for nothing.
46. Need more jobs for the younger generation.
47. Where will these place be, and what about parking.

Q31 In which of these areas would you like to see any new industrial units/offices sited? – if the village itself, Sedlescombe Sawmill, in old farm buildings, directly attached to the edge of the village, Marley lane industrial Estate, on greenfield sites (i.e. sites that have not previously been developed.

1. Marley Lane is opposite our house and this site has been developed illegally – LOOK IT UP!!
2. Absolutely NOT on greenfield site.
3. We must make sure we don't spoil our countryside with buildings everywhere. If this is necessary, then use greenfield sites for residential use only.
4. Industries must be in keeping, so current tourism businesses aren't adversely affected.
5. Not too many units or there is a danger that the village will not be a village but a dormitory for Battle/Hastings.
6. There are already developments on Marley Lane - couldn't they be extended?
7. Village should be left as much as possible as it is.
8. This is not an industrial area.
9. Use industrial estates – not our beautiful village!
10. Any units would end up not being used and become run down.
11. I think the country side needs to be left for the future.
12. Leave our country GREEN.
13. Any brownfield sites ie opp village hall (planned not developed). Social housing is desperately needed for local families.
14. The village needs to be kept as a beautiful village not an industrial development!!
15. Prefer NO new units!
16. No development of greenfield sites until all others have been exhausted.
17. I'm against building new buildings in the village.
18. No development of greenfield sites.
19. No demand as yet.
20. Any providing it is not going to affect the character of the village.
21. Leave it green.
22. No units or sites.

23. The preferences indicated above aim to preserve the present character of the village, while allowing new units/offices to have a place.
24. Not in the village thank you – keep our village’s rustic charm!
25. No to greenfield site development.
26. Butcher, baker, farm shop – not industrial.
27. We should not have to have any. People do not help themselves these days, they want everything given to them.
28. Keep the village a village!!!
29. This is a village – keep it so.
30. Edge of village may be OK if traffic parking issues properly addressed. Best if close to A21.
31. Marley Lane site appears under used. More use there would make sense. Sawmill is prime site as does not encroach on village.
32. Not needed lots of units empty close by. Sedlescombe sawmill could be used for housing maybe?
33. Far enough away from the village so that it doesn’t have a bad effect (or affect – who knows?!) on it.
34. Marley Lane sites not utilised fully.
35. Don’t want industrial site to lend itself to more housing surrounding. As what usually happens.
36. Don’t mind.
37. Developments in village would cause more congestion – witness traffic movements in Pump House Yard.
38. Not in village – too much heavy traffic around the Green already.
39. Easy access to A21.
40. Are there not units sitting empty?
41. To keep the integrity of the quintessential English Village – any development needs to be well outside and away from edge of village – due in part to traffic created.
42. Don’t know sawmill site well enough. Depends where (which farm buildings).
43. No evidence there would be a take-up of units, so why encourage more traffic into the village.
44. I don’t know where Sedlescombe sawmill is!

45. There are discussed and under-used buildings and brownfield areas (farm and commercial) that can be adopted and re-used for local employment.
46. Not in the village.
47. We need to keep our Greenfield sites green.
48. We must keep our Greenfield sites they are.
49. No opinion – for those of working age to answer.
50. The beauty of Sedlescombe is its lack (if only apparent) of development.
51. The village/parish is in need of another public car park.
52. Speeding through the village must be stopped.
53. The problem with parking in Brede Lane must be addressed now.
54. The school has outgrown its site.
55. Provision of more facilities for young people should be provided.
56. Sedlescombe can't sustain any large housing developments without losing its cohesion.
57. The traffic congestion down Brede Lane is atrocious and dangerous – the course of which is the Sedlescombe Primary School lazy parents parking their cars on Brede Lane instead of the car park (which is not big enough now for the number of pupils attending). Also customers at the Brickwall Hotel park also in Brede Lane. Both of which can result in traffic having to drive on the pavement to get through (highly dangerous for pedestrians). Zebra crossing on the street would make it safer for secondary school students to cross the road for buses.
58. Would rather not have any developments – village structure would change from village to small town and facilities are definitely not sufficient at present.
59. Some very difficult choices: new homes should be within walking distance of services like shops/schools, but we don't want to lose countryside adjoining the village! New family homes near the school could reduce the number of children travelling in form Hastings by car, and hence ease parking problems.
60. More houses = more facilities i.e. Doctors and Evening surgeries, transport accessible to all, schools – less parking. More local people, less outside people coming into the village causing congestion
61. We have had a lot of houses built in Sedlescombe in the last two years and sadly it won't be called a village if that goes ahead.

62. I like in Park Shaw. If housing development was avoided when my house was built, then I would not be living in this beautiful village. Housing development should come slowly and gently.
63. I think no more housing should be built. Just move into the old houses around here when empty.
64. Just sensible filling in of plots for new houses, not huge housing estates that would spoil the village.
65. PS Stop heavy lorries coming through the village, therefore put in chicanes – they should be on the A21 which is trunk road.
66. What we do not want is any additions to the school.
67. Any house should have adequate parking alongside the house so there should be no need to park on the road.
68. Any extension to the village would spoil it. However, if strictly necessary it must be done with care and consideration for those living in its environment at present and with though as to how areas such as Doctors/school/transport would be able to cope with the increased numbers.
69. What bids are being considered with surrounding parishes to utilise community infrastructure being in joint projects? Options to bid for shared facilities and industrial estates/work opportunities for example?
70. I would not like to see further houses built squashed in-between existing properties or in existing properties gardens, as has been the case over recent years.
71. Urgent need for better plans than that built next to surgery!!
72. Car-parking outside surgery restricted to elderly residents NOT 4x4's dropping off parents with children for school and then chatting! Also doing their collection similarly Brickwall visitors.
73. One-way system outside the Post Office.
74. New development (commercial or residential) implies additional people who will each come with at least one car. (Additional children need transport too, increasing traffic movement). New homes on Brede Lane has increased traffic problems due to insufficient parking provision on site. Sedlescombe suffers space pressure. Commercial/employment maybe best located close to the A21 – Marley Lane and/or near Blackbrooks. Possibly there could be potential for residential development of the B2244 approach road and/or new road off the A21. In my opinion incursions into the Hurst Wood surroundings would be highly undesirable.

75. We should be pushing back on development as much as possible and minimising the amount of development inside the village boundary itself. We need to prioritise peace and quiet for the village. It is a village and we need to make sure that we don't turn it into a small town.
76. I would like to stress that sites which are 'garden grabbing' should not be considered for the development plan as they are no longer part of the 'brownfield' category –Harm to local area including birds, badgers, wildlife see para 53 National Planning Framework. This was wet up by the current government to prevent the 'destructive practices of garden grabbing' – to be acceptable it must 'reflect or enhance the character of the local environment'. Developing garden land does the complete opposite. Please see attached.
77. I am totally against garden sites being used for housing developments. Some of the gardens have woods in them and tress that should have a protection order on them.
78. When 'solar panels' are used please place them on the rear roof.
79. Need to encourage new residents to grow village along with housing facilities there is the need for more recreational/and more services if the building plan goes ahead.
80. People should be discouraged from selling gardens for development as this greatly impacts on other residents who live nearby. Also residential development shouldn't be linked with development of the school as the current size of the school and numbers coming by car is an issue which doesn't need to become more of a problem to villagers.
81. Sedlescombe should be an attractive place for all sections of the community including young families. This means that housing should be affordable and the village should have facilities to support all sections of the community, as well as local employment and educational opportunities. Traffic should be managed with appropriate controls and traffic calming measures and parking restrictions. Walking and the use of public transport should be encouraged!
82. There should be no more garden developments as the government guideline is for a presumption to refuse planning and garden developments due to loss of amenities, wildlife habitat and trees and the Balcombe Green gardens as I understand has badgers, foxes and many birds. There also so I'm told covenants to prevent development. The better site would be sawmill site for mixed development housing and refurbish of old building. Also now that Street Farm is going into the local plan the need for garden grabbing is not needed, as a number of houses will be built there.
83. I think Sedlescombe is far too built-up as it is and doesn't need further housing, which would also create more traffic and congestion.

84. This is a lovely village with just the right amount of housing. Any more would put strain on schools, roads, doctors and so on. Already there is major congestion around the school morning and evening and I have heard the surgery is under pressure.
85. With regard to the possible development of 'Elthorne' Balcombe Green, please note that any application to access this property from the cul-de-sac of Park Show would be rigorously fought as it would mean accessing across land in the ownership of 21 Park Show.
86. No political part is fully addressing the problem of housing: 1) cost – landowners all too willing to sell land – cost of building plots extortionate adding to cost of house. 2) Have to rethink our ageing population, many houses 1 person per house – adding to the problem. The solutions: 1) not to keep building over our green fields – when we do it is for 4-5 bedroom luxury houses – who makes on this the landowner, the developer and the builder! – PS I am not a socialist! Until there is a meaningful national policy which will work all this is a waste of time and is economy driven.
87. Please no further building that use Brede Lane for access.
88. Younger families regularly have to leave Sedlescombe to get housing which suits their needs. An ageing population means local businesses struggle due to low disposable income available to retired/elderly. The village needs an injection of youth. Finally this questionnaire should have been written by impartial persons as the questions are clearly loaded and as such I question the validity of any response/result!
89. Re Q26c: And my three children to cross the road during primary school pick up because parents park where they like. Also I think there should be 2 or 3 more dog waste bins.
90. We would not like to see any large developments in Sedlescombe only infills.
91. No more garden development, better to do the sawmill new homes and refurbish the old building.
92. Any future development should be in keeping with the size and mixed housing in the village. In my – infilling is not a good solution and increases overcrowding and traffic congestion in the denser areas. Parking restrictions in Brede Lane are essential – the new housing next to the surgery highlights the problems of infilling.
93. What development is planned within the village boundary? This should be the priority before development outside the boundary. All developments should be considered on its own merits, arbitrary rules (i.e. largest no of houses on a development) should be avoided.
94. I wish you well in the tasks that you have undertaken, affordable housing is what is needed and also light industries should be welcomed. These factors plus better transport facilities would ensure that our young people will feel more inclined to remain

in an area which caters for this requirements and of which hopefully they will have happy memories.

95. Wherever possible local builders should be used as they may be better suited to protect the environment which they themselves live in.
96. I would like to see Sedlescombe kept as a village, **not** as a glorified housing estate and office blocks.
97. Better car parking is urgently needed for church goers, bell-ringers etc. As it is, it is extremely dangerous with cars racing past as one tried to get little children out of car seats and then crossing the road.
98. Any development should be aware that we are fortunate to live in a beautiful village and that it should be preserved wherever possible. Views 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!
99. Q1-Q6 could better be answered if a guide was given as to your interpretation of 'regular', i.e. – once a year is regular.
100. Rather than the possibility of further problems with old car lot site – PC and car lot site owner should look at ways of using site for housing. PC could provide some land adjacent to tennis courts to add to car lot land.
101. Q26c: The Green is used as a short cut – therefore traffic use it at speed! This is dangerous to people using the shop especially children who are not expecting a speeding moped etc!
102. Q38: Solar panels on roofs are downright ugly!
103. Need to ensure that the Housing Associations have local connections and are of medium size rather than very large.
104. It is only a matter of time before a serious accident occurs in Crazy Lane. It is used as a rat run and many of these people drive in excess of 50 MPH. There are a few places where you cannot see oncoming traffic, but this seems to encourage drunk drivers or idiots to drive even faster.
105. I love the village as it is so I am against in theory any new housing development and building in large gardens!!
106. 1st time buyers houses needed but not little boxes. Houses are always needed, so people who say 'not in my back yard' must remember that their house was most likely built in somebody-else's back-yard even 100 years ago.

107. There must be issues with the infra-structure. Southern Water's inspection pit already overflows into our field during very heavy rain. What happens if they have to cope with more houses?
108. The two houses built at 'The Bothy' and 'Tilly House' are very much in keeping with the surrounding established houses and we trust that the planning committee and Parish Council will continue to ensure that further developments follow a similar pattern.
109. I live on The Street. My bedroom is facing the street and living room. From 4.30am until 10am the noise from traffic is horrendous and again early evening. And to cross the road to get to village shop one takes one's life in their hands. You need eyes in the back of your head at 82 is serious.
110. Worst roads i.e. potholes I've seen anywhere in this country! Downright disgraceful!
111. Q33: Each development must be considered on its merits.
112. Q26c: Also assisting the church to address the parking at church – very important for the infirm and those with children, particularly when the school are using the church.
113. Q35: In a small village there will be sites where it is only suitable to build one house, or only bungalows.
114. I believe that we need to be open-minded especially if traffic congestion problems can be overcome.
115. The reason I feel they should be housing association properties is because we already have properties run by them in the village, and also they are affordable.
116. Thank you parish council for drawing up this questionnaire although I have only lived in the village of 4 years I love it dearly. I do feel that instead of using the field halfway up Brede Lane for housing, there would be less visual impact on the site opposite the top turning of East View Terrace there is a large field there, and surely it would be preferable.
117. There is a derelict house opposite Blacklands that has not been occupied in all the years I have lived here. There is a lot of wooded ground around this. The building is very tempting for children of the village to get into mischief so to do some new builds there seems sensible (even though Brede Lane is busy if it was only a few houses or old peoples homes would be less traffic).
118. Please don't change the village into a town, attached to Hastings.
119. I read in the news the other day that 400,000 homes have been approved for building across the country. But then developers are sitting on these plans awaiting land prices and house prices to go up. Why do we need more planning?? Soon there will be no villages left, very sad indeed.

120. Realistically, due to the old current congestion around the Green and the Brede Lane area, the only possibly available for development is south of the village not the Green.
121. I also suspect the 'law' stopping building must happen will change with a change of Govt so a 'good policy' may be to 'stave off' change for as long as possible.
122. I feel building more houses in Sedlescombe is ruining the beauty of Sedlescombe.
123. Proper highway sign for village geese I'm sure will contribute to slower speed or more vigilance. Pub and Hotel ought to have signs outside to say 'Park in car park instead of corner and at doctors'. I'm a responsible dog owner and I don't think it's fair to stipulate that you can't put dog poobags into litter bins. There's too many that don't pick up or chuck bags to the side/in hedge.
124. How will the school cope with more housing going up, the school is growing with children but the playing area is getting smaller, where are all the cars going to go, bad enough now with the parking in the village already (keep Sedlescombe a village not a little town).
125. 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 further social housing development in the area would be detrimental to the village as anti-social behaviour and drugs at an issue and can only spread further – more private rental properties would be a positive move.
126. Don't do it! Not everything has to be a town. I think that a better idea would be to find space enough for the development away from existing villages where a new one could be formed. Personally, I think that the habit of growing small villages (very often against their wishes) is killing the good ol' British community spirit. Once you reach a certain size, anonymity and its problems take over. P.S. Have just moved back to Sedlescombe – I used to live here when I was small.
127. Think this about people who have money or want to line their own pockets. People who are not locals the form is a joke and most people on the Parish Council don't support i.e. pub garage bus service.
128. Must include an infrastructure subsidy - Money to allow:
 - Increased/modernised doctors surgery
 - Parking for shop/school
 - Pavements
 - Safer roads for cyclists/pedestrians
129. Also room to park 3 cars/house off road

130. Housing developments are a very good idea despite the opinion of NIMBY. More houses need to be built to support our ever growing population. Opportunities for new employment must always be built alongside the new housing.
131. Parking near to the bridge at the lower end of the village should be restricted. The road is narrow and the bridge creates a blind spot. There is a serious accident area waiting to happen.
132. Heavy traffic should be prohibited from The Street.
133. Serious consideration should be given to making our village a 20 MPH zone.
134. No garden grabbing!
135. Stop building in gardens.
136. Try not to use people's gardens as a building site.
137. Small developments tend to add stress to existing infrastructure. Larger developments may cause more stress to reluctant existing residents but provide an opportunity for community payback (i.e. new pavements, social facilities) plus up-grades to infrastructure and drains etc. A tricky balancing act – good luck!!
138. I think it would have been helpful to provide a definition of some of the terms used in the questionnaire and also a map. For example I have no idea where Sedlescombe sawmill is. Thanks though for giving up the opportunity to comment and inform the neighbourhood plan.
139. If new houses are to be built, school places, surgery spaces etc need to be considered.
140. I have also ticked spread over 15 years so the village does not become a construction site but on the other hand built as soon as possible would allow the council to react and act quickly towards any problems that may occur.
141. I would consider selling some land to build 1 or 2 houses on my plot.
142. The village has grown hugely in the last 50 years, and is at the limit of its size without altering its character.
143. The junctions onto the A21 at Stream Lane and Blackbrooks are extremely dangerous and could do with re-looking at.
144. We are a small village with limited resources and a proud tradition. To allow excessive housing with this relative infrastructure and social problems will ruin the traditional tranquillity of a peaceful village in an area of outstanding natural beauty. It strikes me that outsiders wish to destroy that to which they can never aspire.
145. Village cannot cope with any more cars:

- The school cannot cope
- The dr's cannot cope
- Claverham cannot cope

with anymore damned houses!

146. Where will they all go to school? Hastings - on the non-existent bus?????
147. Any development should be low impact and compliment the area.
148. The village boundary for development is very important and should not be allowed to extend too much. Sedlescombe is a rural village and the density of development should be kept low. The countryside must be preserved from sprawling development.
149. The analysis of this questionnaire: The main thrust of the questions in paragraph 32 is clearly aimed at contriving a case against development on one particular site (Street Farm). This, despite it being such an obviously appropriate place to take a significant share of proposed housing. Such a highly prejudicial question should not have been included in the first place. Please consider an annotation to this effect.
150. I feel it is vital for everyone and future generations that we do not build on areas of natural outstanding beauty, we need to keep our countryside!
151. Don't do anymore housing association any closer than EVT to the village. Also don't make the housing association ones the same spec and just as nice as houses people house to rent or buy ... (it gives me (19) no insensitive to work).
152. It's important for Sedlescombe to avoid the tendency to build 'exclusive' homes – or people will be excluded from it s future – especially the younger and less well off ones. The obsession with keeping property values artificially high while making token 'social housing' gestures, would lead to young people leaving permanently to live and work elsewhere.
153. Question 33 appears to demonstrate bias by ignoring the option to build 'infill' within the village boundaries. Question 34 may exhibit 'political correctness' but everyone knows that 'a mix of housing' is attractive to neither potential purchasers nor builders/developers.
154. Double insulation, triple glazed, own parking so not obstructing the streets.
155. Q38 To have a grass roof then it would distract from the views.
156. This village is a classically English idyllic village. Any more developments will ruin this image. Funds should be directed towards conservation of listed buildings in the village (especially the church).

157. The speed limit from the village hall up the hill past the church to Hurst Lane should be dropped to forty as the footpaths can be hazardous for those going to church.
158. I live at Roselands where there is not enough parking. The house that have been built in Park Farm View. The estate is just the right amount, also plenty of parking spaces for those that live there.
159. Speeding along 'The Street' cars have been damaged. Also the pot-holes are getting bigger and dangers for people on motor bikes and cycles, also cars.
160. Too many villages lose their youngsters due to lack of housing. We need low cost housing either to rent or buy.
161. Preserve the character of Sedlescombe as a pretty East Sussex village, important that any new house developments blend into existing 'rustic' style (tile hung with brick etc).
162. Two or three small developments (6 houses) rather than larger development so the village remains a country village.
163. Farm shop on saw mill site would provide part-time employment (on bus route) service Cripps Corner as well as Sedlescombe using locally grown produce.
164. We are blessed with a lovely Parish Council and I would like to thank them all for loving and caring and fighting for the good of our community. They all work so hard and never stop. Thank you Sedlescombe Parish Council!
165. Housing development should be in tandem with provision of local services and shops. Affordability can be achieved by size not quality of build and avoidance of 'tick box' green tree.....? That need to be replaced before covered margins and labour in local vernacular based on informed study.
166. Three options for more housing do not include any in the village. There is room, particularly by allowing infill e.g. in Hawkhurst road.
167. Regarding Q34, I recently moved from an area in London that was 90% privately owned housing but which became mainly 'buy to let', social and part-owned housing. The effect of this on the neighbourhood was devastating, as homes became neglected, run-down and often vacant. The whole area suffered and a previously close-knit neighbourhood was lost. This all happened over a relatively short period of time, less than 7 years. My concern would be that the 'wrong' mix of private and social/let property could lead to a similar situation here.
168. The village is a perfect little community with a mix of ages, incomes and stages in life. Change is always going to happen but I think we should look at what will improve the success of the whole. We travel out of the village mainly for food and sport. The village shop must thrive and if anything should be supported and maybe increased in size.

169. Public footpaths need to be maintained – Battle Road, Cripps Corner from White Heart pub path is very overgrown and can be impassable.
170. Sedlescombe is a village and it should remain so. Too much development may turn it into a town and lose much of its character. Also more houses means more cars.
171. We are a village it should be allowed to be kept as so. We don't need a car wash!!!!!! Many of us moved into the village to have a slow and relaxed way of life with no aggravation. Housing and buildings should be kept to a minimum. As these develop we end up with too much traffic. Already the traffic is too fast through the village. More housing, bigger school, more cars. We don't want to be a town. Also our property value goes down.
172. A recipe for turning a country village into a town. I wonder who has land they are itching to sell to developers. Re the promise that these personal details will be kept private: if you can hack into the Pentagon defence programme (as has been done) nothing on computer is safe. Nice to see such a serious issue has been trivialised with prices offered to supply personal details. If people don't sell the land they can't build. I am against all development and would like to stay rural.
173. Young people on lower incomes are left with little or no choice but to leave the village to find reasonable rents, despite working three miles from village. I am faced now moving to Hastings to find a flat I can afford. All well and good about eco-friendliness but pricing out workers from the local area to make them travel further undoes the good intentions. More efficient use of land would be better.
174. No doubt consideration will be given that in some areas of the village there is no mains sewerage or gas – will gas be extended? Soakaways/treatment plants for sewerage!! Can we cope with more people, cars – also school provision, medical services – doctors' surgery?
175. As an 'older person' who has lived on the outskirts of the village for a long time, I should like to think there would be some suitable accommodation in the future for 'older persons'!
176. There are only three sites to build the quantities of houses that are required:
177. Brede Lane – site opposite the old Police station (social)
178. Donkey field site – affordable first time buyers
179. The Old Southern Water Site – situated between Hurst Lane & Hawkhurst Road – site could accommodate 50+ houses (detached).
180. More affordable homes for the youngsters of the village, so that families are not separated and less big 5 and more bedroom mansions.

181. I would like to see small developments of traditional style housing for young people with eco-friendly facilities (it can be done). No more 'council' style housing and the existing housing (East View Terrace) given a 'face-life'. Part-buy, part-rent housing (eco-friendly) retirement bungalows in small developments (eco-friendly) in the village. Affordable housing in traditional style.
182. I don't think any more housing developments should be in the village centre, as it already is a nightmare, as regards parking or just getting from A-B. Whoever thought that building a new school, doctors' surgery right near a pub or hotel was good idea, got it badly wrong. More housing means more children, so then the school will not be suitable, so a new one will have to be built and so it goes on.
183. How about the fenced off site just past the village hall. Building work was due to start a few years ago.
184. Street Farm should have no development at all. Preserve this highly visible field.
185. I would support building spread in the village, but am opposed to large number, twenty or more estates.
186. The country is not building enough houses. Sedlescombe can take more housing developments without ruining the beauty of the area.
187. More flexibility should be applied where planning concerns eco-builds where this would replace bungalows or dwellings built in the '60s.
188. I feel very strongly about any additional development of any type along Brede Lane – particularly on greenfield sites. First priority should be brownfield sites. Developments of more than 6 houses on any 1 site should be avoided.
189. Social housing should be provided, but I don't agree with the right to buy as this then becomes private housing. A lot of these home owners, then end up needing social housing again, therefore the more social housing sold off, leads to the building of more social housing and so it goes on.
190. This village has a long history but we cannot prevent change. I feel that too many new homes will ruin the village environment that has happened to many other small villages! Traditional homes sympathetic to area should not be ruled out but housing estates however small would swamp and erode the beautiful village we have!
191. Before any housing development is thought about, attention should be given to the services i.e. gas etc, and the narrow lanes in Sedlescombe, which already take heavy traffic and would cause a strain on the services if more housing were built in unsuitable areas. All lanes are narrow and having lorries up and down daily would damage them more. The developers should have to make good, road damage and services not impaired by the new housing.

192. Use local builders.
193. If new building work starts it would be good and right to use local builders.
194. Sedlescombe is a small village. We already have traffic problems and this, needs to be addressed with any new development.
195. No cutting down of woods.
196. The only people to gain from any development are the property developers. Everyone else loses. There is no logic in building houses well away from any possible means of support. It just increases travelling and associated waste.
197. If I wanted an urban environment I would be living in a town, and not, as yet, a fairly unspoilt village.
198. No cutting down of woods.
199. Any development would need to consider the infrastructure of the village, i.e. capacity at the GP practice, school places, increase in vehicle movements.
200. Sedlescombe is a small village with small narrow roads. Any development should be appropriate to the village and roads.
201. Sedlescombe is a small, quaint, traditional village, and as such the majority of its residents would not expect or want it to be the epicentre of employment/business in the south-east or be able to house half the population of Hastings.
202. Ref the comment below about 'We cannot refute development' – has anyone actually (legally) challenged this requirement? Surely if the village voted unanimously for zero development we couldn't be over-ruled? If legally we have to accept development, then naturally option 2 is preferred.

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Appendix 10: Survey Report

Saturday/Sunday 29/30 June 2013	Councillors collected Bulletins and Survey Forms from Pauline Raymond and made them up into packs, one for each resident over 18. A code on each form allowed follow-ups to be targeted correctly.
Monday 1 July 2013	First completed forms received through Pauline's door
Tuesday 9 July 2013	Last deliveries to residents' homes
Tuesday 9 July 2013	First 201 completed forms sent by special delivery to Linda Jones & Partners in Woodbridge, Suffolk for analysis
Monday 15 July 2013	Second batch of completed forms sent by special delivery to Linda Jones & Partners in Woodbridge, Suffolk for analysis
Wednesday 17 July 2013	About one third (i.e. 400) completed forms returned by this date
Friday 19 July 2013	Published closing date for return of completed forms, either in pre-paid envelopes or to box in village shop
Between Saturday 13 July and Wednesday 24 July 2013	Street Champions' follow ups undertaken
Monday 22 July 2013	Third batch of completed forms sent by special delivery to Linda Jones & Partners in Woodbridge, Suffolk for analysis
Thursday 25 July 2013	Majority of completed forms received
Thursday 25 July 2013	Fourth batch of completed forms sent by special delivery to Linda Jones & Partners in Woodbridge, Suffolk for analysis
Thursday 25 July 2013	About half (i.e. 600) completed forms returned by this date
Monday 29 July 2013	Strays to be sent to Linda Jones

RECEIPTS OF COMPLETED SURVEY FORMS

All completed forms were returned to Pauline Raymond, Parish Clerk. She divided them into areas to ensure that views had been received from all parts of the parish.

A separate draw ticket was enclosed with each form and residents were invited to include their names, addresses and e-mail address. 346 completed draw tickets were returned. The draw took place at the Sedlescombe Fayre and Flower Show on the Sports field at 4pm on Saturday 27 July 2013. Three vouchers, £10, £20 and £30, were provided by Mark Winchester of Blackbrooks Garden Centre.

Pauline informed Street Champions (see below) of the properties they needed to visit to chase up non-return of survey forms.

SUMMARY OF DOORSTEP REACTIONS TO SURVEY FOLLOW-UPS BY STREET CHAMPIONS

Cllr Glew had identified volunteers to chase up survey forms throughout the parish. Properties not covered were visited by Cllr Vine-Hall, Cllr Glew and Lindsay Fraser.

Some Champions provided useful feedback after their follow-ups. Some of the reasons that a completed form was not submitted are summarised below:

Only rarely visits the property	Property on the market or just sold
Just moved in	Family problems e.g. bereavement, stroke or babies to look after
Many houses no reply	Second homes or holiday lets
Feels more connected to Staplecross as uses their village shop	Apathetic as they feel remote from the centre of the Village
Just renting	Age and infirmity/elderly and settled
Just not interested	Form not confidential as has postcode on it – NB just 2 (a further champion reported this problem later)
Lost form and doesn't want a replacement	Does not agree with the form, thinks too personal and poorly constructed – NB 1
Always being targeted e.g. direct mail	Can't complete it

Some occupants were willing to accept a replacement form if their original had been lost/recycled. A reasonable proportion promised on the doorstep to complete the form but it was never received.

75 properties, where there were more than one occupier, returned only one completed form.

NB The survey presentation is 60 pages long. The contents were incorporated into the September 2013 Exhibition and, therefore, have not been reproduced here.

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Appendix 11: Business and Employer Survey results

Businesses were included in the survey if the owner ran their business from premises within the Sedlescombe parish boundary, including the owner's residence. The survey was sent to 61 businesses identified as operating within the parish. One business was subsequently identified as having ceased trading and another as operating outside the parish boundary, leaving 59 businesses in total.

Business Type

		Total (responders and non-responders)	
	Type of Business	n	%
1.1	Agriculture	8	13.6
1.2	Agriculture+ (Forestry, Holiday Let, Retail)	2	3.4
2	Art	2	3.4
3	Business premises rentals	3	5.1
4	Building Services	5	8.5
5	Education	2	3.4
6	Equestrian	3	5.1
7	Health	4	6.8
8	Hotels/Pubs	2	3.4
9	Manufacturing	1	1.7
10	Retail	12	20.3
11	Services	5	8.5
12	Tourism	8	13.6
13	Transport	2	3.4
		59	

The majority of businesses in the parish (55.8 %) are involved in retail (20.3%), agriculture (17%) and tourism (13.6%).

Business Locations. 39% (n=23) of businesses are located within the Sedlescombe village development boundary (hereinafter referred to as the 'village boundary') and 61% (n=36) outside the boundary.

Questionnaire. The survey comprised 15 questions to gather information on the types of businesses operating from the parish, the number of people employed, whether employers preferred to employ Sedlescombe residents rather than people living outside the parish, their views about the type of housing suitable for employees, plans for business expansion and perceived local barriers to the success of the business.

Survey Data. The data was checked and cleaned, discrepancies resolved, and the results summarised (descriptive statistics).

Respondents

- 39 businesses returned a completed survey (66.1 % response rate).
- These businesses employ a total of 301.5 employees.
- 16 (41.0 %) businesses are located inside the village boundary and 23 (59.0 %) outside.

Non Respondents

- 20 businesses did not return the questionnaire.
- The number of employees has been estimated as a minimum of 1 per business (the owner) in order to give a more representative figure of the total number of people employed by businesses located in the parish: 321.5 employees.
- 7 (35.0 %) businesses are located inside the village boundary and 13 (65.0 %) outside.

Survey Results

Q.1 What is the nature of your organisation?

The types of businesses are described in Table 3.

Table 3, Business Type

		Total (responders)	
	Type of Organisation	n	%
1.1	Agriculture	4	10.3
1.2	Agriculture+ (Forestry, Holiday Let, Retail)	2	5.1
2	Art	0	0.0
3	Business premises rentals	3	7.7
4	Building Services	3	7.7
5	Education	2	5.1
6	Equestrian	2	5.1
7	Health	3	7.7
8	Hotels/Pubs	2	5.1
9	Manufacturing	1	2.6
10	Retail	10	25.6
11	Services	2	5.1
12	Tourism	4	10.3
13	Transport	1	2.6
		39	

The businesses that completed and returned the survey were broadly representative of the majority of types of business in the parish, with a similar proportion of retail (25.6%), agriculture (15.4%) and tourism (10.3%).

Q.2 How long has your organisation been established in Sedlescombe?

Years	Organisation (n)	%
< 1	1	2.6
1-5	7	17.9
6-10	10	25.6
11-15	4	10.3
16-20	3	7.7
>20	14	35.9
	39	

20.5% of businesses have been established for less than 5 years and 35.9% for more than 20 years.

Q.3 How many people are employed in the organisation, including you?

Employers and employees

Size of Business Number (n) of employees per business	Employers n (%)	Employees n (%)
1-5	23 (56.4 %)	46 (15.3%)
6-10	9 (23.1%)	70.5 (23.4%)
11-15	2 (5.1%)	27 (9.0%)
16-20	2 (5.1%)	33 (10.9%)
20+	4 (10.3%)	125 (41.5%)
	39	301.5

Most businesses (56.4%) employ between 1-5 people. The majority of employees (41.5%) are employed by businesses employing 20 people or more, and 3 businesses employ 101 people (about 1/3rd each).

Inside Village Boundary

Size of Business Number (n) of employees per business	Employers n (%)	Employees n (%)
1-5	8 (50.0%)	16 (10.8%)
6-10	3 (18.8%)	29 (19.6%)
11-15	2 (12.5%)	27 (18.2%)
16-20	1 (6.3%)	17 (11.5%)
20+	2 (12.5%)	59 (39.9%)
	16	148

Outside Village Boundary

Size of Business Number (n) of employees per business	Employers n (%)	Employees n (%)
1-5	14 (60.9%)	30 (19.5%)
6-10	6 (26.1%)	41.5 (27.0%)
11-15	0 (0.0%)	0 (0.0%)
16-20	1 (4.3%)	16 (10.4%)
20+	2 (8.7%)	66 (43.0%)
	23	153.5

About the same number of people are employed outside the village boundary (153.5, 50.9%) compared to those inside the boundary (148, 49.1%).

Q.4 How many of your employees, including yourself, live in Sedlescombe Village, Sedlescombe Parish, outside the parish?

Area of Residence	Employees	%
Sedlescombe Village	69	22.9
Sedlescombe Parish	31	15.4
Elsewhere	201.5	66.8
	301.5	

The majority of people employed by businesses in the parish do not live in the parish.

Q.5 How do you/your employees who live in the village travel to work

24 respondents said they or their employees living in the village either walked to work, travelled by motor vehicle (public bus, community bus, motorbike, car), cycled or lived on the premises.

	Yes	%
On foot	17	44.7
Bicycle	2	5.3
Motor vehicle	12	31.6
Live on premises	3	7.9

Q.6 How do you/your employees who live outside the village travel to work?

28 respondents said they or their employees living outside the village walked to work, cycled or travelled by motor vehicle.

	Yes	%
On foot	10	26.3
Bicycle	1	2.6
Motor vehicle	25	65.8

Q.7 Do you prefer to employ people from Sedlescombe?

		%
Yes	18	46.2
No	10	25.6
Not answered	11	28.2

The majority of employers (46.2 %) said they would prefer to employ people from Sedlescombe. Some of the advantages listed included greater reliability and flexibility about working hours, and a general desire to provide employment for the local community. *'Preferable as supports local community, improved attendance in bad weather, lower carbon footprint, but have not been able to fill post with hours required locally.'* A key factor determining who they employed simply reflected the skill match. *'We employ staff who have qualifications needed regardless of where they reside.'*

Q.8 the last time you employed someone, were you able to fill the position with someone from Sedlescombe?

		%
Yes	14	35.9
No	18	46.2
Not answered	7	17.9

Most employers (46.2 %) had not been able to fill their most recent vacancy with someone from the parish. Significant themes were that no one had applied or that those who had weren't suitably skilled.

Q.9 Do you expect to expand your organisation?

- a. If yes, will you need larger premises?
- b. If yes, do you expect to find suitable premises in or around Sedlescombe?

		%
Yes	16	41.0
No	13	33.3
Not answered	10	25.6

41.0 % of employers said they intended to expand their business. 50.0 % of these said they would need larger premises and ¾ said they expected to find suitable premises in or around Sedlescombe.

Q.10 What do you see as the main issues affecting your organisation in Sedlescombe?

Employers raised a variety of local issues that they feel negatively impact on their business, including lack of support from residents who preferentially use services outside the parish and a reliance of passing trade (e.g. the village shop and garage), the speed of traffic through the centre of the village which creates noise particularly at night for businesses offering accommodation (e.g. B+B and hotel),

along with congestion and parking problems, the lack of public transport hindering staff and visitors, and the slow internet broadband speed.

Q.11 What sort of housing do you think employees in Sedlescombe will need in the future?

Asked to rank the following categories, from 1 (most important) to 5 (least important):

- | | |
|--|---|
| a. Privately owned homes | d. Houses with work space attached, so employees can work from home |
| b. Socially rented homes*
(*owned and run by Housing Associations) | e. Lower cost starter homes |
| c. Part owned Housing Association homes
(occupiers own between 25%-75% then pay a lower rent) | f. Other <i>(please write in)</i> |

	Q.11.a Priv Own (n)	Q.11.b Soc Rent (n)	Q.11.c Part Own (n)	Q.11.d Work space (n)	Q.11.e Low Cost (n)
Rank 1	14	5	5	5	17
2	3	1	4	3	9
3	3	4	8	4	1
4	3	8	4	4	1
5	4	6	1	8	0

Scores					
5	70	25	25	25	85
4	12	4	16	12	36
3	9	12	24	12	3
2	6	16	8	8	2
1	4	6	1	8	0
	101	63	74	65	126

Low cost starter homes were ranked 1st priority by the business community, followed by privately owned homes. Socially rented housing, shared ownership and housing with workspace attached were all ranked as 1st priority with equal frequency.

However, inspection of the scored data reveals that while low cost start homes and privately owned homes score remain in first and second place, shared ownership now falls in third place, followed by housing with workspace attached and lastly socially rented housing.

Q.12 What are Sedlescombe's main problems in your view?

Asked to pick the top 3 from the following issues:

- | | |
|--------------------------------------|-----------------------------------|
| a. Traffic in Brede Lane/The Street | f. Parking in Brede Lane |
| b. Speed of cars through the village | g. Parking on The Street |
| c. Anti-social behaviour | h. Parking outside the shop |
| d. Lack of pavements | i. Other <i>(please write in)</i> |

- e. Lack of street lighting

The top 3 issues identified as being the main problems in Sedlescombe were: (1) traffic in Brede Lane/The Street, (2) Speed of cars through the village and (3) Parking outside the village shop.

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Appendix 12: Estate Agents Survey results

Two estate agents were approached who covered Sedlescombe Parish, one covering both sales and rentals and the other specialising in rental properties. Views about future housing development in the Parish were explored with a semi-structured telephone interview. Topics included aspects about the Parish that were attractive to potential renters/buyers, perceived market demand for property, interest in and the impact of new housing development (size of property and density of housing).

1: Sales and Rentals

The estate agent covering sales and rentals said that Sedlescombe was one of the most popular local areas to live in. It had a good reputation and as a larger village was seen as '*a bit more vibrant*' than many. The most important factor influencing market demand was the attractive village environment and the sense of community. For families, the good recreational community facilities (e.g. the sports field) were important. The proximity of good road (A21) and rail connections from nearby Battle were attractive to both commuters and the retired, offering easy accessibility to London and other parts of the UK to visit family and for holidays.

A good mix of different types of housing would all generate interest, from low cost starter homes to larger properties. There was interest from buyers in London and Surrey, some of whom were planning to commute to work and others on retiring. These buyers found higher levels of housing density more acceptable than local buyers, reflecting their experience of greater housing density in the crowded Surrey belt and London areas. As a general rule, the smaller and more select the development, the higher the property price and conversely, the larger the development, the lower the price. There was also interest from investors looking for buy-to-let properties, for short term leases ranging from 6 months to 1 year.

From the estate agent's point of view, the key factors to bear in mind when developing new housing were: (1) the sort of people we're trying to attract to the village, (2) housing in/near the centre of the village for the retired or sheltered accommodation, and (3) properties on the outskirts of the village for families and homes priced at the high end of the market. It was important not to spoil the character of the village with large-scale development, where the limited infrastructure meant this level of housing was not sustainable. He cited the recent large development of sixty-six 2, 3, 4 and 5-bedroom houses by Taylor Wimpey in the village of Buxted, Uckfield (including 19 affordable homes) as an example of how new development can spoil a village environment.

2: Rentals

The estate agent covering rentals said that there was interest in all types of property in Sedlescombe. The level of interest was constrained by the availability of properties for rent.

Sedlescombe was seen as a '*living village*' with residents working nearby, and families were drawn to its many assets including the village hall and playing fields, the primary school with a good reputation, village shop and local pub, and the frequent commuter rail service from Battle to London.

People who were looking to rent typically had just moved to the area with a new job and rented for 1 to 2 years before buying, while those on short term contracts were not interested in buying a property.

In general, smaller scale developments (not large estates) that were sited properly, and were of the right size and type to address rental demand, would generally do very well. Blocks of flats and 2 bedroom houses with a garden were attractive to investors, and there was also a rental market for 3 or 4 (but not 5) bedroom detached houses.

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Appendix 13: Police Survey results

Question: asking what from their point of view were the main problems in Sedlescombe today, what attempts had been made to solve them and whether they were on-going, and what would make the problems solvable or help relieve the problem(s)?

Answer: Parking around the school and speed are the main problems in the village. Speedwatch has been set up in the village and volunteers have now been trained. Additional patrols at school time and some extra signage will be used. Any additional traffic flow in Brede Lane will increase this problem. Antisocial behaviour is at a very low level.

Question: asking whether there were any parts of the village that experience worse problems in terms of crime, antisocial behaviour, parking and traffic?

Answer: The Street is the main issue for speed although reports have been received from residents in Brede Lane of excess speed. The parking issues are mainly around the school and are specific to drop off and pick up times. Antisocial behaviour is generally centred on East View Terrace.

Question: asking whether there were any areas/roads or roads which lead onto other roads would the police suggest avoiding for any new development, or if there were any specific roads or section of roads or feeder roads that should be avoided where new development would exacerbate any current situation?

Answer: An increase in traffic using the Brede Lane would cause additional issues at school pickup and drop off times.

The constabulary did not respond to two questions that were not specifically policing matters asking whether from their experience it would be better to have smaller (6) or larger housing developments (up to 50) in Sedlescombe, nor did they respond to a question asking whether they would prefer to see new development attached to the existing village boundary on greenfield sites or on brownfield sites which are close to but not attached to the village boundary.

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Appendix 14: Exhibition Press Release



Sedlescombe Parish Council

Clerk/Responsible Financial Officer: Mrs P Raymond
Woodland Cottage, Chapel Hill, Sedlescombe, BATTLE,
East Sussex TN33 0QX
Telephone: 01424 870508.
e-mail: sedlescombe@freezone.co.uk
Website: www.sedlescombe.org.uk



PRESS RELEASE

Sedlescombe is in the process of developing a Neighbourhood Plan which will determine where larger developments of 6 or more houses in a group will be sited in the parish in the future. The Parish Council is proud to announce that it is both the first parish to have its Neighbourhood Plan Area designated in the whole of the Rother District and to receive the maximum government grant of £7,000 towards the employment of a Planning Consultant. To ensure everybody in the community has the opportunity to give their opinion, all residents aged 18 and over have been asked to complete a questionnaire. The response has been excellent and will guide the criteria for identifying possible development sites. Parish Clerk, Pauline Raymond, said "We will be at the Village Fayre this Saturday, 27 July, spreading the word about the Neighbourhood Plan and then on 14 and 15 September we are having an Exhibition in the Village Hall from 10 to 4 each day when Sedlescombe people will be able to see the sites and give further comments."

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SEDLSCOMBE PARISH COUNCIL

BULLETIN

SEPTEMBER 2013 www.sedlescombe.org.uk ISSUE 46



NEIGHBOURHOOD PLAN EXHIBITION SPECIAL

PLEASE COME TO THE VILLAGE HALL ON **SATURDAY 14TH OR SUNDAY 15TH SEPTEMBER** BETWEEN 10am and 4pm where the results from the recent surveys will be on display. You will also be able to see the sites that are being considered as suitable for development in Sedlescombe.

SUCCESSFUL SURVEY OF RESIDENTS

Thank you to everyone who took the trouble to fill in and return their survey forms. 1200 forms were hand delivered to every home in July. This was enough to give every person 18 and over living in the Parish of Sedlescombe a chance to have their say on future housing development. More than half were returned completed with plenty of useful comments added. Nearly 60% of homes, other than empty, holiday and second homes were represented. This was a good response rate covering all areas of the Village. Thank you to all those who were village street champions. Your work meant a substantial increase in completed survey forms.

The analysis of the returns was done by Linda Jones & Partners of Woodbridge, Suffolk. A Powerpoint presentation of the results will be available online from Monday 16th September.

Come along to the Exhibition on 14th or 15th September to see the results and much more.

BUSINESS SURVEY

At the time of writing, the Parish Council is surveying all the businesses that can be found in the Parish of Sedlescombe. This has been surprising as 62 different businesses have been identified. Some, of course, are one man businesses but others employ quite a few people, some more than thirty. It seems that those who do employ people would be happy to take on anyone from the local area providing they have the right skills but usually find it rather difficult and end up looking outside the parish.

BLACKBROOKS VOUCHERS

Blackbrooks Garden Centre generously provided vouchers for a prize draw open to those who submitted their survey forms. The draw was made at the Village Fayre at the sportsfield and the winners were:

- 1st £30 voucher – Mike Havell
- 2nd £20 voucher – Reg Glew
- 3rd £10 voucher – David Coupee



Claverham pupils who live in Sedlescombe consider types of housing


VIEWS OF YOUNG PEOPLE

It's always difficult to get young people's views on what's going on in the Village so we were very pleased to be able to arrange three separate sessions, one at Claverham Community College and two at Pestalozzi International Village when young people were able to give their views on what should be built in Sedlescombe in the future.

Correspondence to the Clerk to the Parish Council, Mrs Pauline Raymond, 01424 870508, Woodland Cottage, Chapel Hill, Sedlescombe, Battle, East Sussex TN33 0QX. sedlescombe@freezone.co.uk

Appendix 16: Exhibition Comments Forms

Comment sheets for both residents and non-residents were provided at the Exhibition.



Resident Site Comments Sheet

We would now ask you to assess the sites you have seen today.
Please ask for help if you are unclear how to fill this in.

1. Please select your **top 5 choices for sites you want developed**. The total number of houses that can be built on these 5 sites **must add up to at least 35 houses**. Please rate the sites from 1 'I prefer to see this developed first' to 5 'I prefer to see this developed last'.

Ref	Site Name Brownfield Sites Greenfield Sites	Houses per site Number	These are my top 5 choices from 1 'first choice' to 5 'last choice' (Please enter 1 to 5 in box)
Category 1 Acceptable by Parish Survey Results			
E01	Pestallozzi International Village	8	<input type="text"/>
E02	Sedlescombe Sawmills	8	<input type="text"/>
E03	Blackbrooks Garden Centre	12	<input type="text"/>
E04	Sedlescombe Parish Church	8	<input type="text"/>
Category 2 Marginal by Parish Survey Results			
E05	Red Barn Field	6	<input type="text"/>
E06	Luffs Farm	6	<input type="text"/>
E07	Suningdale-Powdermills	9	<input type="text"/>
Category 3 Not Acceptable by Parish Survey Results			
E08	Balcombe Green	8	<input type="text"/>
E09	Gorselands	6	<input type="text"/>
E10	Village Allotments	6	<input type="text"/>
E11	Street Farm	21	<input type="text"/>

2. Please tell us if there are any **sites that you definitely do not want to be developed**. These must **not include** any of the **5 sites** you have **selected for development** above. (Please mark all boxes that apply)

Ref	Site Name	x	Ref	Site Name	x
E01	Pestallozzi International Village	<input type="checkbox"/>	E07	Suningdale-Powdermills	<input type="checkbox"/>
E02	Sedlescombe Sawmills	<input type="checkbox"/>	E08	Balcombe Green	<input type="checkbox"/>
E03	Blackbrooks Garden Centre	<input type="checkbox"/>	E09	Gorselands	<input type="checkbox"/>
E04	Sedlescombe Parish Church	<input type="checkbox"/>	E10	Village Allotments	<input type="checkbox"/>
E05	Red Barn Field	<input type="checkbox"/>	E11	Street Farm	<input type="checkbox"/>
E06	Luffs Farm	<input type="checkbox"/>			



3. Please comment on the sites. Please write clearly.

Ref	Site Comments
E01	Pestalozzi International Village Brownfield site away from village boundary
E02	Sedlescombe Sawmills Brownfield site away from village boundary
E03	Blackbrooks Garden Centre Brownfield site away from village boundary
E04	Sedlescombe Parish Church Greenfield site away from village boundary
E05	Red Barn Field Greenfield site attached to village boundary
E06	Luffs Farm Greenfield site away from village boundary
E07	Suningdale-Powdermills Greenfield site within/attached to village boundary
E08	Balcombe Green Greenfield site within village boundary
E09	Gorselands Greenfield site attached to village boundary
E10	Village Allotments Greenfield site within village boundary
E11	Street Farm Greenfield site attached to village boundary

Key: *Village development boundary



Non-Resident Site Comments Sheet

Please describe yourself (tick one box).

- ☐ Employer or business
- ☐ Developer or builder
- ☐ Other (please specify)

Ref	Site Comments
E01	Pestalozzi International Village, Brownfield site away from village boundary
E02	Sedlescombe Sawmills, Brownfield site away from village boundary
E03	Blackbrooks Garden, Centre Brownfield site away from village boundary
E04	Sedlescombe Parish, Church Greenfield site away from village boundary
E05	Red Barn Field, Greenfield site attached to village boundary
E06	Luffs Farm, Greenfield site away from village boundary
E07	Suningdale-Powdermills, Greenfield site within/attached to village boundary
E08	Balcombe Green, Greenfield site within village boundary
E09	Gorselands, Greenfield site attached to village boundary
E10	Village Allotments, Greenfield site within village boundary
E11	Street Farm, Greenfield site attached to village boundary

Key: *Village development boundary

Please write clearly.

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Appendix 17: Display Boards

The Introductory Display Boards can be seen online by clicking

<http://www.sedlescombe.org.uk/Index/NeighbourhoodPlan/aExhibitionDisplays.pdf>

The Sites can be seen online by clicking

http://www.sedlescombe.org.uk/Index/NeighbourhoodPlan/A130916Exhibition_sites_pjrN_OTBG.pdf

NB The Balcombe Green site was displayed at the Exhibition but was withdrawn immediately after the Exhibition because the whole site was no longer available.

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Appendix 18: Notice allowing further time for comments following the Exhibition



Sedlescombe Parish Council

Clerk/Responsible Financial Officer: Mrs P Raymond
Woodland Cottage, Chapel Hill, Sedlescombe, BATTLE,
East Sussex TN33 0QX
Telephone: 01424 870508.
e-mail: sedlescombe@freezone.co.uk
Website: www.sedlescombe.org.uk



SEDEScombe NEIGHBOURHOOD PLAN

For those who were not able to come to the Exhibition, there are now a further 4 weeks allowed for ranking and commenting on the sites (CLOSING DATE 18/10/13). We shall be pleased to hear from residents and also any others who have something to contribute.

All the displays are on the Parish Council's website www.sedlescombe.org.uk, under "Neighbourhood Planning" and the Clerk will be pleased to e-mail you the appropriate form for completion. Send your request in an e-mail to her at sedlescombe@freezone.co.uk.

Alternatively, anyone without internet access who would like to add their own comments should telephone the Clerk on 01424 870508 and arrangements will be made.



Sedlescombe Parish Council
Neighbourhood Planning

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Appendix 19: Exhibition Results

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

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Appendix 20: Exhibition Comments

Twelve sites were displayed at an Exhibition in Sedlescombe Village Hall between 10:00 and 16:00 on the weekend of 14 and 15 September. Nearly 400 people attended during the two days. Residents were invited to choose their favourite top 5 sites from 11 of the sites numbered E01 to E11 and to rank them 1 to 5. One site – Pumphouse Yard - was displayed at the owner's request but, as it would not accommodate six dwellings, was excluded from the comment form. Respondents were also asked to mark those sites they definitely did not want to be developed.

At the end of the Exhibition, and following a further month of consultation which ended on 18/10/13, 331 residents had completed a form with a further 11 non-residents and 1 developer.

EXAMPLES OF COMMENTS ON SITES

<p>E01 Pestalozzi International Village</p>	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ No extra significant traffic problems with direct route to A21 ✓ Minimal impact on centre of Village ✓ Secluded site not intrusive in landscape ✓ Excellent site close to Village ✓ Helps Pestalozzi <p>NON-RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Supporting employment locally is good. ✓ Good to support charity ✓ Good for those who enjoy walking ✓ Apartments would be ideal fitting in with current buildings <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Out of character with new large homes <input checked="" type="checkbox"/> Road access not suitable for increased traffic, would need widening <input checked="" type="checkbox"/> People will not walk from here <input checked="" type="checkbox"/> Will increase traffic into school/doctors <p>NON-RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Too far out <p>DEVELOPER AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not well-related to centre of Village and local amenities <input checked="" type="checkbox"/> Assessed and rejected by SHLAA <input checked="" type="checkbox"/> Not near settlement boundary <input checked="" type="checkbox"/> Not consistent with local or national planning policy. Brede Lane site outperforms this site in terms of sustainability and its relationship with settlement boundary <input checked="" type="checkbox"/> No consideration given to viability of developing site. Small scale of sites places in doubt viability of sites especially with the need to include affordable housing <input checked="" type="checkbox"/> Does not protect the AONB according to SHLAA <input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access
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E02 Sawmills	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Away from Village so will not contribute to traffic in village <input checked="" type="checkbox"/> Would help employment as well as housing <input checked="" type="checkbox"/> Genuine brownfield site and brownfield sites should be developed before other sites <input checked="" type="checkbox"/> Maximum benefit to community <p>NON-RESIDENT FOR:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Supporting employment locally is good. Proposal may provide more employment than other proposals. <input checked="" type="checkbox"/> Doesn't impact too many residents <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Would community feel part of the village? <input checked="" type="checkbox"/> Fast-travelling traffic on B2244 – need “speed activated” signs <input checked="" type="checkbox"/> People will not walk from here <input checked="" type="checkbox"/> Unlikely that people would live and work on the site <p>NON-RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No transport <input checked="" type="checkbox"/> Too far out <input checked="" type="checkbox"/> Not part of Village, not within walking distance and bus service inadequate <p>DEVELOPER AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not well-related to centre of Village and local amenities <input checked="" type="checkbox"/> Not near settlement boundary <input checked="" type="checkbox"/> Not consistent with local or national planning policy. Brede Lane site outperforms this site in terms of sustainability and its relationship with settlement boundary <input checked="" type="checkbox"/> No consideration given to viability of developing site. Small scale of sites places in doubt viability of sites especially with the need to include affordable housing <input checked="" type="checkbox"/> No evidence that the development will protect the AONB <input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access
E03 Blackbrooks	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Excellent location as will not contribute to traffic in Village ✓ Easy access to road network and on bus route ✓ Would not impact on the character of the Village ✓ Near to amenities ✓ Need all-weather path to Village <p>NON-RESIDENT FOR:</p> <ul style="list-style-type: none"> ✓ Viable idea; providing adequate road safety installed (i.e. roundabout/zebra crossing or lights) <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not genuinely “brownfield” <input checked="" type="checkbox"/> People will not walk from here. <input checked="" type="checkbox"/> Object to low cost/affordable homes in this area

	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Might lead to re-development of the Garden Centre itself <input checked="" type="checkbox"/> Dangerous part of A21 where there are accidents on a regular basis <p>NON-RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> See no evidence that the development will actually increase employment <input checked="" type="checkbox"/> Access to A21 is nightmare <input checked="" type="checkbox"/> Not part of the Village, not within walking distance for elderly /incapacitated <input checked="" type="checkbox"/> Too far out <p>DEVELOPER AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not well-related to centre of Village and local amenities <input checked="" type="checkbox"/> Not near settlement boundary <input checked="" type="checkbox"/> Not consistent with local or national planning policy. Brede Lane site outperforms this site in terms of sustainability and its relationship with settlement boundary <input checked="" type="checkbox"/> No consideration given to viability of developing site <input checked="" type="checkbox"/> Small scale of sites places in doubt viability of sites especially with the need to include affordable housing <input checked="" type="checkbox"/> No evidence that the development will protect the AONB <input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access
E04 Parish Church	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Loss of greenfield offset by safety improvement of access to church ✓ Need parking for services, weddings and funerals and school use ✓ Close to Village with good pedestrian links ✓ Much needed funds for church ✓ Could allow eco-development <p>NON-RESIDENT FOR:</p> <ul style="list-style-type: none"> ✓ Support maintenance of Church building ✓ Would help Church to try to increase congregation ✓ OK for Christians <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Housing would detract from Church's prominence <input checked="" type="checkbox"/> Sandrocks extremely busy already and nasty junction <input checked="" type="checkbox"/> Consider views from fields behind <input checked="" type="checkbox"/> Domain of wild slipper orchids <input checked="" type="checkbox"/> Depends on Diocese as Church property <input checked="" type="checkbox"/> Need space for future burials <p>NON-RESIDENT AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Too far out <p>DEVELOPER AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Not well-related to centre of Village and local amenities <input checked="" type="checkbox"/> Not near settlement boundary <input checked="" type="checkbox"/> Not consistent with local or national planning policy. Brede Lane site outperforms this site in terms of sustainability and its relationship with settlement boundary, landscape grounds

	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> No consideration given to viability of developing site <input checked="" type="checkbox"/> Small scale of sites places in doubt viability of sites especially with the need to include affordable housing <input checked="" type="checkbox"/> No evidence that the development will protect the AONB <input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access <p>GENERAL COMMENTS:</p> <ul style="list-style-type: none"> ▪ Keep roadside trees ▪ Need path to Hurst Lane
E06 LUFFS FARM	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Away from Village so will not contribute to traffic in Village ✓ Creation of community orchard would offset loss of greenfield site ✓ Would help justify expensive footpath to Blackbrooks ✓ Nice style of housing ✓ Would increase necessity for mains sewer connection to benefit of properties at Blackbrooks <p>NON-RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Seems idyllic if it happens ✓ Away from boundary but closer than E01, 2, 3 and 4 to village centre <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> People will not walk for here. <input checked="" type="checkbox"/> Possible archaeological interest may be a problem <input checked="" type="checkbox"/> Development of greenfield site on approach to the Village <input checked="" type="checkbox"/> Elevated site would make a very visible development <input checked="" type="checkbox"/> Speed of traffic on approach to A21 <p>GENERAL COMMENT:</p> <ul style="list-style-type: none"> ▪ Need path that would double as a cycle path ▪ Community benefit not impressive <p>DEVELOPER AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access
E07 Sunningdale/ Powdermills	<p>RESIDENTS FOR:</p> <ul style="list-style-type: none"> ✓ Tucked away and should not significantly affect the village feel ✓ Important that low cost starter homes are within easy walking distance of Village ✓ If well executed would be acceptable <p>RESIDENTS AGAINST:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Could impact on traffic problems as would overcrowd that part of the Village <input checked="" type="checkbox"/> Not suitable as floods and water pipe <input checked="" type="checkbox"/> Possible damage to stream and wildlife <input checked="" type="checkbox"/> Unsatisfactory impact on Gregory Walk <p>NON-RESIDENTS AGAINST:</p>

	<p><input checked="" type="checkbox"/> May impact current residents</p> <p>DEVELOPER AGAINST:</p> <p><input checked="" type="checkbox"/> Site near to listed buildings</p> <p><input checked="" type="checkbox"/> Parish has not had any regard to impact on heritage assets</p> <p><input checked="" type="checkbox"/> Parish has not conducted any technical work regarding transport problems compared to Brede Lane site where the SHLAA has found there to be satisfactory access</p> <p>Also large number of comments on the flood risk zone but proposal amended to exclude land in the flood risk zone</p>
	<p>RE a Strategic Environmental Assessment:</p> <p>DEVELOPER states that in his opinion:</p> <p>A Strategic Environmental Assessment needs to be undertaken alongside the Sedlescombe Neighbourhood Plan because the Plan will allocate sites for development and the whole of the area is covered by the AONB.</p>

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Appendix 21: Copy of webpage advertising Pre-Submission Neighbourhood Plan (Withdrawn Plan)

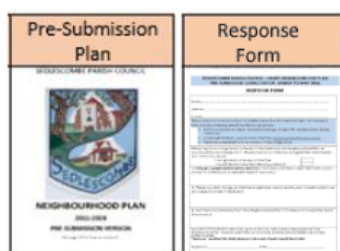
CONSULTATION - PRE-SUBMISSION STAGE (Draft)

WEDNESDAY 07/05/14. The consultation period on the Draft Plan, lasting almost seven weeks, came to an end yesterday. A total of 441 people gave one or more comments, the vast majority supporting the Plan. In addition, statutory bodies gave detailed comments. Issues that have been raised will be considered carefully by the Parish Council. The next stage is expected to be submission for independent examination.

THURSDAY 24/04/14. At the end of a year's work, Sedlescombe Parish Council has issued its Draft Neighbourhood Plan in electronic and hard copy.

The Council wishes to know whether you are generally in favour of what is included. Comments, including suggested changes, are invited during the period ending at 5pm on TUESDAY 6 MAY 2014.

You can read the Pre-submission Plan (1.26Mb pdf) online and download the consultation form (33kb doc) by clicking the images below:



The following documents support the Draft Neighbourhood Plan:

- [Strategic Environmental Assessment \(SEA\)](#)
- [State of the Parish which includes a range of other supporting documents](#)
- [Site Assessments](#)
- [Draft Plan Site Summary](#)

Hard copies of the Plans and Supporting Documents can be viewed in the Village of Sedlescombe as follows:

- Sedlescombe Village Hall, The Street, Sedlescombe
- Sedlescombe Village Stores & Post Office, The Green, Sedlescombe
- Queen's Head, The Green, Sedlescombe
- Brickwall Hotel, The Green, Sedlescombe
- Doctors' Surgery, Brede Lane, Sedlescombe

They were also be available at a public meeting:

- Sedlescombe Annual Assembly, Village Hall, Sedlescombe on Tuesday 29/04/14 from 18:30

You can collect a response form from one of the above-mentioned places in the Village (see in back of File)

The actual webpage can be accessed (including all its links) by clicking <http://www.sedlescombe.org.uk/Index/NeighbourhoodPlan/NHPConsultation.html>.

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Appendix 22: Pre-Submission Response Form (Withdrawn Plan)

SEDLSCOMBE PARISH COUNCIL – DRAFT NEIGHBOURHOOD PLAN PRE-SUBMISSION CONSULTATION - MARCH TO MAY 2014

RESPONSE FORM

Name.....

Address.....

E-mail.....

Please return this response form to Sedlescombe Parish Council by 5pm on Tuesday 6 May 2014 by choosing one of the following options:

- Deliver to the Parish Clerk, Woodland Cottage, Chapel Hill, Sedlescombe, Battle TN33 0QX
- Download the form, save it and e-mail it to sedlescombe@freezone.co.uk
- Place the completed form in the box in the village store.

Please say if you are generally in favour of the Sedlescombe Neighbourhood Plan or would wish to see changes to it. Please place an X in the box alongside the statement(s) with which you agree.

I am generally in favour of the Plan

I would like to make the following comment

2. **Using paragraph and/or policy numbers**, state fully and clearly your comments and/or concerns (Continue on a separate sheet if necessary)

3. Please say what change or alternative approach would resolve your concerns (Continue on a separate sheet if necessary)

4. Are there any omissions from the Neighbourhood Plan? (Continue on a separate sheet if necessary)

DATA PROTECTION NOTICE: Information given on this form will be used to help prepare the Final Neighbourhood Plan. Please be aware that your comments, including personal details, may be made publicly available.

Thank you Jonathan Vine-Hall, Chairman Sedlescombe Parish Council, March 2014

Signature_____ Date_____

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Appendix 23: Pre-Submission Consultation Summary Sheet (Withdrawn Plan)



Sedlescombe Neighbourhood Draft Plan Pre-Submission Consultation **Summary of Plan and Response Form**

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

Sedlescombe has to find space for 35 houses in groups of at least 6 houses in the next 14 years. Sedlescombe's Plan, whilst addressing the need for housing in the Plan period, both market and affordable, ensures that the historic core of the Village is protected as are the precious green spaces on the edges of the built up area. As well as development within the existing boundary, use of brownfield sites in the wider parish is a sensible and sustainable option. It will bring with it considerable community benefit for residents, businesses, charities and stakeholders creating new jobs and expanding and reviving employment space whilst reducing the need for travel. **Please find the key policies below.**

Neighbourhood Plan	Site	Number of Houses (maximum)	Type of Site	Community Support ² to develop site	Benefit to Community
Policy 2	Sunningdale	10	Within Development Boundary	35%	Financial contribution to the costs of providing a pedestrian crossing in the village or of providing parking facilities at the multi-use games area. 40% affordable housing ³
Policy 3	Pestalozzi	8	Brownfield ¹	90%	Fund rebuilding of volunteer accommodation. Low cost affordable accommodation for eligible staff.
Policy 4	Blackbrooks	12	Brownfield ¹	89%	On site low cost housing for eligible employees. Fund 8 new jobs and expand garden centre. Creation of a footpath to the village and highways improvements if needed. 40% affordable housing ³
Policy 5	Sawmills	6 to 8	Brownfield ¹	88%	To fund the rebuilding and revitalisation of this important employment site. Additional community benefits to be agreed when site is redeveloped.
Policy 6	Parish Church	6	Greenfield	76%	Build a car park for the church to remove the danger on the B2244. Renewable green energy heating for the church and the new houses. Restoration of the church and creation of an open green space for all the community.
Policy 7	Red Barn Field,	None	Greenfield	41% definitely don't want land built on	Dedication as permanent green space to protect against development.
	Street Farm			44% definitely don't want land built on	

¹**Brownfield** 78% of residents support development of Brownfield sites before development of Greenfield sites. ²**Community Support** % residents support development based on top 5 preferred sites exhibited in September 2013. ³**Affordable Housing** Allows flexibility for developers to provide either rented or shared ownership of Housing Association houses.

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Appendix 24: Pre-Submission Consultees (Withdrawn Plan)

20 March 2014	<p>E-mailed links to all Sedlescombe's Neighbourhood Plan website information on the Pre-Submission Plan and its supporting documents sent to:</p> <ol style="list-style-type: none"> 1. Battle Town Council 2. Brede Parish Council 3. Ewhurst Parish Council 4. Mountfield Parish Council 5. Salehurst and Robertsbridge Parish Council 6. Westfield Parish Council 7. Whatlington Parish Council 8. Rother Association of Local Councils 9. David Marlow, Rother Planning Strategy and Environment Manager 10. Norman Kwan, Rother Planning Strategy 11. M Johnston, Rother Executive Director of Resources 12. A Leonard, Rother Executive Director of Business Operations 13. T Hickling, Planning 14. Brenda Mason, Rother District Council 15. Carl Maynard, Leader, Rother District Council 16. District Councillor Tony Ganly 17. County Councillor Angharad Davies 18. Cllr Kentfield, Chair of Rother Planning 19. PCSO Demetrius Georghiou 20. Kirsten Williamson, Snr Strategic Planner, East Sussex County Council 21. Andrew Corbett-Nolan, Sedlescombe Churchwarden 22. Steve Hilton, South Water 23. South East Water 24. Highways Agency 25. Mrs Marian Ham, Headteacher, Sedlescombe Primary School 26. Mrs Sue Walton, Chief Executive, Pestalozzi International Village. 27. English Heritage 28. The Environment Agency 29. High Weald AONB Unit 30. Natural England 31. Power Networks UK 32. East Sussex Healthcare NHS Trust Chief Executive 33. Terry Gregory, landowner Sunningdale 34. Mark Winchester, landowner, Blackbrooks Garden Centre 35. Gary Mynard, landowner, Sedlescombe Sawmills 36. Paul Thomas, landowner, various sites 37. Geoff Armstrong, Armstrong Rigg representing MJH Executive Homes Ltd, Brede Lane site 38. Laura Ross, DevPlan 39. Stephen Hardy, CPRE 40. Orbit Housing Association 41. AmicusHorizon 42. Moat Housing Association 43. Rother Voluntary Action Chief Executive
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44. Action in Rural Sussex
45. East Sussex Disability Association
46. Trevor Leggo, Sussex Association of Local Councils
47. Gregory Barker MP
48. Sussex Police
49. Sussex Biodiversity Record Centre
50. Safer Rother Partnership
51. Rural Shop Alliance
52. Sedlescombe Seniors

**20 March
2014**

Links to Sedlescombe's Pre-Submission Neighbourhood Plan, its supporting papers and its response form were sent to a database of local residents who had registered to receive this information as follows:

- | | |
|----------------------|-----------------------|
| 1. A Birtwistle | 43. C Holden |
| 2. A Birtwistle | 44. C Legge |
| 3. A Daniel | 45. C Limpkin |
| 4. A Fenn | 46. C Mitchell |
| 5. A Fuller | 47. C Platten |
| 6. A Gadsby-Houlton | 48. C Platten |
| 7. A Hanagarth | 49. C Smith |
| 8. A Heard | 50. C Smith |
| 9. A Hogwood | 51. C Store |
| 10. A Holland | 52. C Thomas |
| 11. A Hollands | 53. C Water |
| 12. A Huntley | 54. C Yerlikaya |
| 13. A Johnson | 55. C&P Cook |
| 14. A Lemerle | 56. C&S Harris |
| 15. A Limpkin | 57. D Abbott |
| 16. A Llewellyn-Jone | 58. D Blowey |
| 17. A Morton-King | 59. D Box |
| 18. A Olin | 60. D Brabants |
| 19. A Pearce | 61. D Coupee |
| 20. A Pollard | 62. D Ebdy |
| 21. A Sanders | 63. D Knight-Latter |
| 22. A Smytherman | 64. D Maslen |
| 23. A St George | 65. D Palmer |
| 24. A Wise | 66. D Tipper |
| 25. A&L Davey | 67. D Wright |
| 26. A&M Havell | 68. D&A Post |
| 27. A&P Whitehead | 69. D&B Moore |
| 28. B Couchman | 70. D&L Cook |
| 29. B Harris | 71. D&M Edwards |
| 30. B Lister | 72. D&S |
| 31. B Roper | 73. E Burgess |
| 32. B Wakeford | 74. E Foex |
| 33. B White | 75. E Goodwin |
| 34. B&E Bradbury | 76. E Trelawny-Vernon |
| 35. B&E Hickmott | 77. E&C Clark |
| 36. B&J Hooker | 78. F Taylor |
| 37. C Barker | 79. G Brister |
| 38. C Bates | 80. G Buss |

39.	C Boyd	81.	G Cachrimanis
40.	C Brownsdon	82.	G Crouch
41.	C Dunstall	83.	G Daniel
42.	C E Willis	84.	G Lofty
85.	G Martin	137.	J Stewart
86.	G Matthews	138.	J Stone
87.	G Maynard	139.	J Taylor
88.	G Rogerson	140.	J Vine-Hall
89.	G Shaw	141.	J Wallis
90.	G Shove	142.	J Wheatley
91.	G Solomon	143.	J&J Roberts
92.	G Tapp	144.	J&J Roper
93.	H Davidson	145.	J&P Whitcher
94.	H Hannam	146.	J&S Marland
95.	H Lawrence	147.	Jean Dellow
96.	H Leonard	148.	K Baker
97.	H Vine-Hall	149.	K Brocklehurst
98.	H Watts	150.	K Glen
99.	H&B and T Dyson-Laurie	151.	K Kent-Smith
100.	I Cole	152.	K Mitchell
101.	I Fisher	153.	K Moore
102.	I Llewellyn-Jones	154.	K Saull-Hunt
103.	I Whitelaw	155.	K Sutton
104.	J Barlow	156.	K Tarrant
105.	J Barr	157.	K Thomas
106.	J Bartholomew	158.	K Weston
107.	J Bewick	159.	K&S Roper
108.	J Brownsdon	160.	L Best
109.	J Burton	161.	L Judges
110.	J Calver	162.	L Le Lacheur
111.	J Cameron	163.	L Nightingale
112.	J Canini	164.	L Stewart
113.	J Carr	165.	L Wakeford
114.	J Corin	166.	L&R Fraser
115.	J Davidson	167.	M Bater
116.	J Eckersley	168.	M Brister
117.	J Grice	169.	M Cole
118.	J Hempson-Jones	170.	M Davies
119.	J Highgate	171.	M Durrell
120.	J Hinde	172.	M Fisher
121.	J Holland	173.	M Fleischer
122.	J Hooker	174.	M Foord
123.	J Judges	175.	M Hall
124.	J Kroon	176.	M Ham
125.	J Leatham	177.	M Huggins
126.	J Mainwood	178.	M Irwin
127.	J Mitchell	179.	M Knight-Latter
128.	J Monk	180.	M Lynch
129.	J Page	181.	M Shaw
130.	J Parsons	182.	M Tegg
131.	J Prodger	183.	M Younie

132.	J Reynolds	184.	M&J Garne
133.	J Saul-Hunt	185.	M&R Kemp
134.	J Scoones	186.	MM Ferrier
135.	J Sidgwick	187.	Mr and Mrs Knott
136.	J Smith	188.	N Chisanga
189.	N Dawson	237.	S Davies
190.	N Drummond	238.	S Dunne
191.	N Foord	239.	S Fabien
192.	N Ford	240.	S Fritzsche
193.	N Huggins	241.	S Frost
194.	N Moore	242.	S Hempson-Jones
195.	N Rigg	243.	S Kroon
196.	Nina	244.	S Langer
197.	P Anson	245.	S Lawrence
198.	P Astbury	246.	S Malewicz
199.	P Barraclough	247.	S Martin
200.	P Broomhead	248.	S Parsons
201.	P Coleman	249.	S Rae
202.	P Harber	250.	S Sidgwick
203.	P Harmer	251.	S Skilton
204.	P Hobart	252.	S Smith
205.	P Mawson	253.	S Summers
206.	P Roper	254.	S Turner
207.	P Saxelby	255.	S Wrench
208.	P Williams	256.	S & T Palmer
209.	R & R Khalesi	257.	T Ash
210.	R Arnsby	258.	T Cornford
211.	R Baker	259.	T Crawshaw
212.	R Bell	260.	T Ganly
213.	R Bond	261.	T Kennard
214.	R Chapman	262.	T Leonard
215.	R Cowell	263.	T Luck-Baker
216.	R Eldridge	264.	T Mazai
217.	R Farley	265.	T McDowall
218.	R Fisher	266.	T Morrell
219.	R Glew	267.	T Palmer
220.	R Haddock	268.	T Partridge
221.	R Harrod	269.	T Schollar
222.	R Platten	270.	T Skinner
223.	R Potter	271.	T Thomas
224.	R Simpson	272.	T&B Hall
225.	R Sunderland	273.	Tobias Ridpath
226.	R Vilars	274.	Trish Skilton
227.	R Watson	275.	V Apps
228.	S Adams	276.	V Kindell
229.	S Bartleet	277.	V Reynolds
230.	S Bond	278.	V Stubbs
231.	S Brabants	279.	V Tegg
232.	S Brown	280.	V Young

233.	S Burman	281.	W Trelawny-Vernon
234.	S Buss	282.	W&F Rose
235.	S Coleman	283.	Zoe Owers
236.	S Crouch		

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Appendix 25: Minutes of Annual Assembly of Parish Meeting 2014. See particularly Minute 4, 5 and 6.

Minutes of the Annual Assembly of the Parish Assembly held on Tuesday 29 April 2014 in Sedlescombe Village Hall 19:00 to 20:45

PRESENT: 154 people were present at the meeting including:

Cllr Jonathan Vine-Hall (Chair of Sedlescombe Parish Council) in the chair
Parish Councillors Peter Anson, Roy Chapman, Rod Eldridge, Pauline Glew, Simon Lawrence, John Parsons, John Reynolds
Pauline Raymond (Clerk/Responsible Financial Officer of Sedlescombe Parish Council)
County Councillor Angharad Davies
District Councillor Tony Ganly
PCSO Demetrius Georghiou

There were 12 displays around the hall arranged by the Police, the Garden Society, the Primary School, The Sedlescombe Bowls Club, Community Friends, Royal British Legion, Battle and District Lions Club, Sedlescombe Jobs Network, Pestalozzi International Village, Sedlescombe Parish Church, Sedlescombe News and the Parish Clerk.

1. **CHAIRMAN'S OPENING REMARKS.** The Chairman opened the meeting with health and safety information. He welcomed all present including District Cllr Tony Ganly, County Cllr Angharad Davies and PCSO Demetrius Georghiou whom he thanked for their work for the community. Parish Councillors around the room were identifiable by their badges.

2 **MINUTES OF THE ANNUAL ASSEMBLY OF THE PARISH MEETING OF SEDLESCOMBE HELD ON 30/04/13.** It was proposed by Pauline Glew and **RESOLVED: That the Minutes of the Annual Assembly of the Parish Meeting of Sedlescombe held on 30/04/13 are approved.** The Minutes were printed in the 2014 Annual Report and Directory. Cllr Vine-Hall thanked all the businesses whose advertising supported the printing and urged use of the businesses letting them know that they were found in the directory.

3. SHORT REPORTS

1. 2 girls from **Sedlescombe School**, Mia Shaw and Izzy Lawrence, gave presentations on life in Sedlescombe School which they ably portrayed as busy but yet enjoyable. They ended with a charming song.
2. Mark Fisher spoke as the new Chair of the **Village Hall Management Committee** thanking Pauline and Reg Glew, Jenny Mitchell and David Torrance, who had recently retired from the Committee after many years of very active involvement. The new committee will be considering plans such as a new kitchen for the hall and installation of a suspending ceiling. He was pleased to be able to report that the weekly village library that has operated in Sedlescombe for more than sixty years is set to continue supported by County Council staff. He urged residents to make use of it. The Village Hall can now be booked online through the new website (www.sedlescombevillagehall.org.uk)

3. John Parsons spoke as chair of the **Garden Society** to inform the meeting that, recently, there was a successful Spring Show. The Summer Show celebrating the 70th Anniversary of the Society will be held on the Village Green at the beginning of August. Tickets are on sale for the Question Time event planned for June. John reminded those present that volunteers were being sought to run the 2015 Summer Fayre and Flower Show back at the Sports field.
4. Pauline Glew thanked the **Lift Scheme** drivers for the help they provide by helping people to get to hospital appointments. She also spoke of the desperate need for new editors who could take a turn at producing the weekly **Sedlescombe News**. As Vice-Chairman of the Parish Council, she thanked the Parish Clerk and Cllr Vine-Hall for their work for the Village.
5. Michelle Brister spoke about the **Sedlescombe Jobs Network** which was launched in November 2013 arising directly from the Neighbourhood Plan Consultation. So far, 22 jobs had been publicised engaging with around 300 people. The aim is to double these numbers. The Network is open to individuals as well as businesses.
6. Liona Muchenje, a first-year student from Zimbabwe, who has been at **Pestalozzi** for eight months, said that she was pleased to be experiencing the advantages of living in a multi-cultural establishment where she could speak with people from other countries. She was impressed by the way members of communities in Britain communicate with each other and hoped to encourage this in her own country when she returned.
The Chairman reminded the meeting that Pestalozzi is an important part of the community and is one of Sedlescombe's top three employers. He suggested that residents should give the charity their support in any way they can.
7. **PCSO Demi** congratulated the Village and spoke of his close connection with the Parish Council. He encouraged everyone in the Village to work with him to combat crime.

4. PARISH COUNCIL CHAIRMAN'S REPORT. Cllr Vine-Hall presented his report to the meeting:

1. **Parking/Traffic Issues.** At last year's Assembly, a number of residents brought up highways issues to do with parking, traffic, potholes and speed of vehicles through the village and lanes. Cllr Eldridge, assisted by Cllr Parsons and volunteers, had carried out a detailed traffic survey last summer in The Street and The Green. The headline results were as follows:
 1. Around 5,500 vehicles travel along The Street each working day including an average of 233 HGVs which appears to be a 64% increase over the volume of traffic in 2006.
 2. 16% of these vehicles travel over 30mph.
 3. An average of 450 cars drive along The Green each day.
 4. An average of nearly 2,100 cars travel on Brede Lane each day mostly centred around the School.

The Parish Council had been told by East Sussex County Council that speed limits on country lanes are unenforceable unless traffic calming cues are also introduced. The new white line around the corner of Brede Lane has been very successful in nearly eliminating parking problems on that corner but, generally, the feeling is that more lines should not be introduced. The Parish Council together with the County Council are looking at the area around the shop to see what can be done to improve access for pedestrians, stop cars clogging up the road on the shop side, parking all day outside the shop or using The Green as a cut through.

Cllr Eldridge had conducted a survey amongst residents of The Green to determine if they had a preference for The Green becoming one way and in which direction but the consensus was that it should remain two way.

Cllr Eldridge had used volunteers to do 17 days of speed camera work and aimed to continue this work once a month in different locations of The Street during the coming year. The Parish Council is planning to purchase its own speed gun to give more flexibility in times of use.

Although figures show that the revised road layout at the intersection of Paygate Road and the A21 has improved the safety record, after a recent meeting with our MP and the Highways Agency, the Agency will be positively reassessing the junction for a roundabout. This has been brought about by the offer of considerable funding towards both a roundabout and crossing from the owner of Blackbrooks in connection with housing development proposed at the rear of Blackbrooks Garden Centre in the Sedlescombe Neighbourhood Plan and proposals to introduce average speed limits on the A21.

2. **Parish businesses.** The Chairman mentioned and congratulated two businesses in the Parish who had had Gold success during the year. The first was Sedlescombe Vineyard for its products and the second was Kester House B&B for its service. Kester House has also been short-listed as one of five finalists across the whole of England for the VisitEngland Awards for Excellence 2014.
3. **Local Author.** The Chairman mentioned Patrick Roper's book called Brede High Woods which is about Woodland Trust land that partly lies within Sedlescombe Parish. Copies are available through Ralph Dellow.
4. **Volunteers.** The Chairman thanked the 80 volunteers who have been involved with working with the Parish Council during the last year. The work varies from delivering directories and bulletins to keeping the children's play area well maintained. Cllr Chapman has been instrumental in managing a team of maintenance volunteers who have saved the Parish around £5,000 in the last year. He drew the winner of this year's Volunteer prize draw which was for a dinner for two at the Queen's Head. The Queen's Head was thanked for providing the prize.
5. **Neighbourhood Plan.** The Chairman explained that the Government is making an unprecedented demand for houses to be built across the country. In order for local decisions to be made on what properties should be built and where, the Parish Council has undertaken a Neighbourhood Plan. The Plan has reached the consultation (Pre-Submission) stage. Examination should be reached by the end of August with a vote on the final Plan in a referendum by October.

The Chairman reminded the meeting about the Neighbourhood Plan process and the advantages of having a Neighbourhood Plan where parishes with Plans will receive 25% of the community infrastructure levy on each new house built to be spent on infrastructure projects (not yet introduced in the Rother area). It was stressed that the Plan must conform to government policy. The majority of the Sedlescombe Plan will provide investment for charities, the Church and main employers. The current stage is the first official consultation period as opposed to what is considered the informal consultation of the exhibition last year. Currently, a large majority of residents who have responded are in general agreement with the Plan with the main objectors focusing on the proposed development at the rear of

Gregory Walk. Cllr Vine-Hall explained that the Gregory Walk site is partially within the existing development boundary and that the landowner could, if he wished, apply for permission to build houses on the site and still leave the Parish to find sites for 35 properties. He promised to discuss with the owner whether he is prepared to reduce the number of houses and to propose a different layout which could address the concerns.

5. FINANCIAL OFFICER REPORT. Each person attending had been given a copy of the Parish Council Financial Statement for 2012-13, draft 2013-14 and the budget for 2014-15. Mrs Raymond reported that the Council had been involved with two main projects during the past year. These were the completion of the tennis court refurbishment and the Neighbourhood Plan. Both had received grant aid. The Neighbourhood Plan grant from Government of £7,000 was entirely for the employment of a Planning Consultant. The Chairman had mentioned projects being undertaken in the coming year re traffic. Two other projects are in early stages. These are future use of the public conveniences in Brede Lane car park and provision of a small parking area next to the MUGA and playground.

6. ELECTORS' QUESTION AND ANSWER SESSION. The Chairman welcomed County Cllr Angharad Davies, District Cllr Tony Ganly and PCSO Demi to join him on the stage for the Q&A session. In brief, questions were asked on the following subjects:

1. Proposals for future use of the public conveniences and car park at Brede Lane - District Council wishes to relinquish responsibility and the Parish Council would support reduction to one public toilet with the remainder of the building used as a PCSO Office.
2. Gregory Walk -
 1. Why has building in the floodplain been proposed? - Confirmed that after a detailed survey has been carried out by the owner, the flood risk zone will be amended by Environment Agency on 01/05/14. Both Sunningdale and Powdermills will then be excluded from flood risk zone 2.
 2. Why has a site i.e. Sunningdale, without Powdermills and with different access and egress to that shown at the September 2013 Exhibition, been included in the draft Plan when Council Minutes suggest that new sites would need a new consultation period? - Plans evolve and change and the current consultation on the Pre-Submission Plan is the one that counts.
 3. Is Rother District Council likely to grant planning permission for houses on the land if the site is not within the Neighbourhood Plan? - Planning permission is more likely to be granted if the land is within the development boundary. District Cllr Ganly supports what the community wants.
 4. Most people didn't even put the Sunningdale and Powdermills joint site which was shown at the Exhibition in their top five and so why has it been included in the Pre-Submission Plan? - So far more than 94% of the community who have filled in a consultation form agree with what is in the draft Plan.
 5. Who will pay for the legal advice that Gregory Walk residents are being forced to obtain? - Those obtaining the advice will have to pay. (Following this question, PCSO Demi stepped in and reminded the meeting that the Chairman must be respected and questions on different subjects should be heard and not just be focused on one subject.)
3. Can the Church Hill footway be improved? - Parish Council has in hand and hopes to get volunteers to undertake some improvement.
4. Can Brede Lane be resurfaced, particularly Gammons Hill where the road is breaking up very badly? - Cllr Davies was not aware of the problem in Brede Lane. Potholes are now repaired

within 28 days of being reported. 12,000 Area 1 potholes were filled in during 2013. The County Council will be spending £15 million over the next two years with resurfacing and Cllr Davies suggested that efforts should be made to get Brede Lane onto the list.

5. Who was asked concerning making The Green one-way? Those living in The Green. It was acknowledged that the traffic and parking situation in The Green was bad and sometimes made worse by parents waiting for or dropping off their children despite the efforts of the headteacher at Sedlescombe School to get parents to be more considerate. A comment was made from the floor that at least the advantage of having The Green two way was that traffic can only move slowly. It was noted that secondary school children are also dropped off at The Green.
6. Why can't we have a pond on the Village Green for the geese as goose husbandry appears to be a reasonable pastime? The SSALC lawyer advised that a pond would not conform to the Commons Act 1876 and, therefore, the Parish Council did not agree to the request it received for permission to install a pond on The Green. The flagpole situation was similar.
7. How much does vandalism cost the Parish Council? Most vandalism issues can be dealt with by our volunteer group keeping the cost to a minimum.
8. How would those on the panel engage young people in politics? The Parish Council has this year as part of the Neighbourhood Plan process engaged with youngsters from Pestalozzi and Claverham. The County Council has a successful youth parliament and there is quite a lot of competition for the twenty seats available. The District Council has had an event where students were able to ask an individual question to a district councillor. Bexhill has a Youth Council.
9. Could the footway in Sandrocks be extended to Hurst Lane? This new path has been on the County Council schedule of new footways for many years and is supported by the Parish Council. The path has not been provided because of lack of funding.
10. What is the view of our County Councillor re the changes to the Fire Service in Battle? Cllr Davies supports Option 2A as do many others in the area.
11. What can be done about the traffic congestion at the bottom of The Green? Every village has problems. Making The Green one way will cause problems as well as solving them.
12. Can the bushes and trees on the boundary of Scotch Down be cut back? For referral to East Sussex County Council.
13. What is the reason that the Village cannot obtain the ex-car lot land in The Street and use it for parking? This has been considered by the Parish Council but the asking price is high and, if the Parish Council were to buy it, there would be an additional enormous debt to create about 16 car parking spaces. An attempt was made by local residents to buy it but insufficient funds could be found.
14. Why was Chapel Hill left as it was following the changes made to the Chapel Hill/B2244 junction? This is an East Sussex County Council matter and they will be asked to reassess the situation.
15. Can anything be done to stop parking on the grass verge and path at Sandrocks? The Police are unable to take any action without double yellow lines or other restrictions. For referral to East Sussex County Council.
16. Could there be a restriction on the time lorries can enter Pumphouse Yard from Gammons Way so that school arrival and departure times are avoided? The Chairman agreed to talk to the owner and users.

7. CLOSURE OF MEETING. The Chairman informed the meeting that the Parish Clerk is retiring having worked for the Parish Council since 1975. He gave her a voucher for tea at Kester House to thank her for all her work on the Council in the past year. Pauline gave a short presentation highlighting some

of the major events that the Parish Council has been involved with during this time. Included were purchase of the sports field, construction of a new sports pavilion, purchase of the land for a new village hall, Best Kept Village, Best Kept Village Green, South East in Bloom and Village of the Year Competition wins and being the first Quality Council in Rother and the first to do a Parish Plan and now the first to do a Neighbourhood Plan.

Pauline Raymond drew the name of the winner of the door prize. (The first name to be drawn was the same person who won the door prize last year and, therefore, another name was drawn.) The Chairman thanked Brickwall Hotel for supplying the prize of a dinner for two at no cost, Pumphouse Designs for providing the posters to advertise the meeting and Sylvia Beaney, Margaret Hudson and Rosemary Farley for organising tea and biscuits.

Those attending stayed on to chat to neighbours and friends and to visit the display tables. The Hall was cleared by 21:30.

To be signed by the Chairman at the next Assembly of the Parish Meeting.

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Appendix 26: A note on some ecological and environmental factors relating to the proposed housing development on Street Farm, Sedlescombe, East Sussex

Patrick Roper, June 2014

1.0 Introduction

1.1 On 4th June 2014, Patrick Roper, the author of this note, was asked by Jonathan Vine-Hall, chair of the Sedlescombe Parish Council, if he could add any further ecological or environmental justification for the whole of Street Farm to be an undevelopable green space, an approach which is supported by 92% of Sedlescombe residents.

1.2 Dr. Roper and his family have been resident in Sedlescombe for over 40 years. He has worked for 20 years as a consultant ecologist, largely in Sussex (for a fuller CV see end of this note - page 11). He lives in Churchland Lane, Sedlescombe, and is therefore not directly affected by this particular proposal in the parish's Neighbourhood Plan or those of the developer.

1.3 The purpose of this note is to highlight the many ecological and environmental factors that are important in the Street Farm area and may be damaged or compromised if the proposed development goes ahead. The author of this note has also commented (APPENDIX 1) on the preliminary ecological assessment of the area prepared by Landscape Planning Ltd (LPL) in February 2014 as this has many serious flaws.

2.0 Background to Street farm

2.1 The current development proposal has been put forward by MJH Executive Homes Ltd. and involves the construction of 18 houses in the eastern part of the large (4.44 hectares¹) Street Farm field adjacent to the south western part of East View Terrace and Blacklands along Brede Lane. The footprint of the development currently proposed, and which (with surrounding areas) is the subject of this note, is 1.55 hectares including 0.41 hectares to be transferred to the school as playing fields. Before this an area on the north side of the Street Farm field was proposed for development by MJH. The various documents seen by the author of this note can refer to any one of these three areas and care needs to be taken to be sure which one is being discussed.

3.0 Methodology of this note

3.1 The site was visited on 5th, 9th and 13th June 2014 by the author of this note. Desk research was also undertaken on a variety of relevant issues including study of the *Preliminary Ecological Appraisal* (February 2014) of the area by Landscape Planning Limited (LPL). As mentioned above, this appraisal is considered more fully in APPENDIX 1 below.

¹ Most area values have been calculated using an online planimeter and are therefore approximate but give a good indication of scale.

3.2 All plants recorded on the site by the author of this note are listed at the end.

4.0 Site description

4.1 The proposed development site essentially involves the eastern end of a large hay meadow which had, according to Landscape Planning's ecology report, two hay cuts last year (2013). It is in Sedlescombe Parish, Rother District and the High Weald Area of Outstanding Natural Beauty.

4.2 Although it does not have the characteristics of an ancient meadow or pasture, the great diversity of plant life indicate that this meadow has not been recently sown, unless a special conservation seed mix was used. The main constituents are meadow buttercup (*Ranunculus acris*), common sorrel (*Rumex acetosa*), cocksfoot grass (*Dactylis glomerata*), Yorkshire-fog grass (*Holcus lanatus*), sweet vernal-grass (*Anthoxanthum odoratum*) and rough meadow-grass (*Poa trivialis*), but there are many other plant species. The field is what would be described by most people as a 'buttercup meadow'. In the technical term of the National Vegetation Classification this is one of the MG (Mesotrophic Grasslands series), though not readily ascribable to a particular category of this system. Four butterfly species were also noted: the small blue, the large skipper, the small tortoiseshell and the small heath. The latter is a declining BAP species (for research purposes). Grasshopper nymphs were also present.

4.3 It is difficult to understand why staff at the High Weald Area of Outstanding Natural Beauty have, apparently, said they felt development here would not affect the AONB. Lowland meadows are one of the habitats in the Sussex Biodiversity Action Plan because they are often botanically rich and support, or help to support, many mammal, bird and invertebrate species. They also help to compliment the life of surrounding hedgerows, woods and wetlands as part of a habitat mosaic. Hay meadows have been declining rapidly throughout Britain.

4.4 Lowland meadows are described as a 'habitat of principle importance in England' (Natural Environment and Rural Communities (NERC) Act 2006), Section 41. Rother District Council fully acknowledge the importance of meadows in their *Green Infrastructure* document (2011), part of the Local Development Framework.

4.5 In June the Street Farm meadow (see right) is part of a beautiful, characteristically English landscape: an iconic element of the summer countryside that has often been celebrated by writers from Sussex and elsewhere. For example, W. H. Hudson wrote "I doubt if there exists within the tropics anything to



Sedlescombe Parish Neigh
Sept

compare with a field of buttercups--such large and unbroken surfaces of the most brilliant colour in nature." While novelist E. F. Benson who lived in Rye said "it is the month of the briar-rose. See how the hedges foam with pink blossom. And the fields, look, knee-deep in long grasses and daisies and buttercups. I am home again, thank Heaven. I am home."

4.6 An additional point of interest is that the distant ridge beyond the field is the one down which the Norman army advanced at the 1066 Battle of Hastings.

4.7 Many of the plants present attract insects to their nectar and/or pollen and serve as foodplants. Buttercups, for example, "are visited by a very wide range of insects for nectar and pollen" (Proctor, Yeo & Lack, 1996); fifty four species of insect were recorded visiting meadow buttercup flowers in Germany (Steinbach & Gottsberger, 1993).

4.8 Wildflower-rich grasslands are a valuable habitat for bumblebees, important pollinators of fruit trees, as they contain many nectar and pollen-rich plant species, which are favoured by them. To feed and nest, bumblebees need large areas of flowers throughout the summer. But the meadows that were common earlier this century have been ploughed up for crops or are now grazed by cattle and sheep. The loss of meadows is the major factor in the modern population crash of these bees (Edwards, 1999)

4.9 Hedges are an important part of the site and its surrounds in ecological, landscape and historic terms. Writing in the *Hedgerow Survey Handbook* (2002) the then environment minister, Michael Meacher said "Hedges are extremely important not just to farming, but to the wildlife, beauty and diversity of our countryside, and to our culture and understanding of how that countryside has evolved over the centuries. They have been aptly described as the green veins of our countryside, and without them our nation would be greatly impoverished."

4.10 The hedges on the north, east and south of the proposed development site are all rather different in character but of importance to wildlife not only in their own right, but as a compliment to the open field. The ecological report by LPL considered below covers not only these three hedges, but also the one on the west of the field some 270 meters from the proposed development site. This western part of the field would, of course, be affected by the establishment of school playing fields.

4.11 The hedge on the north of the area on the south side of Brede Lane is almost entirely of common hawthorn (*Crataegus monogyna*). From the even size of the individual plants and their rather large, shiny leaves it is clear that they have been fairly recently planted and are not of local stock (a not uncommon occurrence in Britain). There is a wooden fence within the hedge. In addition to the hawthorns, ash, yew, dog rose, holly, hazel and bramble have succeeded in establishing themselves in the hedge as have at least 25 smaller plants in the hedge bottom. In recent years fallow deer have been seen in this part of Brede Lane and this needs to be borne in mind from the road safety point of view.

4.12 The 20 metre stretch of hedge along Brede Lane that would have to be removed to allow access to the proposed development site is virtually identical with the rest of the stretch as described in 4.9 above. In addition to hawthorn, the main constituent, it contains bramble (*Rubus fruticosus* agg.), stinging nettle (*Urtica dioica*), hogweed (*Heracleum sphondylium*), creeping buttercup (*Ranunculus repens*), cocksfoot grass (*Dactylis glomerata*), rough meadow-grass (*Poa trivialis*), holly (*Ilex aquifolium*), lords and ladies (*Arum maculatum*), Italian lords and ladies (*Arum maculatum* cv), goosegrass (*Galium aparine*), garlic mustard (*Alliaria petiolata*), hedge bindweed (*Calystegia* sp.), ash (*Fraxinus excelsior*) and hedge parsley (*Anthriscus sylvestris*).

4.13 On the east of the site the hedges are a mixture of different species many planted on the boundaries of the gardens in Blacklands and East View Terrace. Some of these, such as garden privet (*Ligustrum ovalifolium*), Japanese honeysuckle (*Lonicera japonica*) and Russian vine (*Fallopia baldschuanica*) are not natives, but the hedges and the tall scrubby vegetation close to it offer a good habitat for wildlife.

4.14 The hedge on the south of the site running from the kickabout area on the south west corner of the East View Terrace estate westwards for some 325 metres is of much greater interest ecologically and historically than those considered above. It grows on a half-bank sloping to the south and many stretches consist almost entirely of hazel (*Corylus avellana*). This is not normally used for hedging today and the individual plants are large enough to have been in place for some considerable time. In addition to hazel there are oak, holly, ash, blackthorn, ivy, dog rose, hop, bramble, honeysuckle and a rich variety of smaller plants. Ancient woodland indicators such as field rose, bluebell and wood anemone also occur on the half-bank. The invertebrate life of a hedge of this kind is likely to be very rich: 830 species of fly (Diptera) were, for example, recently recorded from an 85 metre length of hedge in Devon (Wolton et al., 2014). This is about the same length as the strip of hedge on the southern boundary of Street Farm field that would be adjacent to the new development.

4.15 There are no waterbodies on the site itself but just to the south of the kickabout area on the edge of Catt's Shaw there are two springs that give rise to small streams that flow down to the river Brede. The location of the springs is readily visible in summer from the circular patches of white-flowered hemlock water dropwort (*Oenanthe crocata*) growing around them (see left). There is standing water at these springheads for much, if not all, of the year and



they may be breeding sites for amphibians. It is thought unlikely that they are visited by great crested newts, but this could easily be checked at the appropriate time of year. An older inhabitant of Sedlescombe has said that some people used to get their water from these springs (though the main source, of course, was the pump on the village green.) It is important to establish that these springs would not be affected by runoff from the proposed development area.

4.16 There is a small pond marked on various maps some 370 meters from the proposed development area. On the 1878 Ordnance Survey 1:10,560 map it is shown as lying in the corner of a field at TQ7836617854, a field that is now mostly scrubbed over. The pond area itself is heavily overgrown with willow trees, brambles and other vegetation making it impossible to approach without clearing the area. It has probably both dried and silted up, though it may contain some water in winter. At a distance of 370 meters from this pond, the proposed development site is within the terrestrial range of legally protected great crested newts. However, it is thought that the pond is not a suitable habitat for them, though it ought to be checked.

4.17 Catt's Shaw, the ancient woodland to the south of the site, would be affected by greater pressure in a variety of ways such as additional noise, light levels at night, potential pollution via runoff, higher footfall and dog walking and the presence of a greater number of cats. It is an unusual wood inasmuch as there is no fence between it and the surrounding pasture and both wood and pasture are grazed by domestic stock for much of the year. This is gradually changing Catt's Shaw from woodland to wood pasture, a habitat that can often be more valuable in ecological terms than ancient woodland.

4.18 The kickabout area, the springs, the woodland edge, the ancient hedge, the hay meadow and pasture make an ideal habitat for the bats that are currently present in the area. There are many potential roosting sites in Catt's Shaw and the general area should be surveyed so that the commuting and foraging routes of the bat population can be better understood and used in creating mitigation strategies for any development that might go ahead in the area. However, Natural England say "Measures to address potential effects on protected species should firstly aim to avoid those impacts." All bat species in England are legally protected.

4.19 The common eel (*Anguilla anguilla*) has recently been recorded from the nearby Brede valley. It is listed as Critically Endangered on the IUCN Red List and is a UKBAP Priority Species. Although it can travel overland, it is unlikely to be directly affected by the proposed development but it highlights the importance of ensuring the local waterbodies remain as unpolluted as possible.

4.20 Barn owls have bred regularly in Oaklands Park (Pestalozzi) on the southern side of the river Brede. Wild barn owls are given the highest level of legal protection possible under the 1981 Wildlife and Countryside Act. They require rough grassland, the edges of watercourses and grass strips alongside woods for hunting. According to the RSPB a pair of

barn owls requires about 20-25 km of edge habitat with several suitable roosting sites. The area of the proposed development is good barn owl habitat.

4.21 The proposed development site lies about 235 metres from the closest part of the Brede Valley Site of Nature Conservation Importance (SNCI). This covers 1089 hectares and has been described as of outstanding importance for wildlife by the Sussex Wildlife Trust.

4.22 The Friends of the Brede Valley say that it *"supports a great many plant and animal species in varying abundance by providing the habitats in which they live. Some of the species and habitats are locally and nationally rare, and this has contributed to the area's recognition as being of significant importance to the county, through its designation as a Site of Nature Conservation Interest (SNCI)."*

4.23 One of the most important biodiversity aspects of the Brede Valley is the large number of unusual plant and animal species that have been recorded from the dykes and ditches. It is therefore important that these features remain unpolluted. It is assumed that a modern drainage system would be included in the MJH plans, but the issue of run-off southwards from the proposed houses and gardens needs to be addressed and the strategy clearly stated.

4.24 The combination of river, ancient woodland and meadow from Sedlescombe Bridge to Brede Bridge, (some 4.38 km) uninterrupted by roads or railways creates a rich and dynamic diversity of habitat that can contribute much, both in terms of biodiversity and landscape aesthetic to the wider area. The proposed development would diminish the size, attractiveness and wildlife importance of this area. It might also be considered the 'thin end of the wedge' by creating a precedent for further urban development across Street Farm and similar sites.

4.25 In the government's National Planning Policy Framework (NPPF), para 115, it says: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas."

4.26 Natural England say "Measures to address potential effects on protected species should firstly aim to avoid those impacts."

4.27 In conclusion it is argued that residential houses of an equivalent number and type should be sited elsewhere in the parish as has been proposed in the Neighbourhood Plan. This would be far less damaging to habitats and species in this very special part of the Brede Valley as well as being desirable in aesthetic, cultural and social terms.

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Plant list. The plants below were recorded from the proposed development area in mid-June 2014 by the author of this note. It is not comprehensive but gives some indication of the natural character of the area

<i>Pteridium aquilinum</i>	Bracken
<i>Dryopteris dilatata</i>	Broad Buckler-fern
<i>Dryopteris filix-mas</i>	Male-fern
<i>Taxus baccata</i>	Yew
<i>Calystegia sepium</i>	Hedge bindweed
<i>Arum italicum</i> ssp. <i>italicum</i>	Italian Lords-and-Ladies
<i>Arum maculatum</i>	Lords-and-Ladies
<i>Hyacinthoides non-scripta</i>	Bluebell
<i>Anisantha sterilis</i>	Barren Brome
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Arrhenatherum elatius</i>	False oat-grass
<i>Dactylis glomerata</i>	Cock's-foot
<i>Holcus lanatus</i>	Yorkshire-fog

<i>Poa trivialis</i>	Rough Meadow-grass
<i>Lolium perenne</i>	Rye grass
<i>Aethusa cynapium</i>	Fool's Parsley
<i>Anthriscus sylvestris</i>	Cow Parsley
<i>Heracleum sphondylium</i>	Hogweed
<i>Hedera helix</i>	Ivy
<i>Achillea millefolium</i>	Yarrow
<i>Bellis perennis</i>	Daisy
<i>Cirsium arvense</i>	Creeping Thistle
<i>Crepis capillaris</i>	Smooth Hawk's-beard
<i>Hypochaeris radicata</i>	Cat's-ear
<i>Lapsana communis</i>	Nipplewort
<i>Sonchus asper</i>	Prickly Sow-thistle
<i>Taraxacum officinale</i> agg.	Taraxacum officinale agg.
<i>Carpinus betulus</i>	Hornbeam
<i>Corylus avellana</i>	Hazel
<i>Alliaria petiolata</i>	Garlic Mustard
<i>Humulus lupulus</i>	Hop
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Sambucus nigra</i>	Elder
<i>Cerastium fontanum</i>	Common Mouse-ear
<i>Silene dioica</i>	Red Campion
<i>Stellaria graminea</i>	Lesser Stitchwort
<i>Stellaria holostea</i>	Greater Stitchwort
<i>Convolvulus arvensis</i>	Field Bindweed
<i>Vicia cracca</i>	Tufted Vetch
<i>Vicia sativa</i>	Common Vetch
<i>Quercus robur</i>	Pedunculate Oak
<i>Geranium dissectum</i>	Cut-leaved Crane's-bill
<i>Glechoma hederacea</i>	Ground-ivy
<i>Stachys sylvatica</i>	Hedge Woundwort
<i>Fraxinus excelsior</i>	Ash
<i>Ligustrum ovalifolium</i>	Garden Privet
<i>Epilobium hirsutum</i>	Great Willowherb
<i>Plantago lanceolata</i>	Ribwort Plantain
<i>Fallopia baldschuanica</i>	Russian-vine
<i>Rumex acetosa</i>	Common Sorrel
<i>Rumex crispus</i>	Curled Dock
<i>Rumex obtusifolius</i>	Broad-leaved Dock
<i>Rumex sanguineus</i>	Wood Dock
<i>Anemone nemorosa</i>	Wood Anemone

<i>Ranunculus acris</i>	Meadow Buttercup
<i>Ranunculus repens</i>	Creeping Buttercup
<i>Crataegus monogyna</i>	Hawthorn
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa arvensis</i>	Field-rose
<i>Rosa canina</i> agg.	Rosa canina agg.
<i>Rubus fruticosus</i> agg.	Bramble
<i>Galium aparine</i>	Cleavers
<i>Salix cinerea</i>	Grey Willow
<i>Veronica chamaedrys</i>	Germander Speedwell
<i>Urtica dioica</i>	Common Nettle

APPENDIX 1

Some comments on Landscape Planning Limited's (LBL) *Preliminary Ecological Survey*.

Patrick Roper, June 2014

1. The LBL report has no page or paragraph numbers so page numbers used in this note are those generated by the pdf file of the document.
2. The ecology report from Landscape Planning Ltd. is described as 'preliminary' which prompts the question as to whether further reports are scheduled. However LPL do say their report "is an assessment of the potential for the presence of European and other protected species." LPL also say "This report also specifically excludes invasive and pest species unless specifically instructed by the client." This is taken to mean alien invasive species as defined by the Government since there are, as would be expected on any field of this size, many native invasive and pest species on the site, e.g. bracken, bramble and broad-leaved dock (Defra, 2011).
3. Although this may not have been part of their brief, it is a pity that virtually no information is included on physical geography and geology of the site. It is simple to say something like "The 1.55 hectare survey site is on the south facing side of the Brede Valley in the High Weald Area of Outstanding Natural Beauty. It has a mean altitude of 30 metres above sea level (Ordnance Datum). The underlying geology is sandstone and mudstone with clay bands, all of the Ashdown Formation."
4. LPL Page 7. The opening paragraph is difficult to understand. The author(s) describe the survey area as comprising the 'Vale of Rother, and High Weald Area' possibly confusing it with the Rother Valley some 7km to the north and, presumably, the High Weald AONB. It goes on to say that the area "forms an important element of the English lowland scene, with gently rolling vistas including river valleys and higher grounds, a mixture of arable and grass

fields surrounded by hedgerows and interspersed with small woods." This appears to come from a description by English Nature of their Natural Area 63 *Thames and Avon Vales* of which EN write "It forms an important element of an English lowland scene with its gently rolling vistas with a mixture of arable and grass fields surrounded by thick hedgerows and interspersed with small woods."

5. At the end of the second paragraph LPL say "To the south are playing fields, allotments, gardens and woodland." This is misleading as no allotments can be seen from the development area and only a small sliver of the Sedlescombe sports field. To the south of the site the landscape is mainly woodland and meadow with Pestalozzi's Oaklands Park in the distance. The mention of playing fields, allotments and gardens gives a false impression that the site is more urban than it is.

6. Paragraph 3 on page 7 of LBL's report is, again, difficult to understand. It reads "*Road Farm is located on the road frontage of Brede lane. The farm comprises of a small residence with the development site to the anterior of this property. As with all adjacent properties, gardens are well maintained with ornamental exotics.*" Presumably the author(s) mean Street Farm rather than Road Farm. The development site is, according to the maps I have seen, on the eastern side of a large field about 180 metres from Street Farm and the remark by LBL presumably refers to an earlier plan (still on the MJH web site at the time of writing this report) or to the proposed new playing field area. The sentence about local gardens does not seem relevant, though gardens round about are indeed well-maintained, but contain a variety of interesting native plant species as well as exotics.

7. In paragraph 6 on page 7 of their report LBL say the habitat survey was carried out on 6 September 2013. This survey does not inspire confidence as only 18 plants are listed (Appendix 3) whereas 67 plant species were noted in brief visits to the site in mid-June 2014 by the author of this note. There is no reason why virtually all of these 67 species would not have been evident in the previous September.

8. The LBL plant lists also contain several spelling errors such as *Crataegus* spelt '*Crateagnus*'; *aquifolium* spelt '*aquilifolium*'; *aquilinum* spelt '*aquilirium*'; *Convolvulus* spelt '*Convulvulus*'. Most people dealing regularly with plants like this would know how to spell their scientific names and have them on spell checkers. A Grape (*Vitis* sp.) is listed as one of the hedgerow species. While it is possible that this occurs, the author of this note has never seen a grape vine in a Sussex hedge in many years of ecology surveying. Maybe, the Russian vine (*Fallopia baldschuanica*) that has been planted at the end of one of the Blacklands gardens and grown into the hedge, or the hop (*Humulus lupulus*) in the south eastern corner of the site have somehow been confused with the grapevine as neither Russian vine nor hop are mentioned by LBL. The only willow seen by the author of this note was grey willow (*Salix cinerea*) and the privet which grows near the Russian vine is garden privet (*Ligustrum ovalifolium*) not wild privet (*Ligustrum vulgare*).

9. To list only four plants in the grassland where most of the development would be built is a serious distortion of the facts as it indicates that the area is much more species poor than it is. The DAFOR codes for the four plants listed in the grassland are irrelevant when most of the species growing there have been ignored.

10. On page 8, LPL say: "Although records show protected species within 2km of the site, including great crested newts, reptiles, dormice, bats including Common Pipistrelle, Serotine and Brown long eared, none were noted within the vicinity of the site." LBL point out that the site provides some potential terrestrial habitat for legally protected great crested newts, but say there are no ponds within 500 metres of the site. This is not strictly correct. There are pools, or small ponds, around the two springheads south of the kickabout area (see para 4.13 above) and a pond some 370 metres from the residential housing site (at TQ7836617854) is marked on many maps. This is surrounded by dense scrub and trees and may have dried up permanently, but should be checked.

11. Slow-worms are not uncommon around the survey area as they are almost everywhere in Sedlescombe with the most recent report being from East View Terrace in June 2014. Common lizards are also likely to occur as are grass snakes and possibly adders. Bats are present on the site and may well roost in Catt's Shaw or in houses in East View Terrace. They occur around the kickabout area and there are many parts of Street Farm where large numbers of airborne insects make very good foraging areas for them. Unbroken lines of hedge are important as markers for commuting.

12. It is important that proper surveys are undertaken for reptiles and bats, though it is agreed that great crested newts are unlikely on the site or within 500 metres. The nearby presence of protected species like barn owls and eels should also be acknowledged.

13. It is the view of the author of this note that LPL's preliminary ecological assessment is superficial, full of mistakes and contains misleading information. It should not be used to help determine the future of an area so important to Sedlescombe's future.

Patrick Roper - some background information

Patrick Roper has worked as a consultant ecologist since 1993 within his own business, Patrick Roper Associates, based in Sedlescombe, East Sussex. He is a doctor of business administration, an elected fellow of the Linnean Society and of the Royal Entomological Society and an elected member of the British Ecological Society. He was on the council of the British Entomological & Natural History Society from 2002 to 2004 and was a director of Butterfly Conservation and editor of its journal from 1990-1998. He was on the council of the Sussex Amphibian & Reptile Group and edited their newsletter for several years.

He managed the Rare Species Inventory for the Sussex Biodiversity Record Centre in a professional capacity and edited *Adastra*, their annual review of wildlife recording in Sussex for 12 years until 2013. He has given expert ecological evidence to recent public inquiries on major developments in East and West Sussex. He was a listed surveyor for Farm Environment Plans with Natural England's Rural Development Service.

He works closely with the Woodland Trust, both professionally and as a volunteer, on management plans and environmental statements for a number of conservation areas in East Sussex including the recently acquired Brede High Woods, one of their largest properties. He has recently been commissioned to write a 183 page book on Brede High Woods that was published in November 2013. He was chosen as their Volunteer of the Year for South East England in 2008.

He is on the conservation committee of Rye Harbour Nature Reserve and an honorary founder member of the Udimore Natural History Society.

Dr Roper is the recorder for two-winged flies (Diptera) in East and West Sussex. He has also studied an ancient woodland indicator, the wild service tree, *Sorbus torminalis*, for over 30 years during which time he coordinated the national survey of the species for the Botanical Society of the British Isles and the Biological Records Centre. He is author of a book on the tree published in May 2004 and a member of the Sussex Botanical Recording Society.

He is co-author of *Wooded Heaths in the High Weald*, a research report published by the Sussex Record Centre Survey Unit on behalf of the Weald Heathland Initiative (2004) and the subsequent paper *Ancient woodland or ancient heath? Re-examining the importance of wooded heaths in the Weald* (Proceedings of the 8th National Heathland Conference, 2004).

He has run courses and gives lectures on a variety of ecological and wildlife topics, has contributed refereed papers to a number of scientific journals and has contributed regularly to the Rye and Battle Observer newspapers. He was a member of the working party that revised the national Country Code in 1981 and a member of the committee for the establishment of Sites of Nature Conservation Importance (SNCIs) in East Sussex.

He has appeared on wildlife programmes on radio and television on many occasions including the national 2007, 2008 and 2009 Springwatches on BBC television as well as Countryfile and The One Show.

Clients for ecological work have included: Barefoot Yurts, Beauport Park Hotel, BdR Engineering, Brighton & Hove City Council, Bullens, Calverley Park Association, Canopy, CCM, Earthscapes Associates, Ecology Consultancy Ltd., Edburton Contractors, David I. Leigh Architects, G & F Pooke, Gemselect Ltd., Hastings Borough Council, Hawkins Brown, Hayland Developments Ltd., Helionix Designs, High Weald AoNB Unit, Horam Parish Council, J & J Design, Kent Design Partnership, Linda Bonnyman, Lseed Ltd., Mid Sussex District Council,

National Trust, Oakdene Homes, Park Lane Homes (South East) Ltd., the Pines Calyx Centre, Robert D. Stokes, ROI Projects, Rother District Council, Royal Society for the Protection of Birds, Rye Harbour Nature Reserve, Simon Jones Associates Ltd., Smeeds Farm, Southern Water, Sussex Biodiversity Record Centre, Sussex Wildlife Trust, Wardell Armstrong, Wealden District Council, Weekes Consulting, Westridge Construction Ltd., West Sussex County Council, The Wetland Trust, The Woodland Trust and WoodNet. Many of these clients have returned several times with new commissions.

June 2014

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Appendix 27. Advertising Pre-Sub NHP - Parish Council Website, Facebook, Poster, Notice for Parish Council Notice Board, Consultation Returns Box

Parish Council Website



 **Sedlescombe Neighbourhood Plan**

[NH Plan Meetings](#) [Latest News](#) [FAQ's](#) [Consultation 2014](#)

Sedlescombe Parish Council - PUBLIC CONSULTATION

Pre-Submission Plan (Regulation 14)
8 week consultation
15th July (9am) to 12th September 2016 (5pm)

Friday 15th July 2016. Sedlescombe Parish Council is now undertaking an eight week consultation to provide an opportunity for all parties to comment on the revised pre-submission plan. At the end of the consultation period all submission responses will be reviewed and if needed the plan will be further revised. Following any final revision the plan will be submitted to Rother District Council for them to check that all requirements have been met before they pass it to an independent Examiner.

Consultation documents

The following consultation documents are available to download:-

1. [Sedlescombe Neighbourhood Plan Revised Pre-Submission version](#)
2. [Site Assessment Report](#)
3. [Strategic Environmental Assessment](#)
4. [Local Green Space Report](#)
5. [Copy of the Public Notice](#)
6. Consultation Form - [Word](#) / [PDF](#)

In addition a hardcopy of all the documents are kindly being held at the **Sedlescombe Village Stores and Post Office** for anyone to view.

Displays from the Exhibition held on Sunday 31st July 2016 can be downloaded [HERE](#)

CONTACT

All correspondence should be directed to the Parish Clerk, Mrs Carol Hodgson. Her contact details are as follows:

Post to:
Mrs. Carol Hodgson
Sedlescombe Parish Council
April Cottage
Church Road
Cutsfield
TN33 9DP

Telephone: 015 310 654 89

E-mail: clerk@sedlescombe.org.uk

If you would like to join the Sedlescombe Neighbourhood Plan E-mail Distribution List, so that you can be kept up-to-date with events, please send an e-mail to the Parish Council with the words "NH Plan" in the subject line.

1st August 2016

The webpage can be accessed (including all its links) by clicking
<http://sedlescombe.org.uk/Index/NeighbourhoodPlan/NeighbourhoodPlanning.html>

Facebook

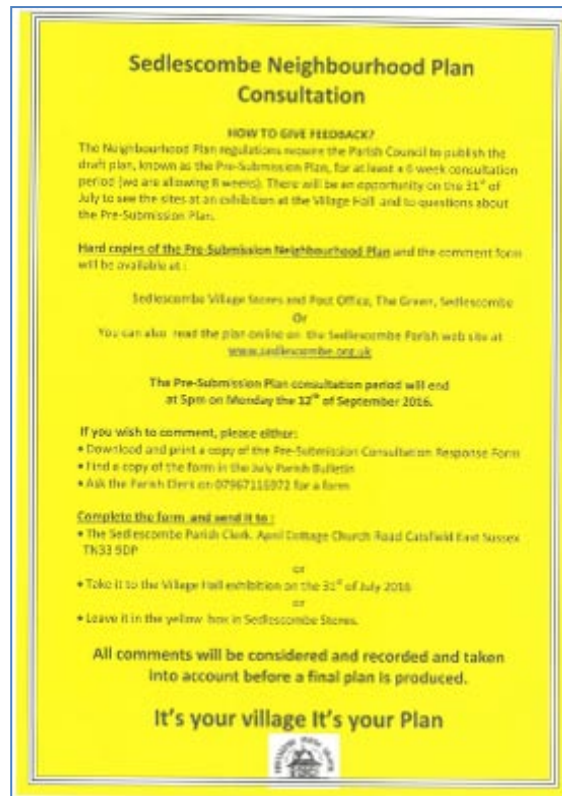


Poster



Notice for Parish Council Notice Board

*Sedlescombe Parish Neighbourhood Plan: Consultation Statement
September 2016*



Consultation Returns Box in Village Shop



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Appendix 28: Pre-Submission Summary of Sites, Location Map and Response Form and Explanatory Copy of the Bulletin Issue 52



SEDLESCOMBE PARISH COUNCIL
BULLETIN
JULY 2016 www.sedlescombe.org.uk ISSUE 52

Sedlescombe Neighbourhood Plan 2016
Community Consultation - 15th July to 12th September 2016

Sedlescombe has to find space for a minimum of 35 houses. The Plan will control where new houses are built until 2028. We need to show we have the support of the community for the Plan to be approved. Without an approved Plan, Sedlescombe is at risk of housing development in large numbers where the community does not want it.

Rother District Council requires the Plan to show where 35 houses can be built on sites within the village development boundary or on the edge of the boundary, and each site has to be large enough to take at least 6 houses. The Parish Council, working with landowners, has identified four sites that meet these requirements (see attached consultation form). **If the community does not support these four Target Housing Sites, the Plan will fail.**

Other Housing Sites (see attached consultation form).
Other sites are also proposed for inclusion in the Plan. They are either outside the development boundary, are too small to take 6 houses, or are not currently developable. Most of these sites were included in the previous Plan in 2014 offering significant benefits for our community, and received strong support from residents.

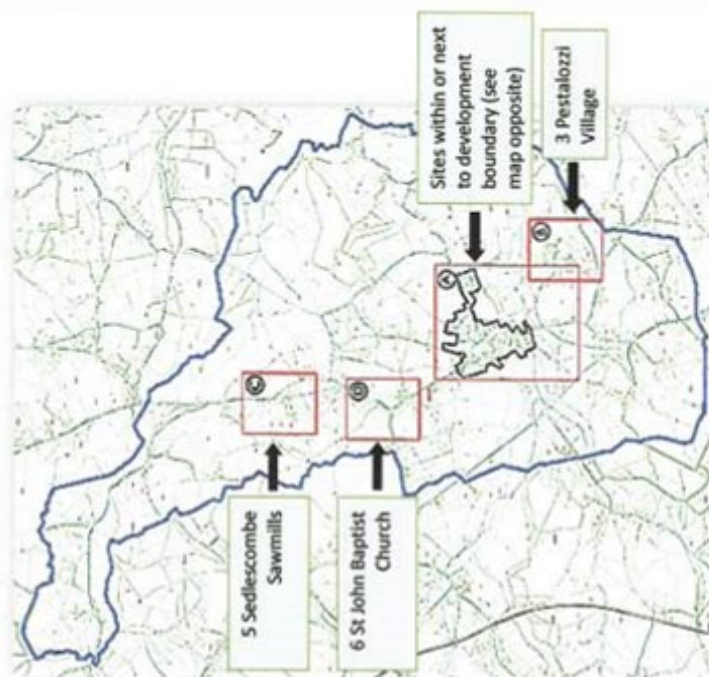
Protected Green Spaces (see attached consultation form)
Two protected Green Spaces are included in the Plan. These were also included in the 2014 Plan. Feedback from the community at that time showed that Street Farm meadow is valued for its scenic beauty and Red Barn Field as a nature reserve. Both received overwhelming support to make them protected Green Spaces. If these Green Spaces are approved in the Plan, no houses can be built on them.

Please show your support by completing the attached Consultation Form
Sign and tick the box to show you generally support the Plan. There is also space for you to comment on the sites. Please return your completed and signed form by:
5pm MONDAY 12th SEPTEMBER 2016

By hand to: Sedlescombe Village Shop in the secure Parish Council mail box.
Email to: The Parish Council consultation@sedlescombe.org.uk
Post to: The Clerk at April Cottage, Church Road, Catsfield, E. Sx. TN33 9DP
Give to: One of the team of volunteers who will be calling door-to-door to collect forms.

Please note the attached Consultation form is only a summary of the plan. Full versions are available to view online at www.sedlescombe.org.uk + a hardcopy at Sedlescombe Village Shop
Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

Sedlescombe Parish Council
Sedlescombe Neighbourhood Plan 2016
 Revised Draft Pre-Submission Plan for Consultation (Regulation 14)
 8-week period: From 9am 15th July to 5pm 12th September 2016
 Parish Boundary and Sites for Development



Please note this is only a summary of the plan. Full versions are available to view online at <http://www.sedlescombe.org.uk> + a hardcopy at Sedlescombe Village stores.

Sites for Development Within or Next to Development Boundary



- | | |
|-------------------------|---|
| Target Sites | Other Sites |
| 2 Sunningdale | 9 Balcombe Green - Boundary Change only |
| 7 Gate Cottage | 10 Pump House Yard |
| 4 North of Village Hall | Green Spaces |
| 8 Church Hill Farm | 11 Street Farm |
| | 12 Red Barn Field |

Please note this is only a summary of the plan. Full versions are available to view online at <http://www.sedlescombe.org.uk> + a hardcopy at Sedlescombe Village stores.

Revised Draft Pre-Submission Sedlescombe Neighbourhood Plan - 2016 Consultation Form

Name (Please Print)		Address	
Email		Postcode	

- ☐ I generally support the Neighbourhood Plan
☐ I would like to make the following comments
 (Please use space in blue next to each site for comments)
- ☐ Signed

Table 1 Target Housing Sites

Site	Benefit to Community
Sunningdale Garden / Greenfield 9 houses Map Ref 2	Financial contribution to the costs of providing a pedestrian crossing in the village or of providing parking facilities at the multi-use games area. 40% affordable housing. CIL payment by developer for community projects.
North of Village Hall Greenfield 12 houses Map Ref 4	Highways improvements to slow vehicles at Northern entrance to the village. 40% Affordable housing. CIL payment by developer for community projects.
Gate Cottage Garden / Greenfield 8 houses Map Ref 7	Highways improvements to slow vehicles at Northern entrance to the village. 40% Affordable housing. CIL payment by developer for community projects.
Church Hill Farm Greenfield 10 houses Map Ref 8	Highways improvements to slow vehicles at Northern entrance to the village. 40% Affordable housing. CIL payment by developer for community projects.
Total 39 Houses	

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 30 of the Town and Country Planning (Local Development) (England) Regulation 2004, as amended, requires copies of all representations to be made publically available. The Council may also provide names and associated representations on its website but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Sedlescombe Neighbourhood Plan, you confirm that you agree to this and accept responsibility for your comments.

Table 2 Other Housing Sites and Green Spaces

Site	Benefit to Community
Pestalozzi Village Brownfield 6-8 houses Map Ref 3	Fund rebuilding of volunteer accommodation. Low cost affordable accommodation for eligible staff.
Sedlescombe Sawmills Brownfield 6-8 houses Map Ref 5	Fund rebuilding and revitalisation of this important employment site. Additional community benefits to be agreed when site is redeveloped.
St John Baptist Church Greenfield 6 houses Map Ref 6	Car park for the church to remove the danger of parking on the B2244. Renewable green energy heating for the church and the new houses. Restoration of the church and creation of an open space for all the community.
Balcombe Green Garden 6 houses Map Ref 6	Boundary change only. Currently not developable. Community benefit to be agreed.
Pump House Yard Brownfield 2 houses Map Ref 10	Dedicated car parking for school staff and walkway from village car park to school through site.
Total 28-32 houses	
Street Farm Greenfield Map Ref 11	Green Space
Red Barn Field Greenfield Map Ref 12	Green Space, Nature reserve

CLOSING DATE FOR RECEIPT OF COMPLETED CONSULTATION FORMS: MONDAY 12th SEPTEMBER 2016 - 5pm

[Return to List of Appendices](#)

Appendix 29: Parish Bulletins delivered to all Households over period of the Plan Updating Residents

SEDLEScombe PARISH COUNCIL

BULLETIN

JULY 2014 www.sedlescombe.org.uk ISSUE 48

NEIGHBOURHOOD PLAN UPDATE

Our Neighbourhood Plan is nearing completion after over 400 residents gave their opinion of the plan during the official 6 week consultation period which ran from 20th March 2014 to 6th May 2014 (6 weeks and 5 days including 3 public holidays).

92% of residents generally supported the Plan. 2% were unhappy with any development and most of the remaining 6% represented the residents of Gregory Walk who are opposed to any development at the Sunningdale site behind Gregory Walk. However, this site is the only site in the Plan which is already partly within the development boundary and the owner could apply for planning permission regardless of the Neighbourhood Plan so it was felt that the site was better in the Plan than out as the owner was happy to work with the Parish Council. The good news is that the owner is prepared to reduce the number of houses to be built from 10 down to 6, remove the proposed children's play area and agree any benefits that the owner will have to pay for community infrastructure when he applies for planning permission. This has been reflected in the final Plan.

It is hoped that the Plan will go to the examination stage in early October and that the District Council will accept Sedlescombe's wishes and progress the plan (assuming it passes examination) to referendum so it becomes law.

STREET FARM - BREDE LANE

The owners of Street Farm in Brede Lane have sought an appeal after being refused planning permission for 18 houses on Street Farm earlier this year. They are ignoring residents wishes expressed in the Neighbourhood Plan. Emails and leaflets have been circulated to encourage residents to make their comments to the Inspector. At the time of writing over 100 residents have already written to the Inspector asking her to refuse the appeal. Comments can be sent to the Inspector by email to melanie.dunn@pins.gsi.gov.uk

Quoting reference: APP/U1430/A/14/2219706 Street Farm Brede Lane.

Comments must arrive before the 24th July 2014

BUDGET CAR SITE - UPDATE

An appeal for the use of the Budget Car site as a car wash was refused due to the noise that would result from the pressure hoses. This is good news for all the houses directly adjacent and follows a long campaign by many residents and the Parish Council.

SEDLEScombe PARISH COUNCIL

BULLETIN

NOVEMBER 2014 www.sedlescombe.org.uk ISSUE 49

Update of the Neighbourhood Plan

Our community's Neighbourhood Plan was submitted to Rother District Council in July. Following this, the Plan underwent the second required formal consultation in September. Just under 400 responses were received from residents and stakeholders. Thank you to all those residents who took the time to fill in the consultation form.

89% were in support of the Plan.

Three quarters of the small percentage of non supporters were residents or representatives of Gregory Walk. The Parish Council acknowledges that the residents of Gregory Walk object to the development on the 'Sunningdale' site. However, the Parish Council has been successful in reducing the proposed development from 10 houses down to 6 houses and in removing the proposed pelican crossing and play area suggested by the developer as community benefits which the residents objected to. It is important to understand that a significant part of the site is already within the development boundary and not including it at all would mean the Plan would fail at examination as it would be contrary to both National and District planning policies. Whilst the goal of our Plan was to satisfy everyone in our community, the Parish Council regrets that we have not been able to achieve this for the residents affected by the inclusion of this site.

Ultimately the Plan is decided by referendum and a significant majority have supported the Plan.

The Plan is now with a Government Inspector who will make a recommendation to the District Council to either pass the Plan, with or without modifications, and then it will go to referendum. Conversely, the Inspector could, of course, fail the Plan. Let us hope that after all our work this does not happen. It should also be made clear that the District Council does not agree with a number of parts of our Plan and these differences appear un-resolvable. For four months the Parish Council asked for a meeting with the leader of the District Council to mediate between the Parish and the Council's officers but a meeting was refused. The Inspector will decide how best to address these differences.

We can be pleased that Sedlescombe is first again in the District to act. Several other Parishes are now considering doing a Neighbourhood Plan as they have recognised the reality of the large developments planned for their villages over the next few years.

We ask you to continue to support our community's Neighbourhood Plan.

Jonathan Vine-Hall
Chairman

SEDLEScombe PARISH COUNCIL

BULLETIN

JUNE 2015 www.sedlescombe.org.uk ISSUE 50

Neighbourhood Plan Update

In January 2015 the government Inspector passed the Sedlescombe Neighbourhood Plan and recommended that it proceed to referendum, subject to a number of modifications.

Some of the proposed modifications would result in development that is not wanted by over 90% of our community.

This is completely contrary to the aim of making a Neighbourhood Plan, where the community has the opportunity to choose where development takes place.

Our community has expressed a very clear preference for the development they want and the Parish Council will continue to work to achieve this.

The District Council is not obliged to accept the Inspector's proposed modifications and can agree different modifications with the Parish Council to allow the Plan to meet the community's expectations and therefore be able to move forward to a referendum which would attract a 'YES' vote. To this end the Parish Council has been seeking a meeting with the District Council since mid-February to agree an acceptable solution. We expect to meet with the District Council in mid-July.

SEDLEScombe PARISH COUNCIL

BULLETIN

OCTOBER 2015 www.sedlescombe.org.uk ISSUE 51

Our Neighbourhood Plan Update

Our Neighbourhood Plan passed its examination in February this year. It took 5 months to secure a meeting with the District Council due to the intervening elections. The purpose of the meeting in July was to discuss how best to take the plan forward. As I reported in the last bulletin, the Inspector had recommended two major modifications to the plan which were entirely against the stated wishes of our community. We have addressed these issues with the District Council who are not required to take up the Inspector's recommendations under certain circumstances which we believe we have fulfilled. The District Council decided to take legal advice on the proposals and options that were discussed to ensure the plan could not be challenged and that the correct process is followed. At the time of writing, we are still waiting to hear back from the District Council. It might be a little frustrating that as a community we expressed our clear preferences for where and how much development should take place in Sedlescombe just over two years ago through the large village survey and the well attended exhibition at the village hall, and still our plan has not come to referendum. However, we have had to overcome many obstacles not the least being that we were the first community to do a Neighbourhood Plan in Rother District. Whilst we have led the way, going first also had the drawback that the District Council was not resourced or sufficiently familiar with the process and we, as a Parish Council, have had to meet and overcome many obstacles placed in our way by the District Council. Five more Parishes have now followed us and are in the early stages on their Plans. Interestingly, they have all come to Sedlescombe for advice, help and support on how to prepare their Plans which we have freely given. Rother have now employed an officer specifically to support Parishes doing Neighbourhood Plans.

It has taken longer than we expected but has cost considerably less than expected.

What is most important is that we are committed to delivering a Neighbourhood Plan which is as close as possible to the clear and unambiguous wishes of our community.

We are very close to achieving that goal. There is a little more work to be done and a good chance everyone will need to get involved again at least one more time before the referendum. There is truth in the expression 'Something worth having is worth fighting for' and certainly worth the effort we have invested as a community.

Jonathan Vine-Hall
Chairman

Sedlescombe Parish Council



Annual Report and Directory 2015



Parish Council Chairman - Introduction

The two main focuses for 2014 have been addressing issues raised at the Annual Parish Meeting in 2014 and finalising the Neighbourhood Plan.

Issues raised at the Annual Meeting provided an excellent 'to do' list for the Parish Council. A number of issues were highlighted specifically relating to highways matters. The Parish Council and Clerk have been working with East Sussex County Council to resolve these. One problem which has been on going for some years is the continual narrowing of the path between the Village Hall and the Church. After Highways failed to clear this, the Parish Council employed a digger supported by volunteers to clear and widen this path before Remembrance Day. The Parish Council has also applied to East Sussex County Council for a grant to address some of the parking and traffic problems faced in the centre of the village. A consultation of proposed options should take place in the first half of 2015 and we hope as many residents contribute to this as possible.

The Sedlescombe Neighbourhood Plan completed its consultation in early May 2014 and after modifications were made a final Plan was submitted to Rother District Council who then completed a final consultation in August and September. Results were very similar with circa 90% of residents and stakeholders supporting the Plan. Preparing the Plan has been a highly involved process and we would like to thank everyone for contributing either directly or simply by filling in the questionnaires and consultation forms or attending the exhibition. The Plan passed its examination subject to a number of recommended modifications and the Parish Council is now in discussions with the District Council to finalise the Plan before a referendum is held. As you know, the Plan's focus is on delivering as much of the required housing onto brownfield sites or in ways which Pestalozzi and the Church benefit from their own developments.

Hopefully our Plan will be able to go forward for referendum in the first half of 2015. Not only does the Neighbourhood Plan deliver housing to our community according to the wishes of 90% of our community, but the very fact that we have one means we will receive 25% of the soon to be introduced Community Infrastructure Levy (CIL). This compares with only 15% for those communities who don't have a Neighbourhood Plan. Our higher level CIL means our community will receive £5,000 for a typical 100sq metre house built in the Parish with the money to be used for local infrastructure projects (This is based on the current proposals to be approved by Rother District Council's cabinet and expected to be implemented by mid 2015. The CIL is not paid for affordable homes.)

Please make sure you participate in the Neighbourhood Plan referendum.

In November I acted as advocate for the Parish Council supported by Councillor Fraser in the appeal by developers wanting to build on Greenfield land at Street Farm. The Public Inquiry lasted for 3 full days. Because our Neighbourhood Plan was at a sufficiently advanced stage the outcome was decided by the Secretary of State who is determined to ensure Neighbourhood Plans are given due weight in these types of appeals. The appeal was refused because the District Council was shown to have a 5 year supply of housing and because our Neighbourhood Plan was sufficiently advanced that allowing the development would prejudice our community's plan. Thank you to all those members of our community who have worked so hard to keep Street Farm a greenfield.

Jonathan Vine-Hall, March 2015

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Sedlescombe Parish Council.....

Parish Council Chairman - Introduction

Welcome to the 82 new residents in Sedlescombe. Whilst our village has always had a strong base of long term residents new families help keep our beautiful village vibrant.

I am pleased that after much campaigning we now have superfast broadband in the village. The internet has now become very much a part of our daily lives and we are more and more reliant on speed of access. This latest improvement will be an enormous benefit to all our employers as well as every resident in the Parish.

Our Neighbourhood Plan should have gone to referendum last year but as I have already reported a number of the government inspectors recommendations were entirely inconsistent with our communities clear desires for an acceptable plan. This caused a delay and the need to re consult our community on some new development sites. Very simply it will be worth the wait and extra effort to get a plan that is acceptable to the community and to avoid the large scale development proposed by the District Council which would cause a jarring change to our beautiful village. I ask you to be patient but stay involved at the next round of consultation.

Our Speedwatch though the village has been hampered over the last 12 months by the difficulty in obtaining the speed gun from the police which is shared across the District. We now have our own speed gun and are committed to getting our Speedwatch out on the B2244 regularly during 2016.

We continue to try to address the problem of traffic and parking problems in the village particularly around the village store. To this end we have made several proposals to the Highways Department who resist the reduction in speed limits both in the village and in the small lanes outside the village centre. Improving parking and reducing speed through the village will become increasingly important as we are required to build more homes in and around the village. We will continue to pursue the problem to try to find a way to reduce the effect of increased traffic and speeding.

Lastly, but not least, I would like to take this opportunity to thank all those who volunteer for the many jobs around the village and within the Parish. Our footpaths, village green, play areas are all maintained by volunteers as is the management of our Speedwatch and at no cost to our community. Whether it's arranging refreshments at our annual assembly or trimming hedges, thank you to everyone who contributes to making our village such a special place to live in.

Cllr. Jonathan Vine-Hall.

Chairman Sedlescombe Parish Council

March 2016

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Sedlescombe Parish Council



Annual Report and Directory 2016



Appendix 30: Pre-Submission Consultees

An email was sent to the following Consultees inviting comments on the revised Pre-Submission version of the Plan with links to all Sedlescombe Neighbourhood Plan website information on the Pre-Submission Plan: these included all Statutory Consultees supplied by Rother District Council.

1. Sussex Police
2. Action in Rural Sussex
3. Amicus Horizon
4. Battle Town Council
5. Brenda Mason, Rother District Council
6. Brickwall Hotel
7. Carl Maynard, Leader, Rother District Council
8. County Councillor Angharad
9. Cllr Kentfield, Chair of Rother Planning
10. District Councillor Tony Ganly
11. David Marlow, Rother DC Planning Strategy and Environment Manager
12. East Sussex Disability Association
13. East Sussex Healthcare NHS Trust
14. English Heritage
15. Environment Agency
16. Gary Mynard landowner
17. High Weald AONB
18. Huw Merriman MP
19. James Wheatly Queens Head PH
20. Salehurst and Robertsbridge Parish Council
21. Westfield Parish Council
22. Brede Parish Council
23. Malcolm Johnston, Rother DC Executive Director of Resources
24. Headteacher, Sedlescombe CEP School
25. Highways Agency
26. Moat Housing Association
27. Mountfield Parish Council
28. Natural England
29. Sedlescombe Village Stores and Post Office
30. Norman Kwan, Rother DC Planning Strategy
31. Orbit Housing Association
32. Power Networks UK
33. Ewhurst Parish Council
34. Rother Seniors Forum
35. Rother Voluntary Action
36. Rural Shop Alliance
37. Safer Rother Partnership
38. Southern Water
39. CPRE Sussex
40. Mrs Sue Walton, Chief Executive, Pestalozzi International Village
41. Sussex Biodiversity
42. Sussex Police
43. T.C. Gregory - Landowner
44. Tim Hickling, Rother DC Service Manager – Strategy and Planning
45. Tony Leonard Rother DC Executive Director of Business Operations
46. Trevor Leggo - Chief Executive Sussex & Surrey Associations of Local Councils
47. Paul Thomas - Landowner
48. Trevor Palmer - Church Warden for St John the Baptist Church - landowner
49. Whatlington Parish Council
50. Steven Simpson - Landowner
51. Robert Cole - Landowner
52. Graham Fifield - GRF Planning
53. Pump House Designs
54. East Sussex County Council
55. High Weald AONB Unit
56. Pestalozzi landowner
57. ARP Planning Landowner representing MJH Homes
58. Environment Agency
59. English Heritage
60. Power Networks UK
61. Rother Association of Local Councils

**List of names of those who responded to the
Regulation 14 Consultation**

**(Note: Numbers beside names do not cross
reference to consultation responses)**

- | | | | |
|----|----------------------|----|----------------------|
| 1 | A Abbott | 27 | Anthea S Post |
| 2 | A Davies | 28 | Anthony Chapman |
| 3 | A Dominic | 29 | Anthony Thrupp |
| 4 | A Fairall | 30 | April Daniel |
| 5 | A Levick | 31 | Audrey Harrod |
| 6 | A Olin | 32 | Avis Hyman |
| 7 | A Thomas | 33 | B Harber |
| 8 | Abbie O'Keefe | 34 | Barbara Dyson-Laurie |
| 9 | Adrian Distin | 35 | Barbara Gray |
| 10 | Adrienne Boyce | 36 | Barbara Harmer |
| 11 | Alain LeMerle | 37 | Barbara Moore |
| 12 | Alan Fowle | 38 | Barry Nigel Bradbury |
| 13 | Alan Fuller | 39 | Beryl Hooker |
| 14 | Alex Sharp | 40 | Bethan Couchman |
| 15 | Ally Rivers | 41 | Brenda Anson |
| 16 | Amy King | 42 | Brenda Jordan |
| 17 | Andre Brincat | 43 | Brenda Page |
| 18 | Andre Clinton Waters | 44 | Brian Croucher |
| 19 | Andrea Hanagarth | 45 | Brian Hickmott |
| 20 | Andrea Hogwood | 46 | C Frost |
| 21 | Andrew Coates | 47 | C Jones |
| 22 | Andrew Huntley | 48 | C Richardson |
| 23 | Angela Williamson | 49 | C Yerlikaya |
| 24 | Ann McAllister | 50 | Carl O'Shea |
| 25 | Anne Cabn | 51 | Carol Schollar |
| 26 | Anne Bird | 52 | Carole Cook |
| | | 53 | Carolyn Brownsdon |
| | | 54 | Carran Glen |
| | | 55 | Catherine Jordan |

56	Catherine Watson	85	Darren Leonard
57	Celeste Lawless	86	David Owers
58	Celia Povey	87	David Brabants
59	Charley Scott	88	David Heard
60	Chris Bristow	89	David Knight-Latter
61	Chris Harris	90	David Post
62	Chris Legge	91	Debra Veitch
63	Christine Beaney	92	Derek Lanksford
64	Christopher Brown	93	Doreen Buckland
65	Christopher Miller	94	Doreen Matthews
66	Christopher Millns	95	Doreen Richardson
67	Clare Ellis	96	E Burgess
68	Clinton Smith	97	E Smith
69	Clive Attrell	98	East Sussex County Council
70	Clive Smith	99	Elizabeth Cole
71	Colin Boyd	100	Emma Goodwin
72	Colin C Raymond	101	Eric Rowlands
73	Colin Dunstall	102	Esther Rhodes
74	Colin Povey	103	Evelyn Challis
75	D Barton	104	Evelyn Hickmott
76	D Binfield	105	Fay Rose
77	D C Ebdy	106	Felicity Patterson
78	D E McKay	107	Francesca Legge
79	D M Mitchell	108	G E Wallis
80	D McCall	109	Gary Mynard
81	D Monk	110	Gaynor Warner
82	Dane Smith	111	Geoffrey Field
83	Danielle Taylor	112	Gill Cachrimanis
84	Darren Barden	113	Gillian Morrison

114	Gillian R Brown	143	Jaco Fourie
115	Gillian Solomon	144	Jacqueline Burton
116	Gladys Bliss	145	Jade Topliss
117	Glynis Shaw	146	James Eckersley
118	Graham Arthur Port	147	James Glen
119	Graham Brister	148	Jan Claisse
120	Graham Daniel	149	Jane Canini
121	Graham Rhodes	150	Jane Hempson-Jones
122	Graham Williamson	151	Jane Searston
123	H Smith	152	Jane Street
124	Harry Ledger	153	Janet Dee
125	Hayley Glen	154	Janet Rowlands
126	Heather Vine-Hall	155	Janet Taylor
127	Helen Eckersley	156	Janice Field
128	Helen Leonard	157	Jean Bartholomew
129	Holly Batten	158	Jennifer Mainwood
130	Hugh Dyson-Laurie	159	Jennifer Mitchell
131	I C Nash	160	Jill Carr
132	Iain Borg	161	Jo Richter
133	Iain Morrison	162	Joan Firth
134	Ian Stewart	163	Joan Wixey
135	Isobel Street	164	Joanna Esmonde-White
136	J Bartholomew	165	Joanna Johnson
137	J Godley	166	Joe Taylor
138	J Hall	167	John Brownsdon
139	J Leatham	168	John Buckland
140	J Mullen	169	John Caffrey
141	J Topliss	170	John Evans
142	J Wallis	171	John Hanagarth

172	John Harrigan	201	Lakshmi Nandakumar
173	John Hooker	202	Laura Hearn
174	John Mainwood	203	Laura Phillips
175	John Richardson	204	Lauren Chestney
176	Jonathan Vine-Hall	205	Laurence Mephram-Stevens
177	Joost Kroon	206	Lee Crittenden
178	Jordan Legge	207	Lesley Katner
179	Joy Whitcher	208	Lilian Earle
180	Julia Chapman	209	Linda Davey
181	Julia Harvey	210	Linda Earle
182	Julie Dunstall	211	Linda Lanksford
183	Julie Hearn	212	Linda Le Lacheur
184	Julie Smith	213	Lindsay Fraser
185	K Brooks	214	Lisa Legge
186	K Jones	215	Lorraine Ford
187	K Spooner	216	Lorraine Nightingale
188	Karen Giblin	217	Louisa Best
189	Karen Thomas	218	Lucy Brownsdon
190	Kathleen Leighton	219	M Hudson
191	Ken Tarrant	220	M J Oliver
192	Ken Wood	221	M Philips
193	Kenneth J Weston	222	Maddy Danson
194	Kevin Beswick	223	Malcolm Smith
195	Kevin Katner	224	Margaret Alexander
196	Kimberley Green	225	Marion Foord
197	Kylie Baker	226	Marisa O'Shea
198	L James	227	Mark Anthony Leonard
199	L Monk	228	Mark Batten
200	L Richardson	229	Mary Daniels

230	Matthew Claisse	258	Mr P W Jones
231	Matthew Hodges	259	Mr Peter Maczka
232	Matthew Miller	260	Mr S Hempson-Jones
233	Maxine Knight-Latter	261	Mr Stephen Simpson
234	Melanie Jane Cooper	262	Mreza Khalesi
235	Michael Best	263	Mrs Angela Harrigan
236	Michael Couchman	264	Mrs Ann Havell
237	Michael Howitt	265	Mrs Anne Johnson
238	Michael Shaw	266	Mrs Barbara Green
239	Michelle Brister	267	Mrs C Oaten
240	Mick Corbett	268	Mrs C W Waters
241	Mike Cameron	269	Mrs Carol Parham
242	Miss C G H Smith	270	Mrs Cathrine Burdge
243	Miss Josephine Mayes	271	Mrs Deborah M Abbott
244	MJH Executive Homes. c/o Armstrong Rigg Planning	272	Mrs Denise Hart
245	Mr & Mrs D L Coleman	273	Mrs E M Bradbury
246	Mr A A Thomas	274	Mrs E M Jones
247	Mr Alexander Stuart Robertson	275	Mrs F J Dellow
248	Mr L R Beaney	276	Mrs J J Smith
249	Mr C W Waters	277	Mrs J Sutton
250	Mr Daniel Blay	278	Mrs Janet Gripper
251	Mr Denis Moore	279	Mrs Joan Weatherley
252	Mr G S Croft	280	Mrs Judith Stewart
253	Mr Jamie Cosson	281	Mrs L Blay
254	Mr Jonathan Warner	282	Mrs L Chapman
255	Mr K Taylor	283	Mrs M Callen
256	Mr Marston Hart	284	Mrs M Franklin
257	Mr Mike Havell	285	Mrs Margaret Buckley
		286	Mrs Mary Irwin

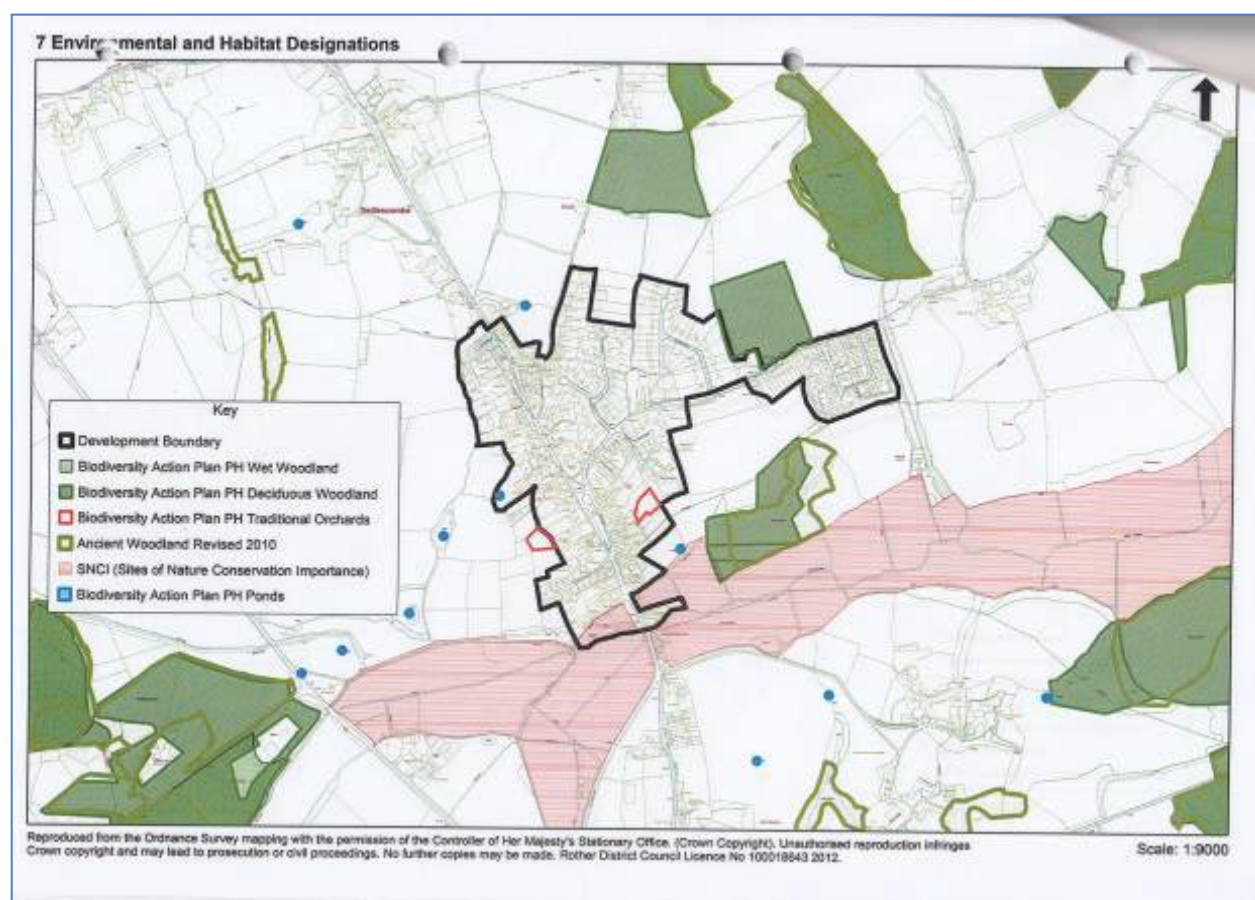
287	Mrs Mary Napier	316	Patricia Evans
288	Mrs P Hobart	317	Patricia M Hide
289	Mrs P Taylor	318	Patricia Thripp
290	Mrs Primrose (Nikki) Port	319	Patrick Lee
291	Mrs S Beaney	320	Paul Barraclough
292	Mrs Shirley Ault	321	Paul Clark
293	Mrs Susan Walton	322	Paul Doughty
294	Mrs Suzie Millns	323	Paul Fuggle
295	Mrs Victoria Elliott	324	Paul Saxelby
296	N Ford	325	Paul Thomas
297	N Gupta	326	Paul Waterman
298	N Whittle	327	Pauline J Raymond
299	Naomi Drummond	328	Pauline Williams
300	Natalie Marshall	329	Pembe Mehmetiogullari
301	Natural England	330	Peter Crsswell
302	Neil Jones	331	Peter Harmer
303	Nicholas Johnson	332	Peter Leonard Anson
304	Nick Foord	333	Peter Oaten
305	Nicola Lee	334	Phil Smith
306	Nicola Teather	335	Philip Leighton
307	Nina Byford	336	Philip Pocock
308	No name (Sutton residence)	337	Phyllis Budgen
309	P A Thomas	338	R A Eldridge
310	P Harber	339	R B Harrod
311	P Kluth	340	R Farley
312	Pamela Cresswell	341	R Hillman
313	Pamela Smith	342	R J Nightingale
314	Patricia A Whitcher	343	R M Street
315	Patricia Bristow	344	R Roper

345	R Thomas	374	S Philips
346	R Wood	375	S S Harris
347	Rachel Haddock	376	Sally Livett
348	Rachel Khalesi	377	Sam Distin
349	Ralph Dellow	378	Sandra Turner
350	Rev. Kevin Mephram	379	Sarah Heard
351	Richard Watson	380	Sarah Jane Brown
352	Richard Biggs	381	Sarah Little
353	Richard Clark	382	Scott Elliott
354	Richard Jordan	383	Scott Nightingale
355	Richard Ransom	384	Sean Henderson
356	Richard Watson	385	Sedlescombe School
357	Ricky Cutts	386	Sharn Watson
358	Rik Sharp	387	Sharon McKay
359	Robert Boyce	388	Sheila Chapman
360	Robert Dee	389	Sheila Palmer
361	Robert Wixey	390	Shirely Coleman
362	Rodney Baker	391	Stephen White
363	Ron Gray	392	Stella Brabants
364	Rosemary Addy	393	Stephen Thomas
365	Rother District Council	394	Stephen Turner
366	Roy Chapman	395	Steve Carr
367	Roy Matthews	396	Steve Graddock
368	Ruth Cowell	397	Steven Smith
369	Ryan Fielder	398	Stuart Robins
370	S Barton	399	Suki Tyler
371	S Butler	400	Susan Fisher
372	S Farall	401	Susan Fraser
373	S I McKay	402	Susan Hanny

403	Susan Kroon	432	Mrs J M Beaney
404	Susan Musgrave	433	Ian Cabn
405	Susan Pocock	434	Zoe Owers
406	T C Gregory		
407	TGL Gripper		
408	Ticehurst Parish Council		
409	Tim Marchant		
410	Tim McConnon		
411	Tina Louise Harber		
412	Tiziana Mantioni		
413	Tom Schollar		
414	Tony Campbell		
415	Tony Foster		
416	Tony Leonard		
417	Tracy Miller		
418	Trevor Palmer		
419	Trevor Thomas		
420	Vishnu Suresh		
421	W Godley		
422	William Trelawny-Vernon		
423	William Buckley		
424	William Rose		
425	Y Edwards		
426	Zoe Carrier		
427	Eleanor Geddings		
428	Emma Trelawny-Vernon		
429	Mrs J Gripper		
430	Mrs Catherine Watson		
431	Miss Joanne Oliver		

[Return to List of Appendices](#)

Appendix 31: Biodiversity Action Plan –Map for Sedlescombe



[Return to List of Appendices](#)

Appendix 32: Confirmation letters from site Owners Policies 2-10

Policy 2

Ms. Carol Hodgson,
Clerk to the Council,
Sedlescombe Parish Council,
April Cottage,
Church Road,
CATSFIELD,
East Sussex, TN33 9DP

T.C. Gregory,
[REDACTED]
MAIDSTONE,
Kent, ME [REDACTED]

Tel: [REDACTED]
M: [REDACTED]
[REDACTED]

29th July 2016

Dear Carol,

Subject: Neighbourhood Plan - Development of the "Sunningdale" site in Sedlescombe

I write to confirm that it is my intention to progress a development at the "Sunningdale" site in Sedlescombe in line with the latest Neighbourhood Plan as soon as the plan is approved, passed, and officially made/promulgated.

Yours sincerely,



T.C. Gregory

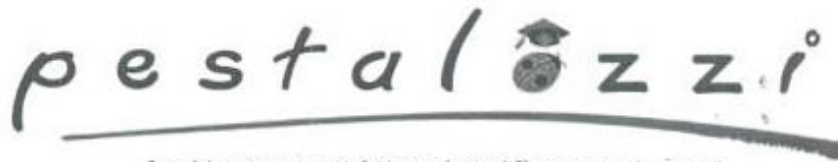
Policy 3

Jonathan Vine-Hall

From: Susan Walton [redacted]
Sent: 13 September 2016 08:17
To: clerk@sedlescombe.org.uk
Cc: Jonathan Vine-Hall [redacted]
Subject: Neighbourhood Plan

Dear Carol,
I can confirm that we are happy with the policy in relation to Pestalozzi the Neighbourhood Plan.
I had formally responded to the consultation some weeks ago but am writing to clarify this particular point.
All the best

Sue M. Walton
Chief Executive



Inspiring young people to make a difference in the world

Congratulations to the class of 2016 who have all worked so hard, come so far and faced every challenge with courage and spirit.

To find out more about Pestalozzi and what we do, visit our website.

Pestalozzi International Village Trust, Ladybird Lane, Sedlescombe, East Sussex, TN33 0UF

Website: pestalozzi.org.uk **Twitter:** [PestalozziTrust](https://twitter.com/PestalozziTrust) **Facebook:** [PestalozziUK](https://www.facebook.com/PestalozziUK)
Telephone: +44 (0)1424 870444 **Fax:** +44 (0)1424 870655

Registered Charity: 1098422
Company No: 4797376

Pestalozzi Enterprises Ltd
Company No: 890936

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Carol Hodgson

From: Susan Walton [mailto:susan@sedlescombe.org.uk]
Sent: 09 June 2015 15:52
To: Carol Hodgson (clerk@sedlescombe.org.uk)
Subject: Sedlescombe Neighbourhood Plan
Categories: NHP

Dear Carol,
Having read the Examiner's report and his acceptance of the site at Pestalozzi I would like to confirm that the development of this site, as set out in the plan, forms part of our own strategy for the Pestalozzi estate and it is our intention to do so during the course of the plan.
Kind regards

Sue M. Walton
Chief Executive



Get involved and fundraise for Pestalozzi in 2015.
You could run a bake sale, a coffee morning or even a marathon!

Pestalozzi International Village Trust, Ladybird Lane, Sedlescombe, East Sussex, TN33 0UF

Website: pestalozzi.org.uk **Twitter:** [PestalozziTrust](https://twitter.com/PestalozziTrust) **Facebook:** [PestalozziTrust](https://www.facebook.com/PestalozziTrust)
Telephone: +44 (0)1424 870444 **Fax:** +44 (0)1424 870655

Registered Charity: 1098422
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Policy 4 and Policy 8

Poros Hodgson
 Clark Jodanaka Poros Parid.
 Crand last fern
 Jodanaka
 Battle
 29.7.16

Der Herr Holzner,

I would like to confirm our intention,
the progress developed with the Carol Hill farm, north
and south sections, in line with the Sedlescombe
Neighbourhood Plan, as soon as the plan is made.

Yours

By mail. B.C.

Policy 5

Sodlescombe Sawmills,
Cripps Corner, Staplecross, Robertsbridge,
East Sussex

Carol Hodgson, Clerk,
Sedlescombe Parish Council
April Cottage
Church Road
Gatsfield
East Sussex TN339DP

Sedlescombe Neighbourhood Plan-Sawmills site

Dear Ms. Hodgson,

I have read in the examination report for the above plan and am pleased that the inspector has accepted this site.

I noted the comments questioning the likelihood of sites coming forward and would like to confirm that it has always been our intention to develop our site at the earliest opportunity. A realistic timing for the re-development would be in the later part of the plan.

Yours sincerely

Gary Mynard

Policy 6

Carol Hodgson

From: [REDACTED]
Sent: 10 September 2016 15:09
To: clerk@sedlescombe.org.uk
Cc: [REDACTED]
Subject: Draft Neighbourhood Plan

Dear Parish Clerk

With reference to the Draft Neighbourhood Plan and the Precious Field adjacent to Saint John the Baptist, Parish Church.

The PCC are still in favour of the field being developed and are fairly well advanced with discussions concerning the site and are happy with the policy within the Draft Neighbourhood Plan.

Best regards

Trevor Palmer

Churchwarden



St John the Baptist, Parish Church, Sedlescombe

Priest in Charge
Rev. Kevin Mephram
The Rectory
Church Hill
Sedlescombe
TN33 0QP

Tel: [REDACTED]
E-Mail: [REDACTED]

Churchwarden
Trevor Palmer

[REDACTED]
Sedlescombe

Tel: [REDACTED]
E-Mail: [REDACTED]

Churchwarden
Mrs Jane Wallis

[REDACTED]
The Green
Sedlescombe

Tel: [REDACTED]
E-Mail: [REDACTED]

The Clerk to the Parish Council
Mrs Carol Hodgson
April Cottage
Church Road
Catsfield
Battle
East Sussex
TN33 9DP

Monday 13th July 2014

Carol Hodgson

Re: The Proposed Development for Housing of 'The Precious Field' Church Hill, Sedlescombe.

Further to our meeting with the Parish Council on the 29th June regarding the above, and a meeting of the St John the Baptist, Parish Church PCC this evening I write to advise you that the following resolution was passed.

The PCC resolved that a letter of intent be provided to the Sedlescombe Parish Council regarding the potential development of the Precious Field as follows:

"It is the current intent of the PCC to develop on the land known as 'The Precious Field' to provide General Housing, together with a Car Park for members of the community and the public to use when visiting St John the Baptist, Parish Church and Churchyard.

It is anticipated that the proposed development will comprise a minimum of six dwellings subject to the necessary Ecclesiastical and Planning Consents being forthcoming."

Given that the Parish Plan is not likely to be fully approved and become effective until late 2015 at the earliest, and a full Faculty will be required from Chichester Diocese which will take approximately

six to nine months to obtain, an Outline Planning Application for the development of the site is unlikely to be able to be submitted before the 1st Quarter 2017.

I trust that the above is sufficient for you to provide Rother District Council with notice of our intentions regarding the site.

Yours Sincerely

Trevor Palmer
Churchwarden.

Policy 7

Mr S Simpson
Gate Cottage, Church Hill
Sedlescombe
East Sussex

Ms C Hodgson
Clerk
Sedlescombe Parish Council
April Cottage
Church Road
Catsfield
East Sussex
TN33 9DP

July 30, 2016

Dear Carol

I am writing to confirm that it is my intention to progress a residential development scheme at Gate Cottage in Sedlescombe, as identified in the Sedlescombe Neighbourhood Plan 2016 (Revised Draft Pre-Submission Plan for Consultation). We are currently in an advanced stage of discussion with a developer.

Yours sincerely,



Mr S Simpson

Policy 9

Carol Hodgson

From: Richard Watson [redacted]
Sent: 12 September 2016 07:39
To: clerk@sedlescombe.org.uk
Subject: Neighbourhood Plan - Balcombe Green

Hi Carol

Thank you for sharing with my wife, Catherine Watson, and I the Parish Council's Neighbourhood Plan and its supporting consultation documents. I wish to confirm that we support the plan and its proposals relating to Balcombe Green.

Thanks

Richard Watson

Sent from my iPhone

Carol Hodgson

From: Gill [redacted]
Sent: 10 September 2016 13:35
To: clerk@sedlescombe.org.uk
Subject: Land at rear of Balcombe Green

Carol

We are happy with the policy in relation to Balcombe Green site in the Sedlescombe Neighbourhood Plan.

Kind regards

Gill and Chris Cachirmanis (Four Winds Balcombe Green)

Gill Cachirmanis

Cristo Cladding Limited

Four Winds, Balcombe Green

Sedlescombe

BA77LE

[redacted]

Tel: [redacted]

Carol Hodgson

From: Jane Canini [redacted]
Sent: 11 September 2016 11:09
To: 'clerk@sedlescombe.org.uk'
Subject: Fwd: Neighbourhood plan

Sorry, meant to say we are at Cranfield Balcombe Green.

regards

----- Forwarded Message -----

Subject:Neighbourhood plan

Date:Sat, 10 Sep 2016 08:59:01 +0100

From:Jane Canini <Jane.canini@btconnect.com>

To:clerk@sedlescombe.org.uk

Dear Carol

We are happy with the policy in relation to Balcombe Green site in the Draft Sedlescombe Neighbourhood Plan.

kind regards

Jane and Paul Canini

Policy 10

Carol Hodgson

From: Steve Fasey - Pumphouse Designs
Sent: 12 September 2016 13:58
To: clerk@sedlescombe.org.uk
Cc: Jonathan Vine-Hall
Subject: Pump House Yard

Hi Carol

Please accept this email on behalf of my client, (who is the owner of Pump House Yard) that he is happy with the policy set out in the draft Sedlescombe Neighbourhood Plan

Regards

Steve Fasey
Pump House Designs



Pump House Designs Limited
Pump House Yard, The Green, Sedlescombe, Battle, East Sussex TN33 0QA
Tel: 01424 871120 Fax: 01424 870198

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Appendix 33: Rother District Council Response to Reg 14 Consultation and email from Chairman of SPC re meeting

Your ref:
Our ref:
Please ask for: Tim Hickling
Direct dial no: 01424 787651
Date: 8th September 2016

Mrs Carol Hodgson
Clerk – Sedlescombe Parish Council
clerk@sedlescombe.org.uk

Dr Anthony Leonard
Executive Director of Business Operations

Town Hall
Bexhill-on-Sea
East Sussex TN39 3JX

Dear Carol,

Sedlescombe Neighbourhood Plan 2014-2028 Pre-Submission Version (PS SNP)

I attach the District Council's informal comments on the revised draft Neighbourhood Plan and the accompanying Strategic Environmental Assessment (see Appendices 1 and 2 respectively) which are intended as a constructive response to help the Parish Council be in a strong position to duly submit a Neighbourhood Plan that meets the basic conditions.

You will see that the first comment is that we are pleased to see the effort made to identify sites for housing in and around the village in line with the Core Strategy and to confirm that this appears likely to satisfy what was a key conformity issue with the earlier version.

There are nonetheless a number of other comments, which I would be happy to discuss when the Parish Council has had time to consider them and before the Neighbourhood Plan is formally submitted.

As you are aware, the District Council has been copied into a letter from some residents of Gregory Walk about the consultation process, while a local resident has written to David Marlow asking that the consultation exercise be declared null and void *"because of the biased campaign undertaken by the Parish Council which appeared to be aimed at stopping development on that site while other sites, also in the AONB and outside the development boundary, were not given proper consideration."*

The form of the consultation is of course a matter for the Parish Council at this stage and I understand it will be considering the concerns shortly. I would not seek to interfere in this process. At the same time, I note that the comments made and the Parish Council's consideration of them should be covered in the Consultation Statement to accompany the submitted Neighbourhood Plan in due course.

Yours faithfully,



Tim Hickling MRTPI, MCMI
Service Manager – Strategy and Planning



Fax (01424) 787879

www.rother.gov.uk

Appendix 1: Sedlescombe Neighbourhood Plan 2016-2028 Pre-Submission Version, July 2016: Comments on behalf of Rother District Council

Preface

1. In common with normal practice at this draft stage of plan making, these are officer comments provided to assist the Parish Council in ensuring that it is in a position to submit a neighbourhood plan at the next, formal stage which meets the basic conditions. In particular, it gives early advice of any issues in relation to general conformity with the Council's strategic planning policies as set out in the Local Plan Core Strategy ('Core Strategy', for short) and with the requirements of European environmental regulations.
2. While every effort has been made to properly consider the Pre-Submission Sedlescombe Neighbourhood Plan (PS SNP) and supporting documents (Draft Strategic Environmental Assessment, Local Green Space Report and Site Assessment Report), the following comments are made without prejudice to any representations or decision that the Council may subsequently make.

Overview

3. The further consideration that the Parish Council has given to options for development in and on the edges of the village addresses a key conformity issue previously, namely the need to meet the housing target for Sedlescombe as set out in the Core Strategy.
4. The Core Strategy expects 35 dwellings on new sites at Sedlescombe and each of the sites identified in the PS SNP is regarded as a reasonable option to deliver the housing requirement.
5. There are some outstanding queries regarding the detail of the policies, which may impact on deliverability of housing numbers on the village sites, as set out in the detailed comments below, but these are not believed to be "show-stoppers".
6. Our estimated "most likely" capacity, based on current information, is set out below. On this basis, the PS SNP is regarded capable of meeting the housing requirements of the LPCS.

Site	PS SNP capacity	RDC view of most likely capacity
Policy 2: Land at Sunningdale	9+	6
Policy 4: North of Village Hall	10-12	12
Policy 7: Land at Gate Cottage	8+	8
Policy 8: Land at Church Hill Farm	10+	10
Total	37-39+	36

-
7. The non-allocation of Street Farm for any housing is perhaps not surprising, given the background (on which we comment further later) and that other reasonable options have been identified, and favoured, in the PS SNP. At the same time, given the emphasis given in the PS SNP to the importance of not only retaining a green gap along the Brede Lane frontage, but also to the conservation of biodiversity interest, general public access and more play space for the Primary School – which can only be secured through landowner agreement – we can see the dilemma here and that a modest development tied to the transfer of the bulk of the site for open space use may be viewed as the opportunity to secure these objectives.
 8. The proposed Local Green Space designation of Street Farm is a somewhat separate issue from its exclusion from the development boundary and this is also commented on below but, at this point, we still question the robustness of the case for taking a different view from the Examiner, while acknowledging that another examiner may view things differently.
 9. In general, without wishing to undermine the Parish Council's choices, it is evident that the PS SNP and the supporting documents set themselves against Street Farm. Some detailed comments draw attention to inconsistencies in the presentation and assessment of sites, which you may need to review for the Submission version.
 10. Of course, whilst it is the role of the Plan to allocate whichever sites it wishes (subject to conformity with national policy and the RDC Core Strategy), the SEA should be undertaken as an independent assessment of reasonable options. However, the general observation remains that the SEA does not always read as an objective assessment.

Policy 1: Spatial Plan of the Parish

11. The policy introduces the term 'settlement boundary' when referring to the 'development boundary' that is identified on the Proposal Map. Use of 'development boundary' would be consistent with the terminology of the LPCS. Also, the boundary is a policy line and does not aim to define the settlement as such.
12. (Incidentally, paragraph 42 suggests that the map on page 16 is part of the LPCS, whereas it is the Inset Map from the 2006 Rother District Local Plan, which the SNP will of course supersede. The existing development boundary is a useful reference point, but its source and status should be clarified.
13. On a general consistency point, the policies refer to the 'Proposals Map' whereas the plan is entitled 'Policies Map'.

Policy 2: Land at Sunningdale

14. The District Council has previously accepted this site as suitable for development and the inclusion of the full curtilage in the development boundary. However, the PS SNP differs in that it increases the previously proposed number of dwellings from six to 'a minimum of nine'.

-
15. Notwithstanding criterion 3, it is noted that the previous Site Assessment report (Feb. 2014) found that setting the number of properties on the site at six would avoid causing unreasonable harm to the residential amenities of the existing properties in Gregory Walk.
 16. The more recent position may be a reflection of the Site Assessment Report which concludes that "most preferable proposal involves the demolition of the existing bungalow and the provision of 10 dwellings." However, the actual policy requires the retention of the existing dwelling and it is very difficult to see how an additional 9 dwellings could be satisfactorily achieved in this context, even with the loss of some of the on-site trees.
 17. An indicative layout to illustrate the stated capacity (also taking account of the sewer main) would be helpful to demonstrate that the numbers are achievable in line with the requirements of the policy.

Policy 3: Land at Pestalozzi

18. The District Council supported the previous policy in relation to enabling residential development at Pestalozzi, subject to certain amendments that were supported by the Examiner and now incorporated as criteria 5 and 6.
19. However, the wording in the PS SNP now states that there will be a "a minimum of 6 and up to 8 dwellings ...".
20. This form of wording introduces a contradiction with criterion 2, as it pre-empts the required viability appraisal. It is considered unjustified to set a minimum number of dwellings as a matter of policy in this context.
21. It is recommended that the potential housing capacity, subject to the viability requirements, is set out in the text.
22. As an aside, the fact that the site is a kilometre from the village centre is not regarded as placing it "within easy walking distance".

Policy 4: Land north of the Village Hall

23. This is a new policy. It is noted that the site approximates to an "amber site" in the District Council's 2013 SHLAA.
 24. Of course, the northern and eastern boundaries are not, for the most part, currently physically defined. However, it is agreed that the siting of housing on the lower slopes limits the impact on the wider AONB and that, with the proposed landscape buffer to the north (which should be substantial, as recommended in the SHLAA) the localised impact of new housing on the approach to the village along Church Hill should be mitigated over time and provide a new well-defined edge to the village in the process.
-

-
25. Notwithstanding this, it is not agreed that *"the site is not particularly visible from Church Hill"*. Moreover, the new dwellings will be on higher land, visible above the roadside hedge and at the entrance. Indeed, this localised AONB impact provides a clear justification for criteria 3 and 4, and supports criteria 2 and 5.
26. The retention of the historic hedge line as much as possible and the minimal land take from the adjoining field for access (if required) is appropriate and welcomed.
27. As discussed, we would just note that policy criterion 1 and paragraph 78 both refer to a *'developable area'*, but this is not shown on the Proposals Map. The wording will need to be amended to either remove the reference to the developable area or to clarify in the text and on the plan what this is. In this particular instance, there would be merit in showing the northern buffer planting area as this is critical to the longer-term definition of the village edge. (NB The same issues arise in Policy 9.)
28. Based on the latest Site Assessment Report, the capacity of the site, of 10-12 dwellings, seems reasonable. However, our estimation of the site, excluding the frontage triangular area, is 0.63ha (see attached plan) rather than 0.52ha. This apparent anomaly may be explained if the site includes the landscape buffer on the northern boundary. A clarification would be helpful.
29. Access to this and the other proposed allocations in the vicinity is a key issue which may affect if/how sites can be developed. The views of ESCC Highways on the combined proposals and specific access points should be obtained.
30. Given the loss of roadside hedge involved in creating a new access, further encouragement is given to investigating how the practical issues of maintaining a secure access to the Village Hall and working with the change in levels can be overcome in order to allow a single access point.
31. There is a clear benefit in slowing traffic speeds along Church Hill. It is agreed that traffic management measures are a critical element of this policy and criterion 5, is supported.

Policy 5: Land at Sedlescombe Sawmills

32. The same policy in the earlier SNP was supported by the District Council policy; hence, no further comments are made.

Policy 6: Land at St John the Baptist Church

33. Similar issues are raised as in relation to Policy 3, namely that the earlier Submission SNP policy of enabling a certain number of dwellings to support specific community outcomes has been replaced by a policy which provides for a particular, albeit approximate, number of dwellings. In this case, it is the opening paragraph of the policy and criterion 1 which are regarded as contradictory. No additional evidence is provided to support the stated number of dwellings to enable the community benefits.

-
34. The description of the site 'on the northern edge of the village' is misleading. It is clearly divorced from the village in AONB countryside location, where new development needs a strong justification – which is accepted in this instance.

Policy 7: Land at Gate Cottage

35. While this site, which forms the extended curtilage of Gate Cottage, was not in the earlier SNP, it was identified by the Parish Council subsequent to the earlier Plan's Examination, at which point the District Council considered that the land is a suitable site on the edge of the village, with a capacity of some 8 dwellings.
36. Following a site visit, it is considered, having regard to the configuration of the site, the proposed policy restriction to dwellings of 2 or 3 bedrooms and the presence of mature trees along the eastern and southern boundaries, that 8 dwellings is achievable.
37. It is noted that the main body of the site is 0.28ha; on which 8 dwellings would represent 29 dwellings/hectare.
38. Without ruling out a slightly higher number, the presence of large trees on two boundaries is likely to give rise to a need for above average garden sizes. Hence, 8 dwellings are regarded as most appropriate for calculating likely capacity.
39. The final paragraph of the policy and the statement in paragraph 94 regarding the benefits of planning development of this site and the adjacent land both in terms of access and layout (see Policy 8 below) are strongly supported.

Policy 8: Land at Church Hill Farm

40. This is a new allocation, not previously considered by the District Council. It is currently in agricultural use, comprising the south-eastern corner of one field and extends beyond an existing hedge line a little into the field to the south.
41. Lying immediately west of the land at Gate Cottage (see Policy 7 above) and separated only by a thin hedge/fence line, it is accepted that the site will be impacted upon by new housing there, particularly where viewed from the public footpath that runs just to the north across the field.
42. The land itself does not follow a physical boundary to the south or west. While it is at a relatively low level, there does not appear to be sufficient a justification for extending beyond what is a well-defined hedge line into the field to the south which should retain a very rural character.
43. *(PS SPC has since advised that the site is not intended to extend into the southern field, which would clearly be supported.)*

-
44. The extension of the 30mph limit and associated traffic calming is supported, subject to the views of the Highway Authority, although it is noted that the position of the access is not explained, so the impact not only of the respective junctions on highway safety and frontage vegetation is currently unclear. As the means of linking to the public highway is important to demonstrate deliverability, this should be clarified for the Submission Plan.
 45. Our calculation of the area (albeit approximate due to the thickness of the lines) is 0.45ha (see attached plan), rather than the stated 0.33ha. Assuming that the western boundary buffer planting is within this area (?), then it is still agreed that 10 would represent a readily achievable number of dwellings.

Policy 9: Land at Balcombe Green

46. The District Council previously sought the inclusion of this land within the development boundary for Sedlescombe. It would follow that there is a presumption in favour of development subject to other planning policies. In this case, the main issue is the impact on local character and amenities through tree loss. However, it is accepted that sensitive development could avoid undue loss of trees and hence such adverse impacts.
47. The existence of multiple land ownerships is clearly a substantial constraint to achieving the development; it is agreed that this area cannot be relied upon to deliver a scheme of at least 6 dwellings.
48. Normally, it would not be necessary to have a specific policy of in principle "support" for development where land is within the development boundary, but if the Parish Council sees it helpful to give a clear signal of its support (given it previously rejected the area's inclusion in the development boundary), then the policy can be supported on this basis.
49. In these circumstances, it is advised that a full tree survey and impact assessment would be required to be submitted with any planning application, and proposed mitigation identified.

Policy 10: Land at Pump House Yard

50. This is also a new policy, although officers have provided informal advice already. The essence of this is that the small loss of employment land may be justified for amenity/community benefit reasons.
51. For the record, there is no objection to including this allocation, notwithstanding that the number of dwellings are small (and, as the Parish Council appreciates, would not count towards Sedlescombe's housing target), as it appears a positive proposal to improve movements around the school.

-
52. Some clarification may be needed, as the policy refers to a car park, but the text also refers to it being for staff and parents dropping off and collecting children. Attracting parents down Gammons Way with limited turning may well pose risks for pupils leaving school and block access to the proposed two houses. ESCC Highways views will be critical.
53. The text should highlight that harm to trees, protected by virtue of being in the Conservation Area, is to be avoided.
54. It should be appreciated that it may be difficult to require all the works required on the car park to be done by the housing developer under s106 powers, as they have a wider benefit.
55. I should emphasise that these comments are made from a purely planning perspective. Any permissions/agreements for any works or access rights relating to the Council-owned car park would be matters to take up elsewhere.

Policy 11: Local Green Spaces

56. The designation of Red Barn Field, a designated local nature reserve, has been previously accepted through the Examination process and is uncontroversial.
57. Of course, the same is not true of Street Farm, which was rejected by the Examiner.
58. The Parish Council's commitment to secure Local Green Space designation to the whole of Street Farm is well understood and the supporting Paper has been reviewed.
59. Critical to the District Council's position is whether the further evidence justifies a departure from the Examiner's conclusion on this issue. It has to be borne in mind that it will be the District Council, not the Parish Council, which is liable in the event of a successful legal challenge.
60. The further research emphasises the size of the area and whether or not it amounts to 'an extensive tract of land', this being specifically excluded from designation in the NPPF. However, this is not the only criterion and the District Council has previously advised that it accepts that the Examiner considered all the relevant factors in coming to his conclusion.
61. Looking again at the criteria of paragraph 77:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;

62. It is generally accepted that the Street Farm Field is in reasonably close proximity to the community it serves.

- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

63. It is a 'green area' for which there is clear evidence from representations on both the Neighbourhood Plan and recent planning applications that many local residents do not wish to see the field built on. In addition to traffic concerns, letters have variously cited loss of views, AONB countryside, wildlife refuge, public enjoyment (via a claimed right of way) and general tranquillity.

64. The Examiner did not accept that the local desire to prevent development amounted to a sufficient justification, highlighting that it is not mentioned as a criterion. It is now argued through the new PS SNP (in paragraph 109) that the Examiner erred in his interpretation of the NPPF which, in the Parish Council's view explicitly allows for communities to designate Local Green Spaces to 'rule out new development'.

65. In response, our reading of paragraph 76 of the NPPF is that while designation may give reassurance to communities that designation will mean that new development is ruled out (other than in very special circumstances), the criteria for designation are purely those in paragraph 77.

66. Therefore, we are not convinced that the Examiner erred, as stated in the PS SNP.

67. This is not to say that another view may prevail, so we have looked again at the specified criteria in this part of the policy statement:

'beauty' - the site is open countryside falling within the High Weald AONB, but it is not a characteristic or historic field; nor one where some development would detract from its natural beauty. It is noted that the Site Assessment Report concludes that development here is rejected due to its adverse impact on the AONB landscape, but this assessment was not shared by the s78 appeal Inspector who found that *'the proposal would have little effect on the landscape and scenic beauty of the AONB'*¹.

'historic significance' - there has been no suggestion of historic significance of the field and is classed as a 'modern field amalgamation', whereas the large majority of fields in the High Weald are still of medieval character.

'recreational value' - there is no general public access; of course, if the claimed public footpath were successful, this would be a material change in circumstances which would strengthen the case (even though not a prerequisite).

'tranquillity' - as an undeveloped site with development on three sides, it provides a countryside and inherently peaceful setting to development around it, including the School to the west. Local residents note this quality.

¹ Inspector's Report paragraph 194

'richness of wildlife' – there is inevitably some wildlife associated with the open field, which is no doubt enhanced by the lack of recent active farming. This may provide some justification for designation, with survey findings by a local ecologist, but this value is wholly reliant on the management of the land over which there is no control. Indeed, the s78 Inspector found that the wildlife interest did not justify preventing some development which would actually "lock in" the ecological value of the greater part of the site.

- where the green area concerned is local in character and is not an extensive tract of land.

68. While the Parish Council highlights that the land has well defined boundaries, this does not of itself relate to the definition of 'extensive', although its relationship to the built-up area of the village is clearly material to the question of its specialness.
69. The accompanying LGS Report presents examples of LGS in made neighbourhood plans, some with larger areas. The examples given were reviewed by ourselves and informed the District Council's decision on the Examiner's Report. A copy of this was provided to SPC by email on 4/11/15.
70. As it advised, while the report does identify some larger areas, more detailed analysis of these shows that their circumstances vary considerably from Street Farm, notably being recreational spaces, recognised wildlife areas and/or having extensive public access. We also highlighted that areas must be seen in their unique local circumstances.
71. The conclusion at that time was there was not a basis for arguing that the Examiner had erred in his assessment.
72. As regards further information that may amount to a material change of circumstances, the most likely significant factor would be if the footpath claim was accepted, as public access was not assumed to exist.
73. In effect, it is considered that the case for LGS designation is heavily dependent upon expressions of local feeling – which is important – but geared towards the wish to stop development rather than its intrinsic "specialness".
74. This comes out in the Site Assessment Report, which omits critical considerations that one would expect to see in relation to its assessment of the Street Farm site as currently proposed. This is a real weakness and its conclusions may be found to be materially deficient and flawed, if not unbalanced. Specifically, there is no reference to:
 - the fact that the landowner has proposed, in submissions to the SNP, to leave virtually all of the Brede Lane frontage open and undeveloped and limit development where it would be set against the backcloth of the existing built-up area;

- wildlife interest has, more so recently, been cited as a vital community interest, yet this is of course largely dependent upon land management – upon which the LGS designation holds no sway; yet the land could be managed as a local nature reserve if brought under public control as part of a mixed-use scheme;
 - notwithstanding the claimed footpaths, public access is similarly not secured. Even with a public footpath, the remainder of the site could be fenced off;
 - The PS SNP accepts that the need for play space for the School would be an 'exceptional circumstance', so should, one would expect, weigh the opportunity provided to achieve this quite highly.
75. Nor is there any acknowledgement of the Inspector's considerations of the impact in his report on the appeal, notably that:
- *"the proposal would have little effect on the landscape and scenic beauty of the wider AONB"*, (IR194)
 - *"Overall, the proposal would not significantly alter the form of the village and ...it would not appear out of place or incongruous."* (IR 197), effectively rejecting the view that *"it would fail to integrate into the village"* (IR 115)
 - *"the limited scale and location of the proposed housing on the lower part of the site mean that it would not be intrusive."* (IR 196) and that *"it would not be likely to create unsatisfactory living conditions in nearby existing houses..."* (IR 259)
 - *"Providing that the site and remaining undeveloped area were appropriately landscaped and managed, the proposal would be unlikely to harm the biodiversity of the area"* (IR 204).
76. Given the Parish Council's strong desire to retain the green gap along the Brede lane frontage, to conserve biodiversity interest, facilitate public access and enable more play space for the Primary School – all attributes that would warrant Local Green Space status – the Inspector's findings in terms of the impact on the 'Local Green Space' designation, as proposed by SPC in its then submitted Neighbourhood Plan (SNP) are surely relevant?
77. He concluded that *"in its current undeveloped state, its potential role as Local Green Space would only be adversely affected in some respects and to a limited degree"*, adding that the landscape management and public access that would be provided as part of the scheme *"could lead to improved Local Green Space functions on the remaining undeveloped land."*² (IR 219).
78. As an aside, some clarification of the reasons for including part of Brede Lane itself and part of the garden of the first property at Blacklands in the LGS is questioned. Perhaps these are just errors?

² Inspector's Report paragraph 219.

General consistency

It is noted that the SHLAA references in the Street Farm section of the Site Assessment Report differ markedly from in relation to other sites, such as Land north of the Village Hall, where it is used to support an allocation.

The equity of the consideration of AONB impacts is also questioned, especially when one has regard to independent Inspector's findings – although again these do not entirely preclude a different view being taken of the value of landscapes.

**Appendix 2: Sedlescombe Neighbourhood Plan 2016-2028 Pre-Submission
Version July 2016 - Draft Strategic Environmental Assessment
Comments on behalf of Rother District Council**

Background and Terminology

1. Though not referred to as such, this SEA is effectively the 'Third Draft' of the Sedlescombe Neighbourhood Plan SEA, the first having been commented upon by officers by letter dated 10th March 2014 and the second on 5th May 2014.
2. In addition, RDC provided a further SEA screening opinion on 24th March 2016 advising which objectives from the RDC SA framework were 'screened in' as relevant for consideration within the Sedlescombe SEA process.

Process

3. The Neighbourhood Planning Authority are advised that, if they have not already been contacted, the Environment Agency, Natural England and Historic England should be sent a copy of the SEA and have an opportunity to express their opinion and be given sufficient time to do so.

Comments

4. The following advisory comments are provided to assist in ensuring the soundness of the SEA. They are made without prejudice to any representations or decision that the Council may subsequently make.
5. Paragraphs 1 and 1.1: Reference to the *Environmental Assessment of Plans & Programmes Regulations 2010* ('the EA Regulations'). Note these date from 2004, not 2010 (as correctly stated in paragraph 2.1).

Scale of Development

6. As a general observation, while smaller developments are more likely to have 'minor' rather than 'significant' environmental impacts, the latter cannot be ruled out and the RDC SA Framework helpfully includes 'decision aiding questions', many of which apply on a site-specific basis to help make assessments of sites, which should be absolute as well as relative terms.

SEA Objectives and Decision Aiding Questions (Section 7 & Table A)

7. Section 7 and Table A have not fully incorporated the RDC Screening Opinion provided on 24/03/16 which screened in seven objectives from the overarching RDC SA Framework.
8. The following have been excluded:
Ob 7: Improve accessibility to services and facilities for all ages across the District.
Ob 11: Reduce emissions of greenhouse gases
Ob 13: Maintain, improve and manage water resources in a sustainable way

-
9. The inclusion of the three additional RDC SA Framework objectives is considered appropriate to give confidence that the SEA has fully considered all relevant factors.
- The exclusion of Objective 7 (accessibility to services and facilities) is a particular concern as it has been at the heart of RDC's previous concerns over the cumulative effects of unsustainable patterns of development.
 - The exclusion of Objective 11 (Reduce emissions of greenhouse gases) has been justified in SNP SEA supporting text paragraph 7.2 on the basis that they *were better suited to the assessment in Local Plans of major development proposal options; they could not form a meaningful assessment of the Neighbourhood Plan policies with the very much smaller scale of development it proposes*. The RDC SA Framework 'Decision Aiding Questions' for objective 11 include matters such as 'Loss of trees' and 'scope for enhanced walking and cycling routes', as well as reduced travel which clearly apply on a site-specific scale. Indeed, tree loss has been a central factor in the consideration of one of the preferred sites (land at Balcombe Green).
 - In practice, there is less of a concern over the exclusion of objective 13: 'Maintain, improve and manage water resources in a sustainable way' but it could have a bearing on the assessment of the site at Gregory Walk which encroaches on to a groundwater source protection zone. However, it is noted that "screening in" ensures that the right questions are asked.
10. On a specific point in Table A, the SPNP SEA Measures for the flood risk objective states 'Will the policies avoid development on land in Flood Zone 1'. This needs re-wording since Flood zone 1 is the zone of least flood risk.

Section B Assessment - Table B

11. There is a notable lack of any negative scores in Table B, which is unusual and may well be questioned as a result. Of course, while the SEA cites the modest scale of proposals as a justification of an argument that are therefore no significant *negative* effects, if it were to be accepted, it could be argued that this principle should equally apply to the attribution of *positive* effects - whereas there are more than a dozen positive scores in Table B. Whilst there is no requirement for a balance of positive and negative scores in SEA, this concern is compounded by an examination of some of the individual scores.
12. For example, paragraph 7.6 notes that three proposed site allocations well outside the current development boundary *"are not justified in relation to RDC Core Strategy Policy RA1. Rather, they are being proposed to use new housing as a means to another social and/or economic policy end."* In other words, these three sites appear to be justified on the basis that they *'help to ensure the long-term security of key stakeholders in the Parish'* (SNP Objective 1), despite not wholly conforming to the rigorous sustainability requirements of RA1. Whilst the SNP is entitled to make this case, an objective assessment should nonetheless reflect this by acknowledging some negative impacts (e.g. Table B - in relation to SPNP SEA Objectives 2 and 5 against SPNP objective 1).

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13. The above example does not constitute a comprehensive review of Table B and there may well be other examples.

Policy 2 – Sunningdale, Land off Gregory Walk

14. As mentioned earlier, it is advised that consideration is given to whether there is any impact on the groundwater source protection zone. Similarly, consideration of safe movement into the village centre would be picked up under RDC objectives 7 and 11.

Policy 3 – Land at Pestalozzi International Village

15. In relation to the objective 'Improve efficiency in land use and encourage the prudent use of natural resources', the SEA employs two measures one of which is *'Will the policies focus new development in and on the edge of the main village?'* Clearly this site is some way from the village centre so the positive score is hard to justify in this light. A neutral score would seem to fairly balance the brownfield advantage and locational disadvantage.

Policy 5 – Land at Sedlescombe Sawmills

16. In relation to the objective 'Improve efficiency in land use and encourage the prudent use of natural resources', the SEA employs two measures one of which is *'Will the policies focus new development in and on the edge of the main village?'* Clearly this site is some way from the village centre so the positive score is hard to justify here.

Policy 8 – Land at Church Hill Farm

17. Given the supporting text acknowledges that 'much of the site extends into the AONB with little in the way of a defensible edge', the neutral score for objective 5 is hard to justify here, notwithstanding that some potential mitigation measures are highlighted. The same would apply to Policy 4.

Policy 11 – Local Green Spaces

18. It is somewhat blurred what is being assessed here – the principle of having 'Local Green Spaces', or the actual sites that are being proposed. To avoid confusion it is recommended that the sites are assessed individually as to their suitability for LGS.
19. Again the objectivity of assessment is questionable here. Paragraph 8.36 states *'In seeking to prevent harmful greenfield development on the edge of the village, the policy will protect the AONB and historic identity of Sedlescombe'*. Given that one of the SPNP measures is to *'focus new development in and on the edge of the main village'*, the above aim seems contradictory, particularly as other greenfield AONB sites on the edge of the village are actually being proposed for development (e.g. policies 4, 7 and 8).

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20. The issue is compounded by the fact that it is not demonstrated why either of the proposed LGS sites are *'integral to the historic identity of Sedlescombe'* (any more than other edge of village greenfield sites which have been proposed for development). The historic form of Sedlescombe was a linear settlement on a north/south axis centred on 'The Green'. Development to the east of the village is more modern and it is hard to justify the assertion that the pattern of development here is a significant part of the village's *historic identity*.
21. The assertion regarding *'prevention of greenfield development'* also needs careful consideration of wording in relation to the proposed Street Farm LGS since the current planning application already proposes the majority of the site (approximately 80%) for greenfield recreation purposes. It would perhaps be clearer and more transparent to highlight that the area that is currently subject of a planning application for residential development is only the eastern 20% or so of the proposed LGS, with the remainder proposed as recreational open space.

Alternative Housing Sites

22. Assessments of other sites notably factored in proposed mitigation works to reduce perceived negative scores. This was clearly the case in the assessment of Policy 2 'Sunningdale off Gregory Walk', where the sites potential to have negative flood risk and biodiversity effects was given a neutral score on the basis of assumed future mitigation measures. Similarly, Policy 8 'Land at Church Hill Farm', acknowledged that *'the site extends into the AONB with little in the way of a defensible edge'*, but gave a neutral score on the basis of a future *'scheme layout and landscape buffer on its western boundary'*.
23. However, a clear inconsistency emerges in comparison with the assessment of alternative housing site 'Street Farm'. Paragraph 8.41 states *'The main negative effect of development in this specific location is its effects on the AONB landscape. The land is located on a slope down from Brede Lane at the transition from the village to the AONB countryside, with no defensible boundary for some distance to its west or south (and therefore always the risk of an extension of the scheme to cover the whole site in due course).'*
24. Given that the developers have advised of what they are willing to see as a development package, then we would expect the SEA to be on that basis. Hence, proposed mitigation at Street Farm can be considered with a high degree of confidence - arguably to a much greater extent than can be afforded to other sites considered in the SEA, where discussions are at a very formative stage.
25. To quote the Planning Practice Guidance (paragraph 38), *'Reasonable alternatives must be considered and assessed in the same level of detail as the preferred approach intended to be taken forward in the neighbourhood plan (the preferred approach).'*
26. Similarly, if the assessment were based on the developer's submissions, the comments at paragraph 8.41 suggesting there is *'no defensible boundary'* and suggesting *'a risk of an extension of the scheme to cover the whole site in due*

course' may be viewed as unbalanced, particularly when this 'thin end of the wedge' argument has not been used in relation to other sites such as 3 Pestalozzi, 4 Land North of Village Hall, 5 Sawmills, 6 St John Baptist Church or 8 Church Hill Farm.

27. Paragraph 8.42 states that Street Farm has *'one tenuous edge with existing development in the village, but extends well beyond into the surrounding countryside'*. Some preferred sites in the SNP (e.g Policies 3, 6, 8) have no edge with existing development in the village and are wholly (or almost wholly) surrounded by countryside. A couple more preferred sites have one edge with existing development (Policies 4 and 7). When considered in its entirety, Street Farm has three edges with existing development, whilst the more discrete eastern portion that has been proposed for development has two edges (or approximately half its boundary) adjacent to existing development. Therefore the statement in paragraph 8.42 does not appear to be factually correct and it is suggested it should be re-worded.
28. Moreover, it is unclear why the extent of edge with existing development or the degree of encirclement by countryside is considered a negative factor for Street Farm, but not for the other sites mentioned above. This undermines the conclusions of paragraph 8.43 and weakens confidence that the SEA has been conducted on an objective basis.

Conclusions

29. Whilst it is the role of the plan to allocate whichever sites it wishes (subject to conformity with national policy and the RDC Core Strategy), the SEA should be undertaken as an independent assessment of reasonable options.
30. The general observation remains that the SEA does not always read as an objective assessment. Rather it appears to seek to justify locally preferred development sites in environmental terms which do not always stand up to scrutiny on close examination.
31. This is compounded by the fact that RDC's screening opinion as to which SEA objectives are relevant has not been wholly adhered to, and the supporting 'decision aiding questions' in RDC's SA Framework have not been utilised.

Jonathan Vine-Hall

From: Jonathan Vine-Hall [jonathan@originalsource.net]
Sent: 17 September 2016 10:02
To: 'Tim Hickling'
Cc: Carol Hodgson
Subject: Your cover letter to the SNP submission

Dear Tim,

You mentioned in your cover letter to the District Council's response to the Sedlescombe Neighbourhood Plan that once the Parish Council had considered the consultation you would be happy to discuss a number of your comments within the consultation after that meeting. As I offered at the beginning of last week I really do think that this discussion would be best had before the Parish Council discusses the consultation as it is the Parish Council's desire to submit the plan as soon as practical after that time. In any event as the consultation is finished we can't include any further new submissions. I know you will appreciate this point.

As I said before the Clerk and I will make our diaries entirely open to meet your availability. Please let me know.

Kind regards

Jonathan Vine-Hall
Chairman Sedlescombe Parish Council

Appendix 34: Minutes of the Parish Council meeting of 7 July 2016

Council Minutes 07Jul16

Page 1 of 2



Council Meeting Minutes

Minutes of the Meeting held on Thursday 7th July 2016
following the Neighbourhood Plan Committee Meeting at 19:00
in Committee Room 2 of Sedlescombe Village Hall

Present: Cllr. Vine-Hall (Chairman) Cllrs: Anson, Brister, Chapman, Fraser, Glew
(Vice-Chair) and Parsons
Clerk/RFO: Mrs Carol Hodgson

Also present: District Cllr. Tony Ganly

C16/53 Apologies
None received.

C16/54 Interests in accordance with 2012 Code of Conduct

1. To receive new written requests for dispensation.
None received.
2. To receive councillors' declarations of interest regarding matters on the agenda.
None received.

C16/55 Public participation session re matters on the Agenda at the Chairman's discretion.
No members of the public were present.

C16/56 To approve the minutes of the Council Meeting on 17-May-16 + 07-Jun-16
RESOLVED: That the Chairman is authorised to sign the Minutes of the meeting held on 17th May 2016 and 7th June 2016

C16/57 To receive Minutes of the Finance Committee meeting 07-Jun-16
RESOLVED: That the minutes of 7th June 2016 were received.

C16/58 To receive Minutes of Neighbourhood Plan Committee meeting 07-Jun-16
RESOLVED: That the minutes of 7th June 2016 were received.

C16/59 Sedlescombe Neighbourhood Plan

1. To receive and approve the updated quotes from rCOH Ltd for updating the Strategic Environmental Assessment + the NHP and from Graham Pfield for undertaking any required site assessments.
RESOLVED: To accept the quote from rCOH Ltd to provide professional services in respect of the revised Neighbourhood Plan at £7,000 + VAT.
To accept the quote from GRF Planning to prepare 2 site assessment reports at £700.
2. Revised Pre-Submission version.
To resolve: That the revisions to the Pre-Submission Version of the Sedlescombe Neighbourhood Plan and supporting documents, is approved for an 8-week consultation under Regulation 14 for the period ending 5pm - 12th September 2016
Members had been provided with hard copies of the latest version of the Plan.
RESOLVED: That the revised Pre-Submission Version of the

<http://www.sedlescombe.org.uk/Index/ParishCouncil/Meetings/Meetings/2016Meetin...> 17/09/2016

Sedlescombe Neighbourhood Plan, together with supporting documents, is approved for a consultation period of 8 weeks ending at 5pm on Monday 12th September 2016

3. Public Consultation Form: To review & approve for consultation under Regulation 14
Members had been provided with hard copies of the latest version of the consultation form.

RESOLVED: That the Consultation Form has been reviewed and approved for the Regulation 14 Public Consultation starting on 15th July 2016.

C16/60 Finance

1. To approve the following cheques:

a	G Burley & Sons Ltd	June Grounds Maintenance	265.00	
b	Catsfield Parish Council	Stationery (50% of costs)	90.57	
c	HMRC	PAYE & NI QE 30-Jun-16	690.74	
d	Mr. J. Parsons	Battery pack for Speed Gun	34.95	
		123 Reg website hosting-annual chg	71.86	
		Recorded del. Annual Return	2.06	
		Salary - June 2016	947.79	
d	Mrs Carol Hodgson	Salary - Underpmt April 2016	10.00	1114.71
		Maintenance of Offices - Qtly pmt	50.00	
		Telephony and Broadband - Qtly pmt	33.00	

RESOLVED: The cheques were approved for payment and signed.

C16/61 Reports & Questions

1. To receive any other reports and questions from Members in brief, including items for the next agenda.
- * Cllr. Vine-Hall read out an email received from a Sedlescombe resident thanking Parish Council for it's support in the issues relating to Splistead Farm Airstrip.
 - * Cllr. Glew advised that the Red Barn Farm Working Group had secured a grant of £1161 from the Sussex Community Foundation to purchase benches. The offer was made on condition that the benches are made from British wood.
 - * Cllr. Glew had received concerns regarding vehicles being parked towards the end of The Green slip road, which was causing a problem with access.
 - * Cllr. Veitch advised that all was going well the Sedlescombe Summer Fayre and Flower Show on Saturday 16th July. Stall pitches were due to be allocated on Friday evening.

Chairman

Date

<http://www.sedlescombe.org.uk/Index/ParishCouncil/Meetings/Meetings/2016Meetin...> 17/09/2016

Appendix 35: Minutes of the pre submission meeting with Rother District Council 23 September 2016 and Draft Minutes of Sedlescombe Parish Council and Neighbourhood Committee 27 September 2016.

Sedlescombe Neighbourhood Plan (SNP)

Minutes of the pre submission meeting with Rother District Council

23 September 2016 3 pm, at Hurst House, Sedlescombe

Present

David Marlow Planning Policy Manager Strategy & Planning Service RDC (DM)

Cllr. Jonathan Vine-Hall Chairman SPC (JVH)

Carol Hodgson Clerk SPC

Cllr. Lindsay Fraser

Neil Homer rCOH Planning Consultant (by conference phone) (NH)

Minutes

Summary of main points discussed

1. DM expressed that he wanted to make sure the plan was not challengeable as it would be RDC who would have to bear the cost of defending any challenges.
2. DM was concerned that the SEA of the draft SNP was challengeable for the reasons set out in RDC's comments and felt this may represent a conformity issue in the sense that NPs should meet EU obligations for SEA. NH explained that the SEA had been amended to address any perceived bias or imbalance.
3. DM confirmed that the allocated sites were in general conformity with the Core Strategy.
4. JVH asked DM if there were any other areas of general conformity that DM was concerned about. DM advised that he felt the inclusion of minimum dwelling numbers in policies for countryside sites was not compatible with relevant enabling policies, so could also be a conformity issue. JVH confirmed that these would now be only within the text, which DM welcomed.

5. A discussion took place in relation to Street Farm and its designation as a local green space. RDC and SPC do not agree on the interpretation of the wording used by the examiner in his decision of the withdrawn 2014 plan that this site failed to meet all the criteria for designation as a local green space. **(see postscript with detail of actual transcript of examiners report.)**

6. SPC's interpretation is that the examiner had only rejected the designation on the single test that the site 'is not an extensive tract of land', whereas RDC believed the examiner had rejected the designation on two tests. JVH went through each test. DM recalled, but would need to check, that while the examiner had agreed with part of the second test, he appeared not to agree with it all. This point to be checked after the meeting. **(See Postscript at end of these minutes.)**

7. On the point of the requirement of the SEA to consider and appraise reasonable strategic alternative options in the assessment of neighbourhood development, NH said that Street Farm cant be considered a reasonable option as, drawing on High Court judgement, its inclusion is very likely to mean that the NP would fail at referendum. DM expressed concern that Street Farm had not been considered as a 'reasonable alternative' to policies in the plan, as it would no doubt be a point of argument if there were a JR. However, NH explained that the assessment of Street Farm is revised in the submission plan/SEA report to make it clearer (than in the draft version) that Street Farm cannot be defined as a 'reasonable alternative' under the Directive/Regulations. The judicial review ruling that provides the precedent for this position, which agreed that an option that had not commanded community support during a community consultation exercise could not be defined as a 'reasonable' alternative ,is EWHC 1470, Barratt Homes and Wainhomes v Cheshire West & Chester Borough Council, 9 May 2014 relating to the Tattenhall Neighbourhood Plan. DM said he was not familiar with this element of the judicial review and would need to check this.

8. NH asked DM what he considered the risk of judicial challenge to be by including Street Farm as a designated local green space. DM said he thought the risk was low so long as the Examiner considers all the issues, but was still less sure if reliance was placed on Street farm not being a reasonable option for development. JVH responded that due consideration had been given to this and all sites but unlike local planning, neighbourhood planning had to sort all acceptable sites in an order that would meet the community's needs provided they meet the various legislative requirements and could not put forward a site which would be highly likely to cause a 'no' vote at referendum.

9. JVH asked DM if in his opinion he considered the whole plan, with the changes that had been discussed, would be in general conformity. DM said he was not prepared to make that judgement without seeing the final plan, but RC has provided detailed comments to help SPC meet the basic conditions.

10. JVH thanked DM for highlighting a number of editing details which needed correcting including the boundary of the designated green space at Street Farm at 'the police house'. DM also agreed that the development boundary should be altered to match the garden boundary of this property as it represented a past anomaly. This need only be dealt with as a minor reference as the boundary proposed in the plan was not intended to be compared to the existing boundary but simply seen as the proposed boundary.
11. There was short discussion on housing delivery and DM confirmed it was positive to have received letters confirming a willingness of landowners to progress with development once the plan was made. JVH confirmed that discussion with landowners of allocated sites had shown a positive desire to progress quickly.
12. JVH asked DM about the status of the Street Farm planning application. He said he did not know when it was to go before the planning committee. JVH confirmed it was the mid October meeting and asked what advice he had given to Richard Wilson Development Manager at RDC in relation to the weight that should be given to the SNP in deciding the application. DM said it would be given weight but did not comment on the extent of this weight nor the outcome. He said he did not think [the Parish Council] needed to worry.
13. NH asked DM how quickly he would move to the regulation 16 consultation. DM initially said he wanted to take legal advice on the 'reasonable alternative' issue. NH said that once the plan was submitted RDC's responsibility was to check the correct documents had been submitted and to move to the regulation 16 consultation without delay. **There was no requirement to stop the process to take legal advice.** DM accepted this and acknowledged that they had a duty to progress promptly with the regulation 16 consultation. DM said his department was very busy as its own Local plan is due to go to Cabinet in a few weeks and he was just about to lose his Neighbourhood Plan officer at the same time, but having said this everything was in place to do the regulation 16 as the consultation form was already prepared from the previous consultation. NH expressed a need and requested RDC to move through the process without delay to ensure that subject to examination and referendum the SNP could be 'made' as quickly as possible to be in the safest position should the applicants of the proposed development at Street Farm seek an appeal in the event their application is refused.

The meeting then closed.

Postscript:

*"Street Farm is also held to be in close proximity to the community, to be local in character and not to comprise an extensive tract of land. **Whilst I agree with the first two points I find the latter point to be more contentious.**" (Sedlescombe Examiner's Report, page 22; full extract appended.)*

Extract from the Sedlescombe Examiner's report, January 2015
(on the withdrawn plan)

Policy 7: Local Green Space

Policy 7 seeks to designate two Local Green Spaces, Red Barn Field and Street Farm.

The Framework enables local communities to identify, for special protection, green areas of particular importance to them. It states that

"By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances." (para 76)

Local Green Space is a restrictive and significant policy designation. The Framework requires the managing of development within Local Green Space to be consistent with policy for Green Belts. Effectively, Local Green Spaces, once designated, provide protection that is comparable to that for Green Belt land.

The Framework is explicit in stating that

"The Local Green Space designation will not be appropriate for most green areas or open space." (para 77)

With consideration to the above, it is essential that, when designating Local Green Space, plan-makers can clearly demonstrate that the requirements for its designation are met. These requirements are that the green space is in reasonably close proximity to the community it serves; it is demonstrably special to a local community and holds a particular local significance (for example, because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and it is local in character and is not an extensive tract of land.

The designation of Red Barn Field is justified on the basis that it is in close proximity to the community, is local in character and is not an extensive tract of land. It is considered to be demonstrably special to the local community and to hold a particular significance due in particular to its recreational value and role as a nature park and important wildlife habitat.

Having considered the evidence and visited the site, I agree with each of these justifications. Consequently, the designation of Red Barn Field has regard to the Framework and meets the basic conditions.

Street Farm is also held to be in close proximity to the community, to be local in character and not to comprise an extensive tract of land. Whilst I agree with the first two points, I find the latter point to be more contentious.

Street Farm is many times larger than Red Barn Field. It stretches across an area of open land which I consider can only be described as extensive. In observing Street Farm, I noted that several full size football pitches, with land around each of them, could easily fit within it.

The Framework is explicit in stating that a Local Green Space designation is not appropriate for most green areas, or open space, and it is therefore reasonable to expect compelling evidence to demonstrate that any such designation meets national policy requirements. There is no substantive evidence to demonstrate that Street Farm is not an extensive tract of land.

In this regard, I consider that there is direct conflict with national policy and that, consequently, the proposed designation of Street Farm as Local Green Space does not meet the basic conditions.

Further to the above, the justification for the designation of Street Farm goes on to state that "it is demonstrably special to the local community, especially as it is under a significant threat of development." I note in this regard that the Framework does not refer to "threat of development" as an example of local significance. In addition, and taking into account the extensive nature of Street Farm, Planning Practice Guidance is clear that Local Green Space designation "should not be proposed as a 'back door' way to try and achieve what would amount to a new area of Green Belt by another name."

Consequently, I am not satisfied that the proposed designation of Street Farm as Local Green Space meets the basic conditions. The facts that it provides a green gap and that many local people "supported keeping this whole meadow as a green space for the period of the Plan" are factors in support of its designation, but they do not amount to meeting all of the requirements for the designation of Local Green Space.

I recommend the following:

- Policy 7, delete "...and land at Street Farm..." and re-word to *"...as Local Green Space and will resist proposals for any development on the land other than that necessary for utility development."*
- Delete para 91
- Re-word para 92 "The site is in close...It is local in character and not an extensive tract...under threat."
- Delete Paras 93 and 94
- Delete Community Feedback box
- Delete Street Farm designation on Inset A and re-word Key to "Local Green Space"



DRAFT

Council Meeting Minutes

Minutes of the Parish Council Meeting on
Tuesday 27th September 2016
held in Committee Room 2 of Sedlescombe Village Hall
following the Neighbourhood Plan Committee Meeting at 19:00

Present: Cllr. Vine-Hall (Chairman)

Cllrs. Anson, Brister, Chapman, Fraser, Page, Parsons and Veitch

Clerk/RFO: Mrs Carol Hodgson

Also present: County Cllr. Angharad Davies, District Cllr. Tony Ganly, Mrs. Susan Walton (Chief Executive of Pestalozzi International Village) and 2 Members of the Public

The Chairman invited the following to speak:

County Councillor Angharad Davies reported that County Council had started a two month programme of events to celebrate the role of older people in East Sussex. A mix of nearly 150 events and activities for the over-50s will be held across the county in September and October, to celebrate Older People's Day on October 1 2016. Further information can be found at www.eastsussex.gov.uk/olderpeoplesday.

East Sussex Highways have embarked on a project to repaint "school keep clear" markings at 192 schools in the county.

The County's GCSE results are up on last year with 60% achieving A*/A grades - last year this was 56%.

More than 2,000 cigarettes and seven kilos of rolling tobacco were seized as a result of events aimed at highlighting the illegal tobacco trade by Trading Standards.

The results of the Boundary Commission review have been released today. Some of the proposals have reverted back to the original arrangements. Sedlescombe and Westfield will become a new ward. There will be a new District / County Councillor - currently Cllr. Carl Maynard. Huw Merriman MP will no longer be MP for Sedlescombe as a new constituency of 'High Weald' is being created.

District Councillor Tony Ganly reported District Council had not met in August. He has recently been appointed a Trustee of the Rother Rural Trust. Rother Rural Trust is a registered charity, set up in 1998 with a mission to help individuals and organisations in need in the rural parishes of Rother, excluding Battle and Rye. Its specific aims are to relieve poverty, promote education and to do other charitable works. In the past, the Trust has for example, given grants to people in real need, to replace beds or washing machines, or has given support to promising young athletes and musicians to pay for their equipment or instruments. Typically the Trust awards sums in the region of £250.

Mrs Susan Walton (Chief Executive of Pestalozzi International Village) reported that all 53 students had now arrived back. There were still the same issues as before with Biometric Visas. There are lots of events coming-up at Pestalozzi including including a Yoga day on Sunday 2nd October, Archery

Open Day on Sunday 9th October, Moth Trapping on Friday 14th & Saturday 15th October, a talk on the Pestalozzi Early Children Project on Monday 24th October, Pestalozzi Quiz Night on Thursday 17th November and the Pestalozzi Christmas Fayre on Saturday 3rd December. Parish Council agreed for Pestalozzi to advertise their Christmas Fayre on The Green.

C16/83 Apologies

Cllr. Glew and Mrs Caroline Harvey (Head of Sedlescombe Primary School)

C16/84 Interests in accordance with 2012 Code of Conduct

1. To receive new written requests for dispensation.
The Clerk confirmed the following written Dispensations are held for on file:
Cllr. Fraser dated 22nd January 2016 re: Development of land at the Street Farm site on Brede Lane and Scotch Down
Cllr. Chapman dated 15th May 2015 re: Pestalozzi
2. To receive councillors' declarations of interest regarding matters on the agenda.
Cllr. Chapman declared a personal interest in item C16/93.4.f. as beneficiary of the cheque.

C16/85 Public participation session re matters on the Agenda at the Chairman's discretion.

The Chairman invited the Members of the Public to speak. No comments were received.

C16/86 To approve the minutes of the Council Meeting on [16-Aug-16](#)

RESOLVED: That the Chairman is authorised to sign the Minutes of the meeting held on 16th August 2016

C16/87 Sedlescombe Neighbourhood Plan

1. To consider the following motion put forward by a Member of the Public:
'That, the Council, in order to safeguard the AONB from over-development of any one area of the Village and to protect it as far as possible, will delete sites 7 (Gate Cottage) and 8 (Church Hill Farm) from the 2016 draft Neighbourhood Plan and move site 11 (Street Farm) from Green Spaces to Target housing sites with a development total of 16'.
The Chairman invited comments from Members.
The Parish Council has made decisions in relation to Street Farm as part of the Neighbourhood Plan and when considering the current planning application RR/2016/1837/P in August 2016. A new resolution would have no legal standing as it would contravene Standing Order 8.I (the conditions required to overturn a previous decision requiring 3 Councillors to put in writing their wish to overturn a decision) which has not been received.
A vote was taken on accepting the proposed motion.
Agreed 0 / Objected 7 / Abstained 1
2. To receive an update on the revised Sedlescombe Neighbourhood Plan at Regulation 14 of the Neighbourhood Plan process.
The Chairman gave an update from the earlier Neighbourhood Plan Committee meeting where it had been agreed to submit the Sedlescombe Neighbourhood Plan to Rother DC.

C16/88 Planning

1. To consider response to planning applications.

a. [RR/2016/1993/P](#) - Rosewood, Churchland Lane, Sedlescombe TN33 OPF
Double garage with new ancillary accommodation to replace existing.
Cllr. Brister reported.

RESOLVED: Parish Council has no comments to submit on this planning application.

b. [RR/2016/2123/P](#) - 2 Red Barn Cottages, The Street, Sedlescombe TN33 0QW
Single storey rear extension and formation of pitch roof over existing outshot.
Cllr. Page reported. Rother DC planning had already issued a decision of 'Approved Conditional'.

RESOLVED: A comment will be submitted to Rother DC stating that the planning proposal was supported by Parish Council.

c. [RR/2016/2163/P](#) - Blackbrooks, New Road, Sedlescombe TN33 0RJ
Erection of extensions to garden centre shop, erection of canopies in the open sales area, demolition of garden centre structures, extension to car park.
Cllr. Chapman reported.

RESOLVED: Parish Council has no objections to this planning proposal but has concerns with the access for HGV's delivering to the site as the only access to the site is from the A21. Consideration should also be given to the runoff from the site.

d. [RR/2016/2164/P](#) - Mole House, Crazy Lane, Sedlescombe TN33 0QT
Erection of front wall and gates. (Retrospective)
Cllr. Chapman reported.

RESOLVED: Parish Council considers that the front wall and gates are totally out of character with the surrounding area. There are also concerns regarding access to the gates from the roadside. Sufficient room should be allowed for vehicles to safely pull off the road to open the gates.

2. To receive advice of decisions on previous applications:-

a. [RR/2016/1747/P](#) - 4 Oaklands Park, Sedlescombe TN33 0FB
Construction of oak garden gazebo.
APPROVED CONDITIONAL: As per decision notice [25-Aug-16](#)
Noted

b. [RR/2016/1834/L](#) - Barnes Farm, Poppinghole Lane, Sedlescombe TN32 5BN
Single storey rear extension and internal alterations.
LISTED BC REFUSED: As per decision notice [06-Sep-16](#)
Noted.

3. To receive an update on:

[RR/2016/1837/P](#) - Brede Lane - land at, Sedlescombe TN33 0PY
Erection of 16 no. residential dwellings, together with the creation of a new access onto Brede Lane and provision for car parking, open space and landscaping, and the transfer of land to be used as school playing fields and public open space.
Members reviewed the additional information which had been submitted to Rother DC on this planning application since Parish Council had submitted comments.

RESOLVED: Parish will submit the following additional comments:

Sedlescombe Parish Council would like to make further comments in relation to the Street Farm Application.

Updated plan showing a new layout for affordable homes:

We note that whilst Rother Housing has accepted the new plan which has separated the affordable homes to some degree they are now clumped into three groups of two and still largely at the southern lower corner of the site. There are no affordable houses pepper potted along the 7 houses on the Northern edge of the site. It appears that the affordable houses are still not being evenly pepper potted through the site and kept in groups.

Updated Landscape Plan:

The updated landscape strategy continues to show a footpath at the south end of the site connecting across land not within the ownership of the applicant. Unless agreement has been reached with the owner of the adjoining site the plan should be modified to delete this access to the existing footpath.

The plan also continues to show a new footpath across the East View Kickabout Area. The Parish Council has previously objected to access and the creation of a new footpath across Parish Council land and through the hedge which is not within the applicants ownership. Covenants on this land prevent an access being created and direct the PC to maintain a chain wire fence along this boundary. This path should be deleted from the plan.

Archaeological report:

The applicant's archaeological survey has shown the previous existence of a large barn on the northern part of the site (see maps appendixes to Archaeological survey report figures 5,6,7,8,9). This may be the site of a Tithe barn dating from the Saxon period as Street Farm appears to be a 'long field', historically, that is a field related to the Street where typically a Tithe barn would have been situated. We would ask that you refer this back to the County Archaeologist for comment and exploratory trenching.

C16/89 Speedwatch

1. To receive any updates

Cllr. Page reported that with Cllrs. Parsons and Vine-Hall 3 very successful early morning Speed Watch sessions had been carried out. Speeds of up to 58mph had been recorded along The Street. Between 16 and 27 vehicles were recorded each day as speeding during these 3 sessions. Further sessions were being planned and more people would be encouraged to come along to assist.

C16/90 To receive a review on Rother DC's offer to devolve Sedlescombe Car Park and Public Conveniences in Brede Lane to Parish Council.

Cllrs. Anson and Brister were in the process of preparing a report from the information they had collated ready for Parish Council to consider.

RESOLVED: To convene a separate meeting for reviewing Rother DC's offer to devolve Sedlescombe Car Park and Public Conveniences in Brede Lane to Parish Council.

C16/91 To consider a response to resident questions and complaints in relation to Parish Council's procedures and decisions on the Street Farm planning application and the Neighbourhood Plan.

- Members had received prior to the meeting a copy of several emails received from a resident regarding questions and complaints in relation to Parish Council's procedures and decisions on

the Street Farm planning application and the Neighbourhood Plan.
The Chairman went through each item with Members and responses were agreed.

RESOLVED: To write to the resident 'Without Prejudice' with Parish Council's responses.

Members had received prior to the meeting a copy of the correspondence from residents in Gregory Walk and a proposed response to review.
The Chairman invited comments from Members.

RESOLVED: The following response to comments received by residents of Gregory Walk in relation to the execution of Regulation 14 by the Neighbourhood Plan Committee would be issued:

1. Comments on the Regulation 14 Requirements

Letter Extract 1

It is obvious that the current consultation being carried out by Sedlescombe PC on the 2016 draft village neighbourhood plan is not in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 as amended in 2015.

Regulation 14 Requirements

14. Before submitting a plan proposal to the local planning authority, a qualifying body must:

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:
 - (v) details of the proposals for a neighbourhood development plan;
 - (vi) details of where and when the proposals for a neighbourhood development plan may be inspected;
 - (vii) details of how to make representations; and
 - (viii) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

Has the Parish Council publicised the Plan in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area?

Parish Council response:

The Sedlescombe Draft Pre-submission Neighbourhood Plan was publicised in the following ways:

1. Through a summary of the plan and consultation form (2 copies) with explanation contained in the Bulletin (Issue 52, July 2016) hand delivered to every household in Sedlescombe Parish.
 2. By a large A0 two-sided notice on the Village Green for 8 weeks.
 3. By email to approximately 350 resident households.
 4. By a one day exhibition on 31 July 2016 attended by 140 residents, including two of the letter writers.
 5. Through the Parish Council Minutes.
 6. On the Parish Council notice board and website
 7. In the village shop which is used by 99% of residents according to the 2013 village survey where a hard copy of the Draft Pre-Submission Plan and secure collection box for consultation responses was located.
 8. To all statutory consultees as supplied by Rother District Council.
 9. To all neighbouring parishes.
 10. To all landowners whose land is referred to in policies in the Draft Pre-Submission Plan.
- *Conclusion: The Parish Council considers that it has adequately brought the Plan to the attention of the people who live, work or carry on business in the neighbourhood area.*

Has the Parish Council publicised details of the proposals for a neighbourhood development plan?

Parish Council response:

1. A summary of all the sites and number of proposed houses on two consultation forms were hand delivered to each household which highlighted twice on the form and once on the accompanying Bulletin that the form was only a summary of the Plan, and where full versions were available including where additional forms could be downloaded.

Please note the attached Consultation form is only a summary of the plan. Full versions are available to view online at www.sedlescombe.org.uk + a hardcopy at Sedlescombe Village stores.
Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

2. A full set of documents was available on the Parish Council website. All residents were referred to the website and the hard copy in the village shop on the summary form and Bulletin delivered to all households.
 3. A hard copy of the full Draft Pre-Submission Plan located at the village store in an accessible location which according to the 2013 village survey is used by 99% of all residents (86% regularly and 13% occasionally).
 4. A hard copy of the full Draft Pre-Submission Plan at the Exhibition on 31 July 2016 attended by all Parish Councillors and the Parish Clerk who were available to answer questions. It is noted that two of the writers attended the Exhibition and were able to discuss the proposed neighbourhood development plan with one of the Parish Councillors (see page 6).
- *Conclusion: The Parish Council considers that it has adequately publicised details of the proposals for a neighbourhood development plan.*

Has the Parish Council publicised details of where and when the proposals for a neighbourhood development plan may be inspected?

Parish Council response:

1. A summary of the sites in the Plan and consultation forms were hand delivered to every household with an accompanying Bulletin which detailed where the full Draft Pre-Submission Plan could be viewed, namely on the Parish Council Website, in the Village shop and at the Plan Exhibition.
 2. Clear directions were also provided on the A0 poster which advertised the Draft Pre-Submission Plan consultation on the village green for the 8-week consultation period and on the Parish notice board.
 3. All documents clearly showed the period of the consultation being just over 8 weeks, ending on 12 September 2016.
- *Conclusion: The Parish Council considers that it has adequately publicised details of where and when the proposals for the neighbourhood development plan may be inspected.*

Has the Parish Council publicised details of how to make representations?

Parish Council response: Details of how to make representations were given in the Bulletin which included details of the consultation and delivered to all households and in all emails sent to statutory consultees. Information was also shown on the Parish Council Notice Board which was advertised on the Village Green and it was clearly shown that representations could be made by completing the consultation form as follows:

Please return your completed and signed form by **5 pm on MONDAY 12th SEPTEMBER 2016**.
You can ...

Hand deliver to: Sedlescombe Village Shop in the secure Parish Council mail box

Email to: The Parish Council consultation@sedlescombe.org.uk

Post to: The Clerk at April Cottage, Church Road, Catsfield, East Sussex. TN33 9DP

Give to: Your Neighbourhood Champion* (someone in the village who has volunteered to help) who will be calling door-to-door to collect forms.

Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

(*As the Parish Council received 419 responses from residents to the consultation the neighbourhood champions were not engaged and no door to door follow up was done).

In addition 434 consultation forms with 1289 (1173 with specific comments) representations were returned mainly via the consultation box in the village shop demonstrating that respondents clearly understood where and how representations could be submitted. A small number were sent either to the Parish Council consultation email address or direct to the Parish Clerk by email or post. A number of representations were made using extra sheets or modified forms which were available to download in word format to allow sections to be expanded.

- *Conclusion: The Parish Council considers that it has adequately publicised details of how to make representations.*

Has the Parish Council publicised the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised?

Parish Council response: The dates of the consultation period were clearly stated in the Bulletin and Consultation Form, on the A0 notice board (located on the Village Green for the full 8 weeks of the consultation) and in all email correspondence to the statutory consultees, other stakeholders and interested parties including all landowners with proposed sites in the Draft Pre-Submission Plan. The consultation period was 15 July to 12 September 2016 (this being greater than the minimum 6 weeks required, following a decision to allow an additional 2 weeks because the consultation period fell over August when many people take holidays).

- *Conclusion: The Parish Council considers that it has adequately publicised the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal was first publicised.*

- ***Overall conclusion to comments made about the Regulation 14 requirements: The Parish Council considers that it has satisfied all the requirements of the Regulation 14 consultation.***

2. Comments on Consultation Form

Letter Extract 2

The Sedlescombe PC consultation is undertaken by a form issued to every house in the village and available online and in the village shop (copy enclosed for RDC/MJH(1)) and asks only for an indication of general support for the plan or "COMMENT" on a list of selected policies or topics. For instance, there is no opportunity to make a representation on Policy 1, Spatial Plan of Parish or the proposal that all of Powdermills is to be within the development boundary. Whole swathes of the plan are not open to Representation because of the prescriptive nature of the form prepared by the Parish Council and approved at a full council meeting of 7 July 2016.

The Sedlescombe PC form for the **2014** Regulation 14 consultation was very different (copy enclosed for RDC/MJH(2)). Why was the format changed for the current consultation?

Parish Council response:

1. Regulation 14 does not require a consultation form to be provided.
2. The purpose of the summary consultation form was to give a summary of all the proposed development sites and their locations, and the new development boundary. A balance was struck between the amount of detail given and the immediate space for comment. Respondents were not restricted to using the form and in a number of cases long responses were sent in either by modifying the form or by adding pages.
3. The two tick boxes used on the form are the same as those used in the withdrawn (but examined) previous Regulation 14 consultation which was accepted by the plan examiner and received no negative comment by any resident including the authors of the letter. It was clear from the successful Regulation 14 consultation on the earlier plan that residents found this approach acceptable. For the current Regulation 14 consultation over 1100 representations were made with only 111 respondents ticking the 'generally support' box and not making any further comment (just ¼ of all respondents and under 10% of all comments)
4. It is not correct to say that '*whole swathes of the plan are not open to representation*' as many residents have made comments on all elements of the Draft Pre-Submission Plan. The spatial policy was not listed on the summary as the summary was aimed at helping residents understand what sites were proposed for development and where the sites were located. There is no Regulation 14 requirement to list the Plan policies on the consultation form. Respondents were not prevented from adding additional space by using a downloaded form which could be adapted as did a number of respondents or adding extra pages as did a number of respondents.

5. The form was changed to be able to accommodate a written summary of the sites, along with a map of the village and parish showing the site locations, and encourage comment.

Letter Extract 3

At an exhibition regarding the Neighbourhood Plan held in the village hall on the 31 July 2016 a board was displayed (No. 12) entitled " What we are asking you to do" (copy enclosed for RDC/MJH(3)). It is clear that only three options for support of the plan in general or comments about the "sites" were acceptable to the Parish Council in a clear and "brief" form. Again no opportunity is given for REPRESENTATIONS on the plan as a whole, as required under Regulation 14. It would appear that the format/content of the exhibition was not approved at a properly convened council meeting, a legal requirement of any council decision.

Parish Council response: The exhibition poster stated:

Consultation Form: Three Options

1. If you broadly agree with the Plan you can simply tick the 'Support' box on the Consultation Form.
2. If you broadly agree with the Plan but would like to comment on one or more sites, tick the 'Support' and 'Comment' boxes on the Form and make your comment(s).
3. If you simply want to comment on the sites, tick the 'Comment' box and make your comment(s).

Clearly this allows for the widest range of responses from agreeing with the plan to making comments of support or objection, or suggestions. 1173 individual comments were received across all the policies from 434 consultation responses indicating that residents have engaged well with the process. The large majority were positive/constructive. A number of residents objected to specific policies and a few residents objected to the whole Draft Pre-submission Plan despite supporting a number of policies/sites. By deduction those who did not tick the 'generally support box' don't support the plan in total and will make comments only about policies or sites 9% of those responding to the consultation made general comments or comments about policy 1.

The Exhibition posters directly reflect the Draft Pre-submission Plan and were circulated for comment and editing to all Parish Councillors in advance of the Exhibition. The posters were intended to provide some more background to help residents and stakeholders. All Parish Councillors and the Parish Clerk were available all day at the Exhibition to answer questions and help the 140 residents/stakeholders who attended. Two of the signatories to this letter had an opportunity to discuss the content of Draft Pre-submission Plan and the process of making representations with at least one Parish Councillor at the Exhibition (see below).



Two of the letter writers Mr Davies and Mr Skinner with Councillor John Page,
Plan Exhibition, Village Hall

A full copy of the Plan was available at the exhibition.

Letter Extract 4

Paragraph 49 of the Government's Planning Practice Guidance - Consulting on, and publicising, a neighbourhood plan or order states "*It is not appropriate to consult on individual policies for example.*"

Parish Council response: The extract in the letter is a partial quote of Paragraph 49 and it is cited in full below:

Paragraph: 049 Reference ID: 41-049-20140306

At what stage does the pre-submission consultation take place on a draft neighbourhood plan or Order?

Before the formal pre-submission consultation takes place a qualifying body should be satisfied that it has a complete draft neighbourhood plan or Order. It is not appropriate to consult on individual policies for example. Where options have been considered as part of the neighbourhood planning process earlier engagement should be used to narrow and refine options. The document that is consulted on at the pre-submission stage should contain only the preferred approach.

The Sedlescombe Draft Pre-submission Neighbourhood Plan fulfils this guidance. It does not seek to consult on individual policies, neither does it seek to consult on options. It seeks to consult on a complete Plan.

Letter Extract 5

In addition the Parish Council Form is unacceptable in the following respects:-

Support of/ comments on matters NOT appearing in the plan are sought (eg "Financial contribution to the costs of providing a pedestrian crossing in the village or of providing parking facilities at the multi-use games area" as a benefit to the community relating to Sunningdale).

"Target Housing Sites" and "Other Housing Sites and Green Spaces" are not terms used in the Plan.

The space on the form for "Comments" (should be Representations) is very small and there is no option given for expansion of submissions on additional sheets of paper.

Parish Council response:

1. Part of the consultation process is to identify errors or inconsistencies that may have inadvertently occurred in the Draft Pre-submission Plan that require correction for the submission version.
2. An error in the summary sheet was made in relation to the financial contribution for a pedestrian crossing, but not in the full Draft Pre-submission Plan. This was highlighted by several residents but is not considered material as the summary on the Consultation Form/in the Bulletin directed readers to the full Draft Pre-submission Plan.
3. The use of the terms 'target housing sites'/'other housing sites'/'green spaces' is not considered to have caused any confusion given the explanation provided in the Bulletin and at the Exhibition, and judging from the content of comments received.
4. The space provided allowed sufficient room to summarise all the sites and to ensure residents understood where development was being proposed. There was no restriction to using extra space as demonstrated by a number of responses received with additional pages or the downloaded form which could be and was adapted by a number of respondents.

Letter Extract 6

It is clear that the Parish Council should withdraw the current limited consultation with immediate effect. Without a valid Regulation 14 consultation Rother DC will not be able to accept the draft plan to proceed with its Regulation 16 procedure. In the event of the draft Plan reaching the Examiner, without an acceptable Regulation 14 consultation, he/she has a duty to ensure that the correct procedures for preparing the Plan have been adhered to and thus would be bound to refuse to consider the Plan.

Schedule 4B to the Town and Country Planning Act 1990 para 8(2) lists the basic conditions that the Examiner must consider including "(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order."

Parish Council response:

The Parish Council has conducted the Regulation 14 consultation in line with the Regulation 14 requirements listed on page 1 of this document.

- ***Overall conclusion to comments made about the Consultation Form: The Parish Council considers that both the content and volume of consultation responses received indicates that residents and stakeholders were able to make comments, and to support or object to policies using the consultation form adding extra pages as necessary.***

3. Comments on the Street Farm, Brede Lane Planning Application

Letter: Extract 7

Referring now to the current Street Farm Brede Lane Planning Application. Prior to 17 July 2016, a flyer was delivered to households imploring residents to object to the application. This was enclosed with the Sedlescombe PC Bulletin (copies of both enclosed for RDC/MJH(4)&(5)) and the NP consultation form. The flyer was written by the Chairman of Sedlescombe Parish Council on Sedlescombe PC headed paper. There had been NO prior PC meeting to discuss the Planning Application and therefore no decision by the "body corporate" as to the action to be taken on the application. Under whose authority was this flyer produced and delivered? Surely it is law that any council decision has to be made in a properly convened Full Council or Executive Committee meeting. Is it not unlawful to delegate decisions to Councillors outside a meeting, or indeed for Councillors to make decisions and act individually (Local Government Act 1972)?

The SPC Code of Conduct 2012 para 18 states " *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*"

Parish Council Response: The flyer was seen by all Parish Councillors directly prior to its distribution. There is no requirement for general material distributed to residents included with the quarterly Bulletin to be formally approved at Parish Council meetings. A large number of residents have expressed their desire over a long period of time through 7 different consultations to maintain Street Farm undeveloped because of its scenic beauty and wildlife. The flyer represents the already held view on development of this site as expressed by the Parish Council on behalf of residents at the public enquiry in November 2014 regarding what is materially the same development on the same site.

In relation to the SPC code of Conduct:

Where para. 18 of SPC's Code of Conduct has been quoted..... to be taken into context the remaining 2 paragraphs need to be taken into consideration. Extract below.....

Conduct of local authority members – predisposition, bias and predetermination

17. *It is not a problem for councillors to be predisposed. Predisposition is where a councillor holds a view in favour of or against an issues, for example any application for planning permission,*

but they have an open mind to the merits of the argument before they make the final decision at the council meeting.

18. *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*

19. *In summary, councillors are entitled to have and express their own views, as long as they are prepared to reconsider their positions in the light of the evidence and arguments. They must not give the impression that their minds are closed.*

In relation to Street Farm there was a public open debate by Councillors on the Street Farm planning application which considered plus' and minus' to the development which was minuted

Letter: Extract 8

Finally it is understood that residents in selected areas of the village have been handed pre-composed typed letters of objection to the Brede Lane application to be signed by them and then dispatched to Rother DC. Looking on the Rother DC website it is obvious that most of the objection letters seem to have emanated in this way. Perhaps you can shed light on who is behind this operation? If it has been arranged by a Parish Councillor, how does this sit with the Code of Conduct (see above) and 7 Principles of Public Life adopted by Sedlescombe PC and the legality of actions being taken without a Parish Council meeting?

Parish Council Response: The Parish Council is not responsible for monitoring residents lobbying other residents in relation to planning applications or to report in its minutes which resident may or may not be lobbying. The Parish Council is not a statutory consultee on planning applications and its comments can be accepted or ignored by the Local Planning Authority. It is not unusual for groups of residents to work together to lobby either for or against a development and use similar or even the same letter. It has been known for some planning applications to attract over 500 letters. It is not the Parish Council's responsibility to investigate and/or identify residents who lobby and is not aware and has not been made aware of any individual councillor being involved as described therefore there is no issue to respond to in relation to the points raised by the writers. Having said this a few Parish Councillors made comments on the RDC website after the Parish Council had met which is acceptable in that they supported the same conclusion as resolved by the Parish Council.

In addition and in relation to the Code of Conduct please see the extract below

Conduct of local authority members – predisposition, bias and predetermination

17. *It is not a problem for councillors to be predisposed. Predisposition is where a councillor holds a view in favour of or against an issue, for example any application for planning permission, but they have an open mind to the merits of the argument before they make the final decision at the council meeting.*

18. *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*

19. *In summary, councillors are entitled to have and express their own views, as long as they are prepared to reconsider their positions in the light of the evidence and arguments. They must not give the impression that their minds are closed.*

It is noted that the writers of this letter all participated with other residents of Gregory Walk at the Regulation 16 consultation of the withdrawn SNP in October 2014 to join together and write individual letters with the same or similar content to object to the development at Sunningdale behind Gregory Walk. Each of these letters was acknowledged and treated individually and the same right should be accorded to all residents, regardless of whether they hold opposing views.

- ***Overall conclusion to comments made about the Street Farm planning application: The Parish Council considers there has been no breach of the code of conduct by the Parish Council or Parish Councillors. Residents were able to make comments on the planning application both in support of and in objection to, or to make general comments. It is not the Parish Council's role to monitor this. It is no surprise that residents near to the applicant's site, which is in a densely populated area of Sedlescombe, have made comments. Because of the density of the population (approximately 40% of the residents in Sedlescombe live near to or adjacent to this area) it is also expected that more comments would be received for this application as it affects a large portion of residents.***

C16/92 To discuss the next Parish Council bulletin

Members discussed items for inclusion in the next bulletin including the review of the Car Park and Public Conveniences in Brede Lane, Speed Watch and ideas for the Riverside Play Area.

RESOLVED: To prepare a newsletter for despatch in November.

C16/93 Finance

1. To receive the statement of accounts to [August 2016](#) and transactions for [July](#) and [August](#)
RESOLVED: That the statement of accounts for August and transactions for July and August 2016 were received.
2. To receive the bank reconciliation for [July 2016](#) and [August 2016](#)
RESOLVED: That the bank reconciliation for July and August 2016 were received.
3. To approve the Clerk claiming 15 additional hours to analyse the Consultation Forms at a cost of £235.59 including Employers NI.
RESOLVED: Parish Council approves the Clerk claiming 15 additional hours to analyse the Consultation Forms at a cost of £235.59 including Employers NI.
4. To approve the following cheques:

a C Hodgson	Salary - August 2016	947.79	1041.65
	Salary - Addl hours NHP analysis	93.86	
b RR & C White	Mow, Bale and clear material RBF		475.00
c Sedlescombe Village Hall	August room hire		10.00
d G Burley & Sons Ltd	Grounds Maintenance - August 2016		265.00
e Jewson	Materials for RBF benches		74.58
f Mr. Roy Chapman	Materials for repairs at RBF		45.95
g HMRC	Quarterly PAYE Jul-Sep16		785.56
f C Hodgson	Salary - September 2016	947.79	1161.88
	Salary - Addl hours NHP analysis	47.13	
	Stain for RBF Benches	83.96	
	Maintenance of Offices - Qtly pmt	50.00	
	Telephony and Broadband - Qtly pmt	33.00	

5. The following payment was added to meet suppliers terms.
rCOH Ltd - Professional advice on Reg 14 and submission documents £3900.00
RESOLVED: All cheques are approved for payment.

C16/94 Reports & Questions

1. Sedlescombe Jobs Network
Cllr. Brister reported that a good flow of jobs were being advertised on the Sedlescombe Jobs Network Facebook page.
2. Red Barn Field
Cllr. Chapman reported that the 2 new benches had been stained and installed at Red Barn Field.
3. To receive any other reports and questions from Members in brief, including items for the next agenda.
Cllr. Chapman reported on maintenance items carried out by a group of volunteers: Strimming around the MUGA. Cutting back overhanging foliage from the playground and riverside fence. Repairing two seats to a picnic bench in playground and removed weeds around the path. Cutting back lower branches to trees at the Car Park, Village Green and

playground. Removing branches at the back of the Car Sales shed. Digging out a dead tree on the Village Green and filled the hole with dirt.

Items for future meetings:

The playground needs 3 new bins.

Obtain quote for final fencing.

The MUGA surface needs to be sprayed to remove moss and weeds.

To invite the Sports Association for an update on the repair work.

To introduce a 'Vexatious Complaint Policy'.

To start a review of existing Parish Council policies.

Chairman

Date



DRAFT

Neighbourhood Plan Committee Minutes

**Minutes of the Meeting held on Tuesday 27th September 2016
at 19:00 in Committee Room 2 of Sedlescombe Village Hall**

Present: Cllr. Vine-Hall (Chairman).
Cllrs. Brister, Chapman, Fraser, Page, Parsons and Veitch
Clerk/RFO: Mrs Carol Hodgson

Also Present: Cllr. Anson, County Cllr. Angharad Davies, District Cllr. Tony Ganly and 2 Members of the Public

30 Apologies

Cllr. Glew

31 Interests in accordance with 2012 Code of Conduct

1. To receive new written requests for dispensation.
The Clerk confirmed the following written Dispensations are held for on file:
Cllr. Fraser dated 22nd January 2016 re: Development of land at the Street Farm site on Brede Lane and Scotch Down
Cllr. Chapman dated 15th May 2015 re: Pestalozzi
2. To receive Councillors' declarations of interest regarding matters on the agenda.
None received

32 Public participation as approved by the Chairman regarding matters on the Agenda.

The Chairman invited the Members of the Public to speak. No comments were received.

33 To approve the minutes of the NHP meeting on [07-Jul-16](#)

RESOLVED: That the Chairman is authorised to sign the Minutes of the meeting held on 7th July 2016

34 Regulation 14: Revised Sedlescombe Neighbourhood Plan

1. To review the Neighbourhood Plan for consistency and soundness.
Members had received prior to the meeting copies of the Submission Version of the Plan, Basic Condition statement, Strategic Environmental Assessment Report, Site assessments, Local Green Space and Consultation Statement. The Chairman invited comments on the documents from Members. In summary:
Members discussed the consultation responses and the summary of support and objection to each site and overall. All these details of which are in the draft documents. Discussion was had on the consultation form and issues relating to the process were discussed and the responses received. Cllrs. Page and Parsons presented a balanced argument on a number of issues which were discussed at length.

To consider a response to letters received from the following in relation to the execution of Regulation 14 by the Neighbourhood Plan Committee

a. Residents in Gregory Walk

Members had received prior to the meeting a copy of the correspondence from residents in Gregory Walk and a proposed response to review.

The Chairman invited comments from Members.

Residents in Gregory Walk had voiced their concerns at the NHP Exhibition on 31st July to a Councillor and were encouraged to write in detailing any issues they may have for Parish Council to review.

A vote was taken to accept the proposed response to residents in Gregory Walk.

Agreed: 6 / Objected 1 / Abstained 1

RESOLVED: The following response to comments received by residents of Gregory Walk in relation to the execution of Regulation 14 by the Neighbourhood Plan Committee would be issued:

1. Comments on the Regulation 14 Requirements

Letter Extract 1

It is obvious that the current consultation being carried out by Sedlescombe PC on the 2016 draft village neighbourhood plan is not in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 as amended in 2015.

Regulation 14 Requirements

14. Before submitting a plan proposal to the local planning authority, a qualifying body must:

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area:

- (ix) details of the proposals for a neighbourhood development plan;
- (x) details of where and when the proposals for a neighbourhood development plan may be inspected;
- (xi) details of how to make representations; and
- (xii) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

Has the Parish Council publicised the Plan in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area?

Parish Council response:

The Sedlescombe Draft Pre-submission Neighbourhood Plan was publicised in the following ways:

1. Through a summary of the plan and consultation form (2 copies) with explanation contained in the Bulletin (Issue 52, July 2016) hand delivered to every household in Sedlescombe Parish.
 2. By a large A0 two-sided notice on the Village Green for 8 weeks.
 3. By email to approximately 350 resident households.
 4. By a one day exhibition on 31 July 2016 attended by 140 residents, including two of the letter writers.
 5. Through the Parish Council Minutes.
 6. On the Parish Council notice board and website
 7. In the village shop which is used by 99% of residents according to the 2013 village survey where a hard copy of the Draft Pre-Submission Plan and secure collection box for consultation responses was located.
 8. To all statutory consultees as supplied by Rother District Council.
 9. To all neighbouring parishes.
 10. To all landowners whose land is referred to in policies in the Draft Pre-Submission Plan.
- *Conclusion: The Parish Council considers that it has adequately brought the Plan to the attention of the people who live, work or carry on business in the neighbourhood area.*

Has the Parish Council publicised details of the proposals for a neighbourhood development plan?

Parish Council response:

5. A summary of all the sites and number of proposed houses on two consultation forms were hand delivered to each household which highlighted twice on the form and once on the accompanying Bulletin that the form was only a summary of the Plan, and where full versions were available including where additional forms could be downloaded.

Please note the attached Consultation form is only a summary of the plan. Full versions are available to view online at www.sedlescombe.org.uk + a hardcopy at Sedlescombe Village stores.
Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

6. A full set of documents was available on the Parish Council website. All residents were referred to the website and the hard copy in the village shop on the summary form and Bulletin delivered to all households.
7. A hard copy of the full Draft Pre-Submission Plan located at the village store in an accessible location which according to the 2013 village survey is used by 99% of all residents (86% regularly and 13% occasionally).

8. A hard copy of the full Draft Pre-Submission Plan at the Exhibition on 31 July 2016 attended by all Parish Councillors and the Parish Clerk who were available to answer questions. It is noted that two of the writers attended the Exhibition and were able to discuss the proposed neighbourhood development plan with one of the Parish Councillors (see page 6).
- *Conclusion: The Parish Council considers that it has adequately publicised details of the proposals for a neighbourhood development plan.*

Has the Parish Council publicised details of where and when the proposals for a neighbourhood development plan may be inspected?

Parish Council response:

4. A summary of the sites in the Plan and consultation forms were hand delivered to every household with an accompanying Bulletin which detailed where the full Draft Pre-Submission Plan could be viewed, namely on the Parish Council Website, in the Village shop and at the Plan Exhibition.
 5. Clear directions were also provided on the A0 poster which advertised the Draft Pre-Submission Plan consultation on the village green for the 8-week consultation period and on the Parish notice board.
 6. All documents clearly showed the period of the consultation being just over 8 weeks, ending on 12 September 2016.
- *Conclusion: The Parish Council considers that it has adequately publicised details of where and when the proposals for the neighbourhood development plan may be inspected.*

Has the Parish Council publicised details of how to make representations?

Parish Council response: Details of how to make representations were given in the Bulletin which included details of the consultation and delivered to all households and in all emails sent to statutory consultees. Information was also shown on the Parish Council Notice Board which was advertised on the Village Green and it was clearly shown that representations could be made by completing the consultation form as follows:

Please return your completed and signed form by **5 pm on MONDAY 12th SEPTEMBER 2016.**

You can ...

Hand deliver to:	Sedlescombe Village Shop in the secure Parish Council mail box
Email to:	The Parish Council consultation@sedlescombe.org.uk
Post to:	The Clerk at April Cottage, Church Road, Catsfield, East Sussex. TN33 9DP
Give to:	Your Neighbourhood Champion* (someone in the village who has volunteered to help) who will be calling door-to-door to collect forms.

Additional consultation forms can also be downloaded from: www.sedlescombe.org.uk

(*As the Parish Council received 419 responses from residents to the consultation the neighbourhood champions were not engaged and no door to door follow up was done).

In addition 434 consultation forms with 1289 (1173 with specific comments) representations were returned mainly via the consultation box in the village shop demonstrating that respondents clearly understood where and how representations could be submitted. A small number were sent either to the Parish Council consultation email address or direct to the Parish Clerk by email or post. A number of representations were made using extra sheets or modified forms which were available to download in word format to allow sections to be expanded.

- *Conclusion: The Parish Council considers that it has adequately publicised details of how to make representations.*

Has the Parish Council publicised the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised?

Parish Council response: The dates of the consultation period were clearly stated in the Bulletin and Consultation Form, on the A0 notice board (located on the Village Green for the full 8 weeks of the consultation) and in all email correspondence to the statutory consultees, other stakeholders and interested parties including all landowners with proposed sites in the Draft Pre-Submission Plan. The consultation period was 15 July to 12 September 2016 (this being greater than the minimum 6 weeks required, following a decision to allow an additional 2 weeks because the consultation period fell over August when many people take holidays).

- *Conclusion: The Parish Council considers that it has adequately publicised the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal was first publicised.*
- ***Overall conclusion to comments made about the Regulation 14 requirements: The Parish Council considers that it has satisfied all the requirements of the Regulation 14 consultation.***

2. Comments on Consultation Form

Letter Extract 2

The Sedlescombe PC consultation is undertaken by a form issued to every house in the village and available online and in the village shop (copy enclosed for RDC/MJH(1)) and asks only for an indication of general support for the plan or "COMMENT" on a list of selected policies or topics. For instance, there is no opportunity to make a representation on Policy 1, Spatial Plan of Parish or the proposal that all of Powdermills is to be within the development boundary. Whole swathes of the plan are not open to Representation because of the prescriptive nature of the form prepared by the Parish Council and approved at a full council meeting of 7 July 2016.

The Sedlescombe PC form for the **2014** Regulation 14 consultation was very different (copy enclosed for RDC/MJH(2)). Why was the format changed for the current consultation?

Parish Council response:

1. Regulation 14 does not require a consultation form to be provided.
2. The purpose of the summary consultation form was to give a summary of all the proposed development sites and their locations, and the new development boundary. A balance was struck between the amount of detail given and the immediate space for comment. Respondents were not restricted to using the form and in a number of cases long responses were sent in either by modifying the form or by adding pages.
3. The two tick boxes used on the form are the same as those used in the withdrawn (but examined) previous Regulation 14 consultation which was accepted by the plan examiner and received no negative comment by any resident including the authors of the letter. It was clear from the successful Regulation 14 consultation on the earlier plan that residents found this approach acceptable. For the current Regulation 14 consultation over 1100 representations were made with only 111 respondents ticking the 'generally support' box and not making any further comment (just ¼ of all respondents and under 10% of all comments)
4. It is not correct to say that '*whole swathes of the plan are not open to representation*' as many residents have made comments on all elements of the Draft Pre-Submission Plan. The spatial policy was not listed on the summary as the summary was aimed at helping residents understand what sites were proposed for development and where the sites were located. There is no Regulation 14 requirement to list the Plan policies on the consultation form. Respondents were not prevented from adding additional space by using a downloaded form which could be adapted as did a number of respondents or adding extra pages as did a number of respondents.
5. The form was changed to be able to accommodate a written summary of the sites, along with a map of the village and parish showing the site locations, and encourage comment.

Letter Extract 3

At an exhibition regarding the Neighbourhood Plan held in the village hall on the 31 July 2016 a board was displayed (No. 12) entitled " What we are asking you to do" (copy enclosed for RDC/MJH(3)). It is clear that only three options for support of the plan in general or comments about the "sites" were acceptable to the Parish Council in a clear and "brief" form. Again no opportunity is given for REPRESENTATIONS on the plan as a whole, as required under Regulation 14. It would appear that the format/content of the exhibition was not approved at a properly convened council meeting, a legal requirement of any council decision.

Parish Council response: The exhibition poster stated:

Consultation Form: Three Options

4. If you broadly agree with the Plan you can simply tick the 'Support' box on the Consultation Form.
5. If you broadly agree with the Plan but would like to comment on one or more sites, tick the 'Support' and 'Comment' boxes on the Form and make your comment(s).
6. If you simply want to comment on the sites, tick the 'Comment' box and make your comment(s).

Clearly this allows for the widest range of responses from agreeing with the plan to making comments of support or objection, or suggestions. 1173 individual comments were received across all the policies from 434 consultation responses indicating that residents have engaged well with the process. The large majority were positive/constructive. A number of residents objected to specific policies and a few residents objected to the whole Draft Pre-submission Plan despite supporting a number of policies/sites. By deduction those who did not tick the 'generally support box' don't support the plan in total and will make comments only about policies or sites 9% of those responding to the consultation made general comments or comments about policy 1.

The Exhibition posters directly reflect the Draft Pre-submission Plan and were circulated for comment and editing to all Parish Councillors in advance of the Exhibition. The posters were intended to provide some more background to help residents and stakeholders. All Parish Councillors and the Parish Clerk were available all day at the Exhibition to answer questions and help the 140 residents/stakeholders who attended. Two of the signatories to this letter had an opportunity to discuss the content of Draft Pre-submission Plan and the process of making representations with at least one Parish Councillor at the Exhibition (see below).



Mr Davies and Mr Skinner with Councillor John Page, Plan Exhibition, Village Hall

A full copy of the Plan was available at the exhibition.

Letter Extract 4

Paragraph 49 of the Government's Planning Practice Guidance - Consulting on, and publicising, a neighbourhood plan or order states "*It is not appropriate to consult on individual policies for example.*"

Parish Council response: The extract in the letter is a partial quote of Paragraph 49 and it is cited in full below:

Paragraph: 049 Reference ID: 41-049-20140306

At what stage does the pre-submission consultation take place on a draft neighbourhood plan or Order?

Before the formal pre-submission consultation takes place a qualifying body should be satisfied that it has a complete draft neighbourhood plan or Order. It is not appropriate to consult on individual policies for example. Where options have been considered as part of the neighbourhood planning process earlier engagement should be used to narrow and refine options. The document that is consulted on at the pre-submission stage should contain only the preferred approach.

The Sedlescombe Draft Pre-submission Neighbourhood Plan fulfils this guidance. It does not seek to consult on individual policies, neither does it seek to consult on options. It seeks to consult on a complete Plan.

Letter Extract 5

In addition the Parish Council Form is unacceptable in the following respects:-

Support of/ comments on matters NOT appearing in the plan are sought (eg "Financial contribution to the costs of providing a pedestrian crossing in the village or of providing parking facilities at the multi-use games area" as a benefit to the community relating to Sunningdale).

"Target Housing Sites" and "Other Housing Sites and Green Spaces" are not terms used in the Plan.

The space on the form for "Comments" (should be Representations) is very small and there is no option given for expansion of submissions on additional sheets of paper.

Parish Council response:

1. Part of the consultation process is to identify errors or inconsistencies that may have inadvertently occurred in the Draft Pre-submission Plan that require correction for the submission version.
2. An error in the summary sheet was made in relation to the financial contribution for a pedestrian crossing, but not in the full Draft Pre-submission Plan. This was highlighted by several residents but is not considered material as the summary on the Consultation Form/in the Bulletin directed readers to the full Draft Pre-submission Plan.
3. The use of the terms 'target housing sites'/'other housing sites'/'green spaces' is not considered to have caused any confusion given the explanation provided in the Bulletin and at the Exhibition, and judging from the content of comments received.
4. The space provided allowed sufficient room to summarise all the sites and to ensure residents understood where development was being proposed. There was no restriction to using extra space as demonstrated by a number of responses received with additional pages or the downloaded form which could be and was adapted by a number of respondents.

Letter Extract 6

It is clear that the Parish Council should withdraw the current limited consultation with immediate effect. Without a valid Regulation 14 consultation Rother DC will not be able to accept the draft plan to proceed with its Regulation 16 procedure. In the event of the draft Plan reaching the Examiner, without an acceptable Regulation 14 consultation, he/she has a duty to ensure that the correct procedures for preparing the Plan have been adhered to and thus would be bound to refuse to consider the Plan.

Schedule 4B to the Town and Country Planning Act 1990 para 8(2) lists the basic conditions that the Examiner must consider including "(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order."

Parish Council response:

The Parish Council has conducted the Regulation 14 consultation in line with the Regulation 14 requirements listed on page 1 of this document.

- ***Overall conclusion to comments made about the Consultation Form: The Parish Council considers that both the content and volume of consultation responses received indicates that residents and stakeholders were able to make comments, and to support or object to policies using the consultation form adding extra pages as necessary.***

3. Comments on the Street Farm, Brede Lane Planning Application

Letter: Extract 7

Referring now to the current Street Farm Brede Lane Planning Application. Prior to 17 July 2016, a flyer was delivered to households imploring residents to object to the application. This was enclosed with the Sedlescombe PC Bulletin (copies of both enclosed for RDC/MJH(4)&(5)) and the NP consultation form. The flyer was written by the Chairman of Sedlescombe Parish Council on Sedlescombe PC headed paper. There had been NO prior PC meeting to discuss the Planning Application and therefore no decision by the "body corporate" as to the action to be taken on the application. Under whose authority was this flyer produced and delivered? Surely it is law that any council decision has to be made in a properly convened Full Council or Executive Committee meeting. Is it not unlawful to delegate decisions to Councillors outside a meeting, or indeed for Councillors to make decisions and act individually (Local Government Act 1972)?

The SPC Code of Conduct 2012 para 18 states " *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*"

Parish Council Response:

The flyer was seen by all Parish Councillors (except one) directly prior to its distribution. There is no requirement for general material distributed to residents included with the quarterly Bulletin to be formally approved at Parish Council meetings. A large number of residents have expressed their desire over a long period of time through 7 different consultations to maintain Street Farm undeveloped because of its scenic beauty and wildlife. The flyer represents the already held view on development of this site as expressed by the Parish Council on behalf of residents at the public enquiry in November 2014 regarding what is materially the same development on the same site.

In relation to the SPC code of Conduct:

Where para. 18 of SPC's Code of Conduct has been quoted..... to be taken into context the remaining 2 paragraphs need to be taken into consideration. Extract below.....

Conduct of local authority members – predisposition, bias and predetermination

17. *It is not a problem for councillors to be predisposed. Predisposition is where a councillor holds a view in favour of or against an issues, for example any application for planning permission, but they have an open mind to the merits of the argument before they make the final decision at the council meeting.*

18. *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*

19. *In summary, councillors are entitled to have and express their own views, as long as they are prepared to reconsider their positions in the light of the evidence and arguments. They must not give the impression that their minds are closed.*

In relation to Street Farm there was a public open debate by Councillors on the Street Farm planning application which considered plus' and minus' to the development which was minuted

Letter: Extract 8

Finally it is understood that residents in selected areas of the village have been handed pre-composed typed letters of objection to the Brede Lane application to be signed by them and then dispatched to Rother DC. Looking on the Rother DC website it is obvious that most of the objection letters seem to have emanated in this way. Perhaps you can shed light on who is behind this operation? If it has been arranged by a Parish Councillor, how does this sit with the Code of Conduct (see above) and 7 Principles of Public Life adopted by Sedlescombe PC and the legality of actions being taken without a Parish Council meeting?

Parish Council Response: The Parish Council is not responsible for monitoring residents lobbying other residents in relation to planning applications or to report in its minutes which resident may or may not be lobbying. The Parish Council is not a statutory consultee on planning applications and its comments can be accepted or ignored by the Local Planning Authority. It is not unusual for groups of residents to work together to lobby either for or against a development and use similar or even the same letter. It has been known for some planning applications to attract over 500 letters. It is not the Parish Council's responsibility to investigate and/or identify residents who lobby and is not aware and has not been made aware of any individual councillor being involved as described therefore there is no issue to respond to in relation to the points raised by the writers. Having said this a few Parish Councillors made comments on the RDC website after the Parish Council had met which is acceptable in that they supported the same conclusion as resolved by the Parish Council.

In addition and in relation to the Code of Conduct please see the extract below

Conduct of local authority members – predisposition, bias and predetermination

17. *It is not a problem for councillors to be predisposed. Predisposition is where a councillor holds a view in favour of or against an issue, for example any application for planning permission,*

but they have an open mind to the merits of the argument before they make the final decision at the council meeting.

18. *Bias or predetermination can lead to problems. It is where a councillor is closed to the merits of any arguments relating to a particular issue, such as an application for planning permission, and makes a decision on the issue without taking them into account. Councillors must not even appear to have already decided how they will vote at the meeting, so that nothing will change their minds.*

19. *In summary, councillors are entitled to have and express their own views, as long as they are prepared to reconsider their positions in the light of the evidence and arguments. They must not give the impression that their minds are closed.*

It is noted that the writers of this letter all participated with other residents of Gregory Walk at the Regulation 16 consultation of the withdrawn SNP in October 2014 to join together and write individual letters with the same or similar content to object to the development at Sunningdale behind Gregory Walk. Each of these letters was acknowledged and treated individually and the same right should be accorded to all residents, regardless of whether they hold opposing views.

- ***Overall conclusion to comments made about the Street Farm planning application: The Parish Council considers there has been no breach of the code of conduct by the Parish Council or Parish Councillors. Residents were able to make comments on the planning application both in support of and in objection to, or to make general comments. It is not the Parish Council's role to monitor this. It is no surprise that residents near to the applicant's site, which is in a densely populated area of Sedlescombe, have made comments. Because of the density of the population (approximately 40% of the residents in Sedlescombe live near to or adjacent to this area) it is also expected that more comments would be received for this application as it affects a large portion of residents.***

b. Resident in Chapel Hill

Members had received prior to the meeting a copy of the correspondence from a resident in Chapel Hill listing several issues.

The Chairman invited comments from Members.

Individual comments must be given the same weight as the other 400 respondents to the consultation. The Parish Councillors all work hard to support the Sedlescombe community. Protection of the AONB is very important to Parish Council. The comments from both correspondents has enhanced the NHP by bringing-up these issues.

RESOLVED: Parish Council's response to the following statement in the letter attached to the consultation submission from Rother District Council as

follows:-

Comment in letter:

'while a local resident has written to Rother DC asking that the consultation exercise be declared null and void "because of the biased campaign undertaken by the Parish Council which appeared to be aimed at stopping development on that site while other sites, also in the AONB and outside the development boundary, were not given proper consideration.'

Parish Council Response:

The Parish Council has given due consideration to every site through:-

1. Site assessments conducted by Graham Fifield a Chartered Town Planner with over 25 years experience and former senior planning officer with Rother District Council. (See Site Assessments document in the submitted Neighbourhood Plan)

2. Review of the Site Assessments by Neil Homer MBA MRTPI Planning Director rCOH Ltd.

3. Review of the SEA prepared by Neil Homer Neil Homer MBA MRTPI Planning Director rCOH Ltd.

4. By reflecting the clearly articulated views of the residents as expressed through the following consultations.

- **Response from first public meeting in November 2012**
- **Resident Survey responded to by 58% of all households in August 2014**
- **First Sites exhibition attended by 400 people (mainly residents) in September 2013.**
- **Resident response to refused planning application RR/2014/147/P in Spring 2014.**
- **Results of Regulation 14 and Regulation 16 consultations of the withdrawn plan in (April 2014 and October 2014).**
- **Residents response to Dismissed appeal by the Secretary of State APP/U1430/A/14/2219706.**
- **Results from the Regulation 14 Consultation for the current Submitted Plan.**
- **Resident response to resubmitted planning application RR/2014/1837/P- July 2016.**

Rather than being biased the Parish Council has simply and consistently reflected the views of the majority of residents.

It should be noted that this resident submitted a 14 page response to the consultation in addition to a number of suggested amendments. Whilst having been sent a copy of the correspondence sent to Rother DC the comment above was not submitted as a response to the consultation.

The comments are the opinion of one resident who has clearly indicated in their separate consultation response that they do not support the Neighbourhood Plan (despite supporting a number of individual policies).

This must be balanced against the advice given by two professional Chartered Town Planners and against the desire of the large majority of residents. It is understood that this resident is one of the 22 residents who supported development on Street Farm out of the 266 who made specific comments of which 244 specifically commented on wishing to retain this site as a green space. In addition, 88% of all those who submitted consultation responses generally supported the plan including keeping this site as a green space (Conversely 12% did not support the plan and made comments only) .

The Parish Council respects the views of every resident but must be mindful

that the Neighbourhood Plan must reflect the large majority of residents view's otherwise it will be highly likely to fail at Referendum.

The Parish Council is also mindful of the ~~of the~~ clear purpose of neighbourhood planning, as set out in a number of paragraphs of the NPPF, in allowing local communities to shape future development of their areas. It is therefore for the Parish Council of Sedlescombe to weigh up the strengths and weaknesses of the various sites put forward for allocation and to exert their planning judgement in deciding which sites to allocate. Provided communities do so in a way that meets the basic conditions, the fact that one resident may have arrived at a different judgement is immaterial.

There is a judicial review ruling that provides the precedent for this position, which agreed that proposals that were clearly unlikely to win the support of the local community at a referendum could not be defined as 'reasonable' for the purpose of evaluating alternatives (see EWHC1470, Barratt Homes and Wainhomes v Cheshire West & Borough Council, 9 May 2014 relating to the Tattenhall Neighbourhood Plan).

The Parish Council recognises that it cannot satisfy every resident but is **mindful that at every consultation the plan has achieved at least 88% overall support.**

The Regulation 14 Consultation was carried out as required by the regulations set out in the legislation and it is resolved that the Regulation 14 consultation has met all the requirements of the legislation.

2. To approve submitting the Neighbourhood Plan to the Local Planning Authority - Rother District Council.

The Chairman called for a vote to approve the submitting of the Neighbourhood Plan to Rother DC.

Agreed: 8 - unanimous.

RESOLVED: That the Sedlescombe Neighbourhood Plan will be submitted to Rother District Council.

Chairman

Date

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