

FINAL SITE ASSESSMENTS REPORT



September 2016

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1. Introduction and Purpose

1.1 This report provides a summary of sites assessed for housing development potential that have been included in the Submission Sedlescombe Neighbourhood Plan (SNP). It is published as part of the evidence base supporting the Plan. The report follows on from, and provides the updated position of, the Site Assessments Report that accompanied the original Sedlescombe Neighbourhood Plan in February 2014.

1.2 The assessment of sites has been carried out by Sedlescombe Parish Council's Neighbourhood Plan Committee with advice and assistance from RCOH Ltd as professional planning advisors to Sedlescombe Parish Council (SPC).

1.3 In May 2014, Site Reports were also commissioned by all landowners of the Submission Plan sites and these have been included in this report in an unedited form.

1.4 This assessment report sets out to show that

- land is suitable and available in the Parish of Sedlescombe (i.e. the Neighbourhood Plan Designated Area) for construction of a total of at least 35 homes between 2016 and 2028, on sites of 6 or more properties;
- sustainable development, as defined in the National Planning Policy Framework (NPPF)¹, will be achieved with the development of the allocated sites;

- the principle of development on each site has had due regard to the provisions of the NPPF and is in general conformity with the strategic policies of the adopted Rother Local Plan Core Strategy of September 2014.

1.5 The report follows considerable consultation with local people and consultation bodies as detailed in the Consultation Statement June 2014 which accompanied the original Neighbourhood Plan. Further consultations have been held during 2016 and this has been detailed in the new Consultation Statement and in the section below.

¹ [National Planning Policy Framework](#) March 2012

2. Pre-Exhibition Consultations

2.1 The results of the Residents' Survey indicated that the following principles should guide the selection of development sites:

2.1.1 The overarching principles for development within Sedlescombe parish should be as follows:

1. Development sites should conserve and not jeopardise the local distinctive rural character of Sedlescombe, its landscape features and its buildings.
2. Development sites should create and enhance the existing sense of community within the parish.
3. Developments should be of a size (number of dwellings) which minimises anti-social behaviour and builds community. Preference being given to small developments of six houses.
4. To protect our area of the AONB, including the Brede Valley, no development on areas of land in elevated positions prominent in the landscape, which can be viewed from the valley apart from redevelopment to improve sustainability, to support employment or improve the visual impact of an existing brownfield site.
5. Developments should not increase the concentration of traffic in the centre of the village include Brede Lane and traffic entering the Green and around the doctors' surgery and school.

2.1.2 Criteria for selection of development sites should be as follows:

1. Should have acceptable highways access which may involve the developer improving access.
2. Should be acceptable to the Environment Agency and Natural England which may involve the developer improving the land in question.
3. Should preserve green gaps and hedgerows wherever possible.
4. Should be on sites which have low visibility in the surrounding countryside.
5. Should avoid areas with existing parking and traffic issues and not exacerbate traffic and parking problems.
6. Should conserve designated areas of national and local landscape, archaeological, geological, ecological or historical importance, including Sedlescombe's Conservation Area.
7. Should protect the open countryside for the benefit of residents and visitors.
8. Should have minimum impact on the surrounding houses.
9. Should be either:
 - a. A brownfield site outside the development boundary where enabling development promotes and/or reinvigorates employment and/or reduces the use of cars by offering on site employment; or
 - b. Within or within close proximity to, or attached to the existing development 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; or
 - c. Outside the village boundary if enabling housing development will help meet a substantial community need or deliver a substantial community benefit.

2.1.3 Development priorities should be as follows:

1. Brownfield sites should be used in preference to greenfield sites provided they are within the existing, or amended, development boundary or outside the boundary if they provide employment or a significant benefit to the wider parish.
2. Apart from brownfield sites in the wider parish as mentioned in 1. above, priority to be given to development of land within, or within close proximity to, the existing development boundary, where it does not conflict with other principles or priorities.
3. Developments outside the development boundary should achieve a higher standard of carbon footprint reduction than required by the Local Plan to offset the potential adverse impact on sustainability due to the distance from the village centre and likely increase in the use of cars.

2.2 In August 2013, the Sedlescombe Neighbourhood Plan Project Working Group met to consider which sites should be included in the forthcoming Exhibition and how they should be categorised as follows:

Category 1: Acceptable for development –
Meets all overarching principles and all criteria for site selection.

Category 2: Marginal Sites -
Meets all overarching principles, but marginal on any of the additional criteria.

Category 3: Not acceptable for development -
Fails to meet all overarching principles or fails to meet any site criteria materially.

2.3 The full list of sites was as follows:

POTENTIAL DEVELOPMENT SITES IN THE PARISH OF SEDLESCOMBE		
		In or adjacent to development boundary
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 adjacent
Site 25	Land to west of Gregory Walk	Yes, mostly adjacent
Site 26	Blackbrooks Garden Centre, land at rear of	No remote but enabling

2.4 The Site Consideration Exercise was as follows;

1. Is the access to the site in accordance with highways standards or could it be improved to bring it up to standard? Answer No... Site Rejected.
2. Is it likely that the site will be able to accommodate at least 6 dwellings? Answer No... Site Rejected.
3. Would development of the site conform to the National Planning Policy Framework? Answer No... Site Rejected.
4. Would development of the site be in general conformity with the strategic policies of the Rother District Local Plan? Answer No.... Site Rejected.
5. Would development of the site be in accordance with the wishes of Sedlescombe residents as expressed in the Residents' Survey of July 2013, and detailed in the Sedlescombe Neighbourhood Plan Overarching Principles? Answer No.... Site Rejected.
6. If a site had not been rejected by this stage, it was considered against the Sedlescombe Neighbourhood Plan Site Criteria. If it met all criteria, the site was considered "acceptable" and given further consideration. If not all the site criteria were met, the site was put into the "marginal" category.
7. The purpose of the Sedlescombe Neighbourhood Plan is to find sufficient land in the parish to build 35 new properties before 2028. If the above process resulted in more sites than were required to fulfil the purpose, sites were considered in accordance with the priorities for housing development supported in the Residents' Survey August 2013 as follows:
 - a. Brownfield sites [78% first choice in Residents' Survey]
 - b. Greenfield sites bringing significant community benefit [13% first choice in Residents' Survey]
 - c. Other greenfield sites [8% first choice in Residents' Survey]

2.5 Using the above-mentioned formulae, the following decision was made regarding which sites were acceptable and which should be rejected.

Site No.	Description	Decision	Reason
1	Sunningdale, Gregory Walk	Rejected	Too small to accommodate 6 dwellings (Reason 2.4.2 above)
2	4 gardens at rear of Balcombe Green	Rejected	Would increase traffic in Brede Lane (Contrary to overarching principle 5)
3	2 acres of greenfield land bounded by Chapel Hill and Crazy lane	Rejected	Access does not meet highway standards (Reason No.1)
4	Greenfield site adj to and slightly below Oaklands development	Rejected	Prominent in landscape (Contrary to overarching principle 5)
5	Brownfield site above new Oaklands Park development	Acceptable	
6	Brownfield site next to staff houses at Pestalozzi	Acceptable	
7-10	Greenfield sites on Pestalozzi International Village Land	Rejected	Not in general conformity with Local Plan re protection of countryside
11	Greenfield site adjacent to Gorselands	Rejected	Access does not meet highway standards (Reason No.1)
12	Greenfield allotment land off The Green	Rejected	Access does not meet highway standards (Reason No.1)
13	Brownfield industrial site at Pumphouse Yard off Gammons Way	Rejected	Too small to accommodate 6 dwellings (Reason No.2)
14	Greenfield site on west side of Church Hill, south of Little Dene	Rejected	Access does not meet highway standards (Reason No.1)
15	Greenfield site next to Highfield Bungalow, off Church Hill	Rejected	Access does not meet highway standards (Reason No.1)
16	Red Barn Nature Park	Marginal	To gauge community opinion
17	Greenfield/part garden/part grubbed woodlands at Dell View, Hawkhurst	Rejected	Access does not meet highway standards (Reason No.1)
18	Greenfield site at Street Farm, fronting onto Brede Lane	Rejected	Would increase traffic in Brede Lane (Contrary to overarching principle 5)
19	Greenfield 0.7 acres at Luffs Farm, adjacent to Paygate Road	Rejected	Not in general conformity with Local Plan re protection of countryside
20	Brownfield 3 acres of industrial land at Sedlescombe Sawmills	Acceptable	
21 & 22	Land on east and west side of Church Hill	Rejected	Access does not meet highway standards (Reason No.1)
23	Land adjacent to Parish Church	Acceptable	
24	Land north of village hall	Rejected	Withdrawn by landowner
25	Land to west of Gregory Walk	Rejected	Withdrawn by landowner
26	Brownfield site at rear of Blackbrooks Garden Centre	Acceptable	

2.6 Those site owners/developers whose sites were being rejected were given the opportunity of their sites still being shown at the two-day weekend exhibition held in Sedlescombe Village Hall on 14 and 15/09/13. Several owners took up this offer.

2.7 Although Site No.1 above, i.e. Sunningdale, Gregory Walk was rejected, a revised proposal was submitted to the Parish Council in the last two weeks leading up to the Exhibition. This was that development of 11 properties (including replacement of the two existing properties) on a larger site incorporating the neighbouring property Powdermills should be given serious consideration. Because of the shortage of time, it was decided to include this new site in the Exhibition although it was not possible to investigate the site. It was included as E07 and shown as a “marginal” site (i.e. requiring further investigation). In addition a revised plan was received for Site No.19 above (i.e. Luffs Farm) and this was then displayed as a “marginal” site, E06, at the exhibition.

2.8 The Site Consideration Exercise resulted in the following sites being shown at the SNP Exhibition:

	SITES AS DISPLAYED AT THE SNP EXHIBITION, 14/15.09.13	Dwellings Numbers shown at Exhibition
E01	Land at Pestalozzi International Village Part shown at SNP Exhibition	6-8
E02	Sedlescombe Sawmills on B2244	8
E03	Rear of Blackbrooks Garden Centre	12
E04	Land adjacent to Parish Church of St John the Baptist, Church Hill	6-8
E05	Red Barn Field, land rear of village hall, Sedlescombe	6
E06	Luffs Farm, Paygate Road, Sedlescombe	6
E07	Land at Sunningdale & Powdermills, The Street	11
E08	Land at Balcombe Green	Up to 8
E09	Land north of Gorselands	6
E10	Land rear of the Green (including allotments)	6
E11	Street Farm, part of site south of Brede Lane	21
E12	Pumphouse Yard, access from Gammons Way, Sedlescombe	4

2.9 Twelve display stands were shown at the Exhibition and residents were invited to comment. See Appendix 16 of the Consultation Statement for an example of the comment form. A further time for comment was allowed after the Exhibition which resulted in a total of 331 residents’ exhibition survey forms and 11 non-resident forms being forwarded to researcher Linda Jones & Partners for analysis. See Appendix 20 of the Consultation Statement for details of the comments made.

3. Exhibition Results

3.1 Linda Jones & Partners of Suffolk, Researchers, produced the following analysis of the Neighbourhood Plan September 2013 Sites' Survey based on residents' completion of forms at the Exhibition and during the following consultation period.

SEDLSCOMBE EXHIBITION SURVEY									
Base All: (331) Ranked on top 5					Q1				Q2
Category	Ref	No. Dwellings	Site Name	Ranked 1 st %	Ranked 1 st /2 nd %	Ranked 1 st /2 nd /3 rd %	Ranked 1 st - 4 th %	Ranked in Top 5 %	Definitely do not want 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

3.2 At the Exhibition, a landowner requested that the Balcombe Green site (E08) be withdrawn from consideration. It is not therefore included in the above-mentioned table. This was one of the three SHLAA sites proposed by Rother District Council.

4. Post-Exhibition Decisions

4.1 After the Exhibition, the Neighbourhood Plan Committee reviewed the results and noted that:

- E06 Luffs Farm had had to be withdrawn because it was not in general conformity with the Rother Local Plan's countryside policies.
- E07 Sunningdale/Powdermills had returned to being just Sunningdale at the request of the owner of Powdermills. Subsequently, from 01/05/14, the Environment Agency changed the flood risk zone areas which affected this property making it possible to build up to 10 homes on the site (later reduced to 6 in response to neighbours' complaints).
- E08 Balcombe Green had been withdrawn at the request of a landowner.

4.2 The removal of Luffs Farm from the table shown at 3.1 above meant that the Sunningdale/Powdermills site moved into the top 5 sites.

4.3 The Neighbourhood Plan Committee agreed that the following sites should be included in the Pre-Submission Plan (carried forward to the Submission Plan) and that separate policies should be included in the Plan for each proposed development:

- Sunningdale, land off Gregory Walk, 6 dwellings
- Land at Pestalozzi International Village, 6-8 net dwellings
- Land at Blackbrooks Garden Centre, up to 12 dwellings
- Land at Sedlescombe Sawmills, mixed use employment/residential scheme (minimum 6 dwellings)
- Land adjacent to St John the Baptist Parish Church, up to 8 dwellings

Post Examination revisions

4.4 Following the examination of the original Sedlescombe Neighbourhood Plan in December 2014, further sites were sought to ensure the Plan allocated at least 35 houses on the edge or within the village Settlement boundary. The following sites were identified:

- Land at Gate Cottage at northern end of the Village.
- Land at Church Farm at northern end of the village adjacent to Gate Cottage.
- Land at Church Farm at northern end of the village adjacent to the Village Hall (lower section of SHLAA site SE15a amber site and a small corner of SE14 red).

For completeness, it was also agreed to re-assess two previously assessed sites on the edge of the village boundary at Land at Street Farm (SHLAA site SE5a amber site) and at Land at Gorselands (lower part of SHLAA site SE2 red). It was also agreed to assess land at the back of Pump House Yard and the boundaries at Balcombe Green and Powdermills.

A summary of the result of the assessments are as follows:

- Land at Gate Cottage, Church Hill adjacent to Gate Cottage and Church Hill adjacent to the Village Hall all met the District Council's Core Strategy and were acceptable for development against the community's assessment criteria.
- Land at Gorselands did not meet the assessment criteria of either the District Council or the community.
- Land at Balcombe Green and Powdermills was not currently developable but a boundary rationalisation was acceptable to the District Council for potential future development to be assessed at a future time.
- Land at Street Farm was unacceptable against the community's assessment criteria and inclusion in the Plan as a development site was not required to meet the housing numbers and if included would likely cause the Plan to fail at referendum. The site was recommended for designation again as a Local Green Space in accordance with community's wishes.
- A small development of 2 houses at Pump House Yard would provide significant benefit in reducing traffic and congestion on Brede Lane and provide a much needed safe access for school children to move between the car park and the school.

At the Neighbourhood Planning meeting on the 7 June 2016 the following was resolved:

RESOLVED: The Neighbourhood Plan Committee recommends to Full Council the following:

1. 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 Ltd's (the NHP Consultant) advice.
2. To include Sunningdale with net 9 houses.
3. To include new evidence on green space - as summarised by GRF Planning.
4. To include the following new sites:-
 - a. Church Farm adjacent to and north of the Village Hall: minimum of 12 dwellings
 - b. Gate Cottage: minimum of 8 dwellings
 - c. Church Farm adjacent to Gate Cottage: minimum of 10 dwellings
5. 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 staff and a footway from the Car Park to Gammons Way both in accordance with Rother DC and East Sussex CC conditions.
6. To reject the proposal for Gorselands as it is a red site in the SHLAA and is not supported by Rother DC.
7. 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.

At the full Council meeting of the 7 June 2016 the following was resolved:

1. To receive and consider the new sites proposed by the Neighbourhood Plan Committee for inclusion in the NHP.
Members reviewed the recommendations put forward by the Neighbourhood Plan Committee.
RESOLVED:
 - a. 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.

b. To include Sunningdale with net 9 houses.

c. To include new evidence on Green Space - as summarised by GRF Planning.

d. 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

e. 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 staff and a footway from the Car Park to Gammons Way both in accordance with Rother DC and East Sussex CC conditions

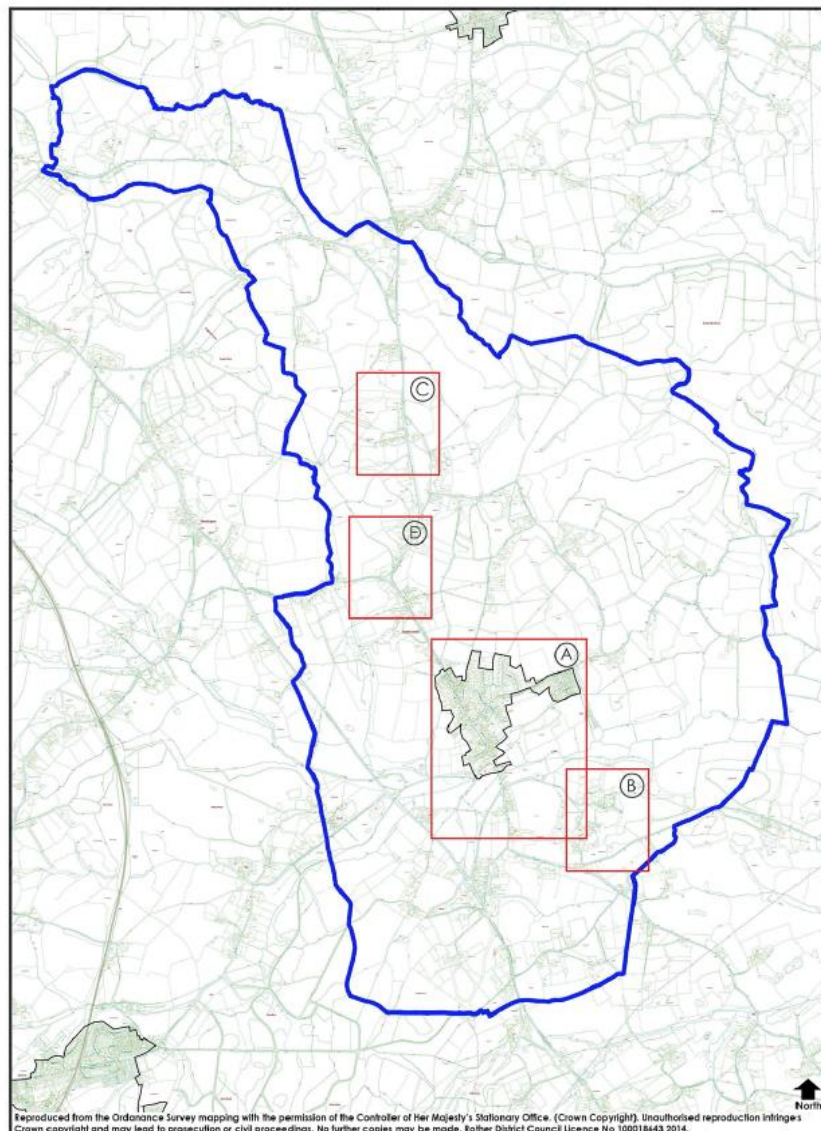
f. To reject the proposal for Gorselands as it is a red site in the SHLAA and is not supported by Rother DC.

2. To agree the next stage of the NHP as proposed by the Neighbourhood Plan Committee.

RESOLVED: To proceed with preparing a pre-submission draft plan based on the sites agreed under the above item C16/46.1.

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.

5. Proposals Map



Sedlescombe Parish Neighbourhood Plan

Proposals Map

Submission Plan

September 2016

— Sedlescombe Designated Neighbourhood Area
— Inset Plans

Inset A

Policy 2
Policy 4
Policy 7
Policy 8
Policy 9
Policy 10
Policy 11

Inset B

Policy 3

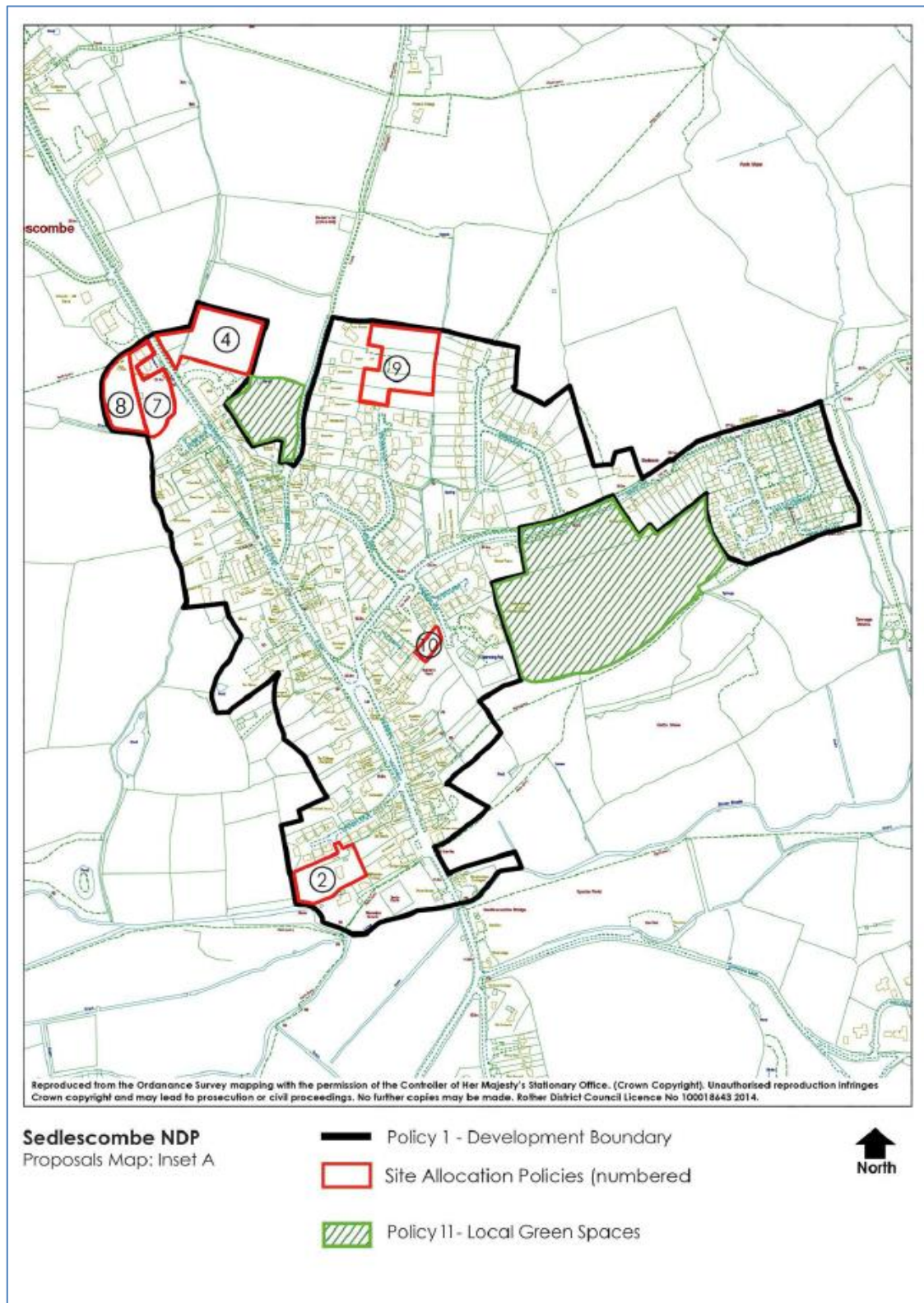
Inset C

Policy 5

Inset D

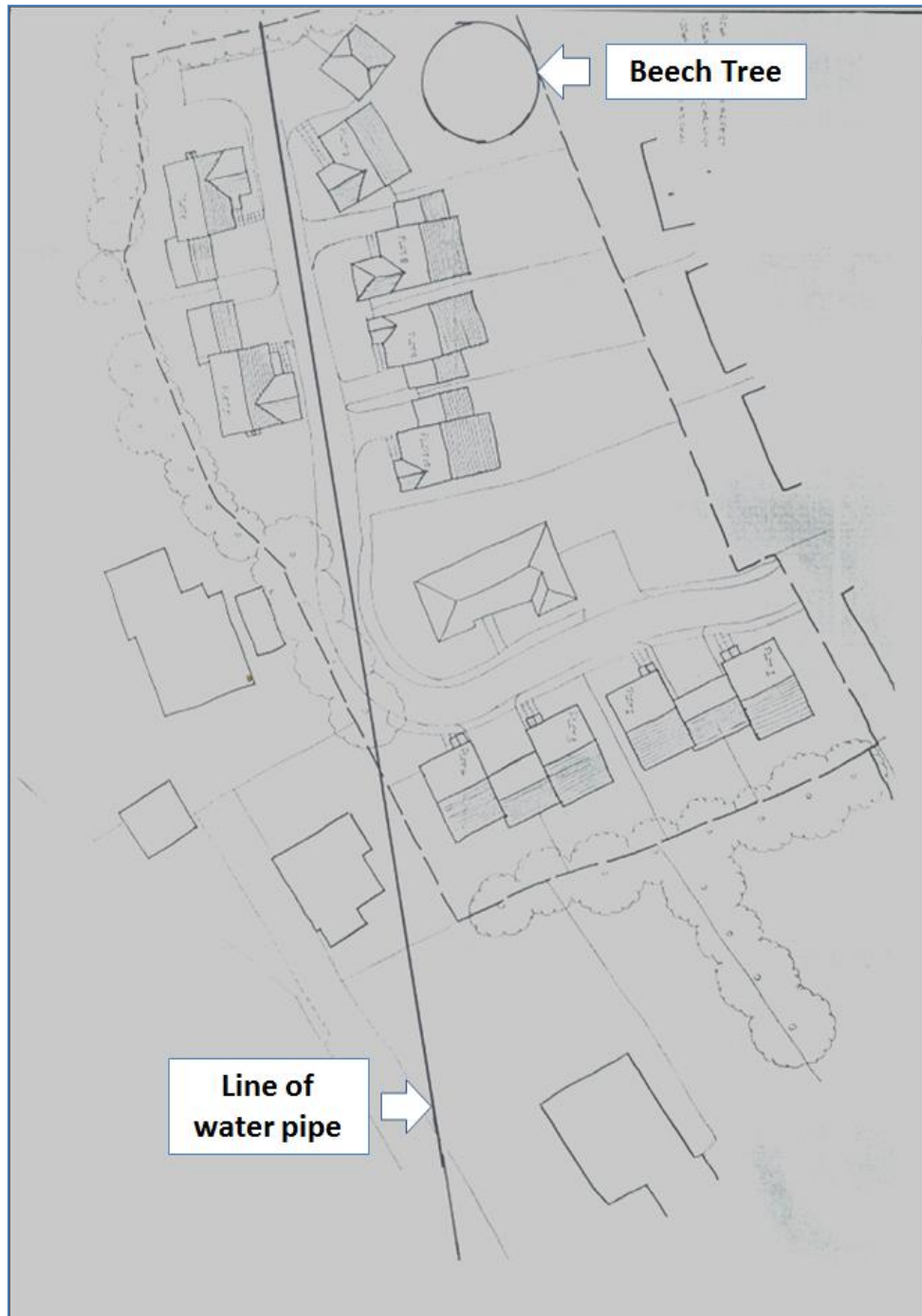
Policy 6

6. Policy 2- Land at Sunningdale, off Gregory Walk



6.1 Land at Sunningdale

Illustrative plan only for 10 houses showing water pipe and beech tree locations. (Note allocation is only for approximately 9 houses and retaining existing bungalow.)



6.2 The Site

The site is situated to the south of Gregory Walk, which is to the west of The Street towards the southern end of the village. There is a detached bungalow on the land which is sited towards the eastern boundary of the site known as Sunningdale. The site extends to 0.45 hectares. Gregory Walk is a cul de sac, comprising bungalows and chalet bungalows. It has no footpaths or lighting. There are three properties immediately to the north of the site, 5, 6 and 7 Gregory Walk. They are approximately 6 metres from the boundary, which is defined by a close boarded fence. There is an existing access from Gregory Walk between numbers 4 and 5. This is towards the east of the site near the eastern boundary. The site is well screened by trees and shrubs on all boundaries, and is generally level. To the south is the River Brede. A water main crosses the land, which runs in an east – west direction in the southern part of the site. Sunningdale is within close reach of the village centre. The eastern part of the site is within the Sedlescombe Development Boundary as shown on the Local Plan 2006 (adopted). My client believes that in earlier policy documents the whole site was included (for example in the Sedlescombe Village Policy 1981), but the amount of land considered suitable for development was reduced because of flooding issues raised by the Environment Agency. These have now been resolved.

Photographs of the site are overleaf.



The front of Sunningdale looking west



Looking west from the north east corner of Sunningdale



The access to the site from Gregory Walk



Looking east from the western boundary

6.3 The Case for the Allocation

The Provision of Housing

The eastern part of the site is within the Development Boundary where there is no objection in principle to the provision of additional housing. Historically, the whole site was within an area where policy indicated that development would be appropriate. The reasons for reverting back to the previous boundary was described earlier. In any event the land forms part of the residential curtilage of Sunningdale, and there is existing residential development to the north, south and east. The proposal only involves a modest extension to the Development Boundary. Having considered all the options it is considered that the most preferable proposal involves the demolition of the existing bungalow and the provision of ten dwellings.

The Quantity of Development

Ten dwellings are proposed, and the area of the site is 0.45 hectares. This gives a density of development of 22.2 dwellings/hectare. This compares very favourably with the adjoining development at Gregory Walk which extends to 0.5 hectares and contains 12 dwellings giving a density of 24 dwellings/hectare. Other recent developments in Sedlescombe include Eaton Walk at 36.4 dwellings/hectare. Development of the site with 10 dwellings will go some way to meeting the housing needs of the village at a density which is comparable with its surroundings.

Provision of Access

Gregory Walk has no footpaths or lighting. The highway authority have indicated that the access width and visibility splays from Gregory Walk onto the B2244 are acceptable. It is understood that the width of the existing road is also acceptable as the absolute minimum width of the road would be 4.1m and the majority of Gregory Walk is over 4.5m. A footway can be introduced into the site if required.

Effect on Residential Amenity

It will be possible to carry out the development without causing unreasonable harm to the residential amenities of the existing properties in Gregory Walk. The site is sufficiently spacious to ensure that the creation of nine additional dwellings would result in sufficient distance between the proposed housing and the existing. The existing belt of trees around the site can be retained, and strengthened where necessary. This will further reduce the impact on both residential amenity and the character of the area.

Effect on the Water Main

As was described earlier, a water main crosses the site in an east – west direction. By keeping the properties an appropriate distance to the north of the main, the requirements of Southern Water can be met.

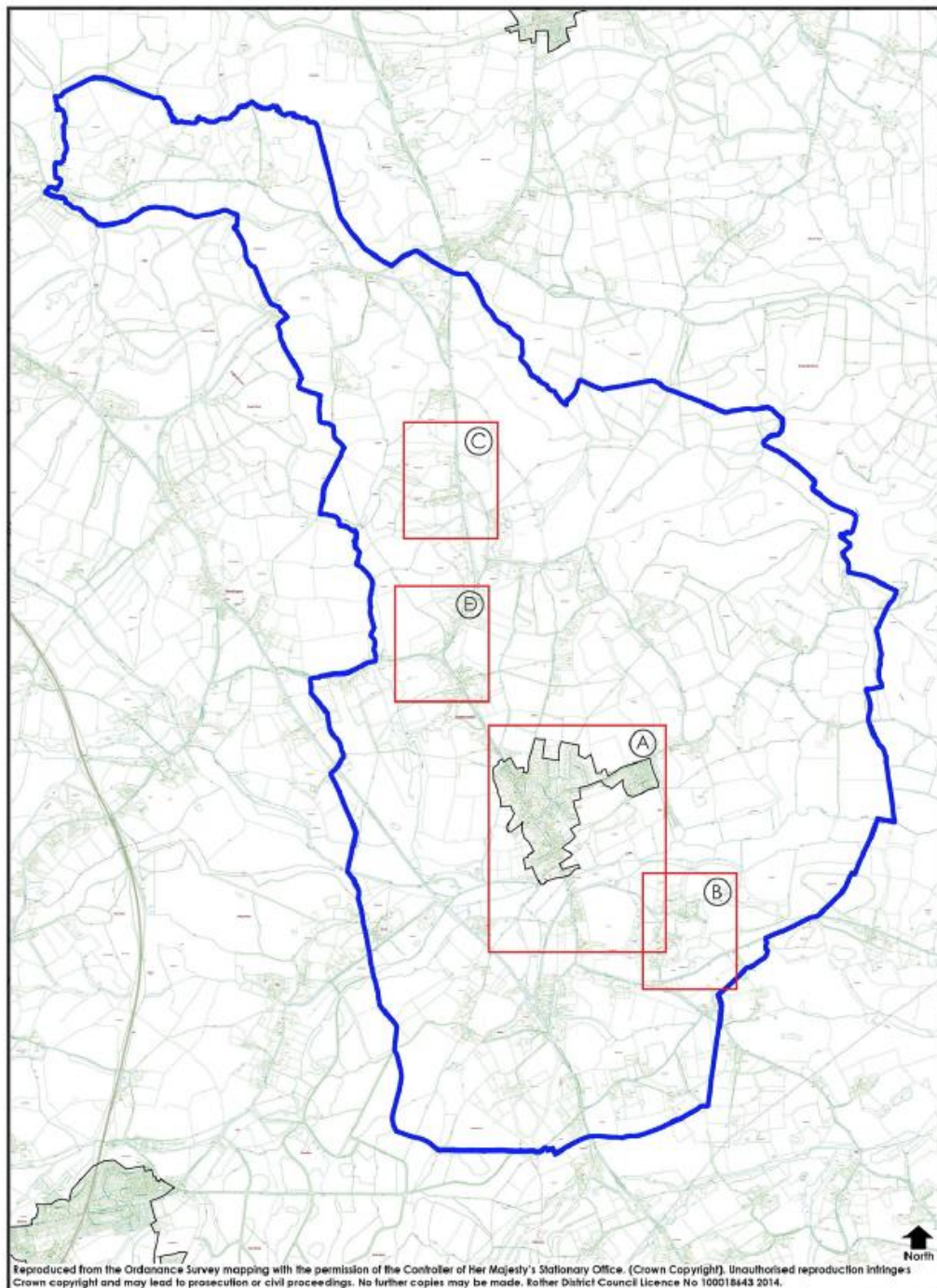
The River Brede

As with the issues raised above, by restricting the buildings to the northern part of the site, the proposal will ensure that it does not damage the habitat of the river and its banks. It will also ensure the protection of the river's wildlife corridor. In addition, the development will generate funds to restore the river, in consultation with the Environment Agency.

6.4 Conclusion

The site will provide for development within the existing development boundary. It can be undertaken without causing unreasonable harm to the amenities of the occupiers of nearby residential properties. The highway authority have not raised any objections. The scheme can ensure that the water main is not compromised. Finally, it will ensure that the river is not harmed and can be restored.

7. Policy 3- Land at Pestalozzi International Village- Inset B



Sedlescombe Parish Neighbourhood Plan

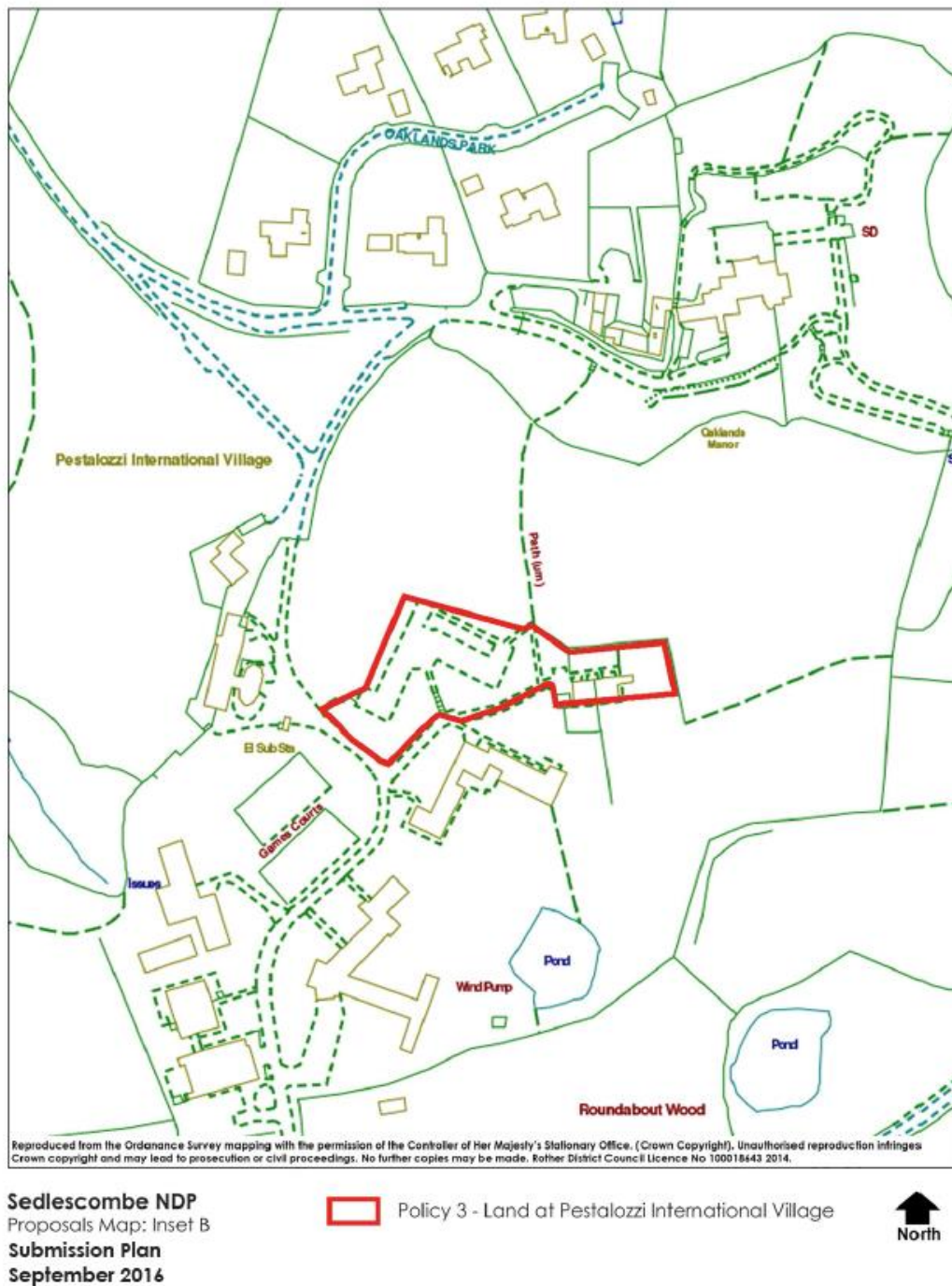
Proposals Map

Submission Plan

September 2016

— Sedlescombe Designated Neighbourhood Area
— Inset Plans

7.1 Policy 3- Land at Pestalozzi International Village



7.2 The Site

Pestallozzi International Village is situated 1 km to the south of Sedlescombe. Access is via a private drive that leads in an easterly direction from the junction with the B2244 and Chapel Lane. The land generally rises from the junction towards a cluster of single, two and three storied buildings. These include the administrative offices, meeting facilities, dining hall, educational facilities and accommodation for students and staff. Between the junction and the main group of buildings is a recent development of six detached houses known as Oaklands Park. This was granted planning permission in January 2008 as “enabling development” so that improvements could be undertaken to the facilities offered by the Trust.

The site, subject of Policy 3, is situated immediately to the north of the main cluster of buildings to the east of the access road. The footprint of a previous building remains on the western side of the allocation site, which now contains a number of timber and metal buildings. An existing two storied, brick built accommodation building lies on the eastern side. This latter area is at a higher level than the western part of the site, which is generally level. The land falls away to the north and there is existing vegetation along the northern boundary of the site. The land is a brownfield site. The proposed allocation of the site therefore accords with Policy 1 of the Plan being on previously developed land.

Currently some 34 staff are employed at the Village with close to 100 volunteers. Many find it difficult to compete in the housing market. The Trust is one of the third largest employers in the Parish.



The western part of the site looking north



The eastern part of the site looking east



The western part of the site showing the floor of the previous buildings
and current timber and metal structures



View towards the site from the access road

7.3 The Case for the Allocation

Housing Needs

The first issue to consider is the housing needs for the occupation of employees or volunteers. The allocation makes provision for a range of 1 and 2 bed houses and flats, a proportion of which will be affordable homes giving first preference to Village employees or volunteers. This approach is in accordance with the policies contained in the NPPF, Local Plan 2006 (Adopted) and Local Plan (2011-2028). For example, paragraph 50 of the NPPF indicates that a wide choice of high quality homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Paragraph 15.27 of the Local Plan (2011–2028) refers to studies showing there is a real need for affordable housing within the district in the preamble to policy LHN2.

Provided the employees/volunteers were eligible for social housing they would comply with advice contained in the DCLG publication Providing Social Housing for Local People. In paragraph 11 only “qualifying persons” may be allocated accommodation. Paragraph 15 refers to qualifying criteria and gives employment in the district as an example. Paragraph 27 refers to the need to deal sensitively with lettings in rural villages by giving priority to those with a local connection to the parish, as part of a local lettings policy. The need for this revised advice arose from the new flexibilities arising from the Localism Act 2011. There is no suggestion in Policy 4 of the SNP that employees who were not “qualifying persons” would be made available affordable housing.

Other Benefits

Other benefits would arise from the allocation. It will reduce the need for employees to travel to the site, making the development more sustainable and making it easier to retain and recruit employees. This would assist the Trust in maintaining an experienced and well trained workforce to the benefit of this important local employer. At present at least one member of staff is having housing difficulties. In addition it would generate funds to facilitate the refurbishment, or possible replacement, of existing staff and volunteer accommodation. In addition, finances raised could help secure future operations.

Whether a Brownfield Site

The second issue to be considered is whether this is a brownfield site. This issue was considered in more detail in the description of the site. It is strongly contended that the site does comprise previously developed land for the reasons already described.

Consideration of Sustainable Development

The third issue that has been raised is whether the development is sustainable, given the distance of 1km from the centre of the village. The fact that some occupiers of the housing will be employed on the site adds to its sustainability as there will be no need to travel to work. In addition, there is a bus service to and from both Hastings (route 349) with a two hour frequency.

The distance from the site to the centre of the village compares favourably with other developments that have recently been granted planning permission. The end of East View Terrace is 900m from the centre of the village, whilst the recently approved development at Pestalozzi is a similar distance as the site now under consideration. Therefore, in terms of distance from the centre of the village, the site is comparable with other recent developments in the village. The walk along the private drive to the village and bus stop is undertaken daily by the students at the village. This is not dangerous as there are few vehicles and their speeds are low. Once at the B2244, there is a footpath leading in a northerly direction to the village centre.

Effect on the AONB

The site currently has vegetation on its northern boundary. Further indigenous planting will ensure that the development is not obtrusive in the landscape. It is well related to the existing group of buildings on the site. This, coupled with the topography will ensure it does not have an adverse impact on the AONB.

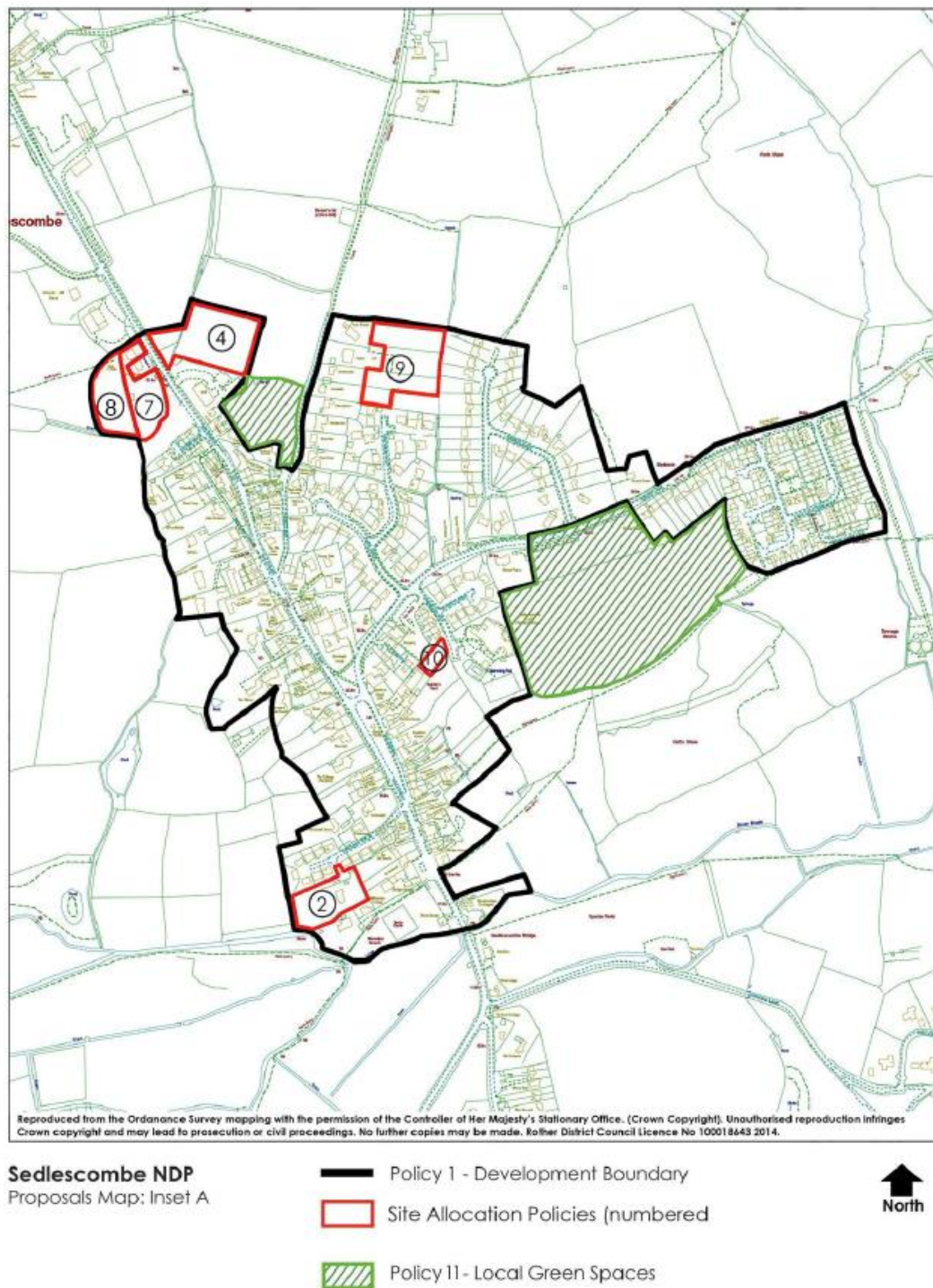
Provision of Access

Whilst there is an existing access past the administration building, it is envisaged that a new access be provided off the existing private driveway to the south of the administration building. In addition, sensitive improvements could take place to Ladybird Lane. Provided these are designed carefully and no lighting is proposed, its impact will be minimal.

7.4 Conclusion

The site will provide for development on a brownfield site. It will make a valuable contribution to the housing stock, including accommodation for staff/volunteers. The proposal will assist in the recruitment and retention of staff/volunteers. There will not be a harmful effect on the landscape. The site is in a sustainable location comparable with other recent developments in the locality.

8. Policy 4 – Land at Church Hill Farm East, North of Village Hall



8.1 Land at Church Hill Farm East, North of Village Hall

Pink areas shows proposed and alternative highways entrance options in line with ESCC Highway Authority advice (see Section 16 'ESCC Highways Comments' and ESCC comments in consultation statement).



8.2 The Site

The site comprises part of a sloping field on the east side of Church Hill, immediately to the north of the village hall. It extends to 0.63 hectares. The land slopes upwards to the east from Church Hill. There are no residential properties adjoining the site. There is a public footpath that runs from south to north on the opposite side of the eastern boundary of the field that the housing allocation site is situated. At its closest point the path is 90 metres from the site. Views of the proposed site from the footpath are limited because of the vegetation along the western boundary of the path. There is only one distant view of the site from the footpath at a field gate, just after the end of Balcombe Green. The site is not particularly visible from Church Hill, owing to the levels and roadside vegetation. Photographs of the site are below.



South west part of the site



View looking south



Looking west with footpath and Balcombe Green behind



View from field gate north of Balcombe Green



Looking west from Church Hill



Looking north from village hall car park

Restraints to Development

The site is within the High Weald Area of Outstanding Natural Beauty. This designation covers 82% of the District. Provided the national and local policies are observed at the detailed stage of the development, this designation should be no barrier to development. There are no other designations affecting the site. It is not within Flood Zones 2 and 3 as defined on the Environment Agencies Flood Risk Map.

8.3 The Case for the Allocation

The Policy Context

A slightly different site is shown as an amber site in RDC's SHLAA 2013 document. That indicates that the lower half of the field could be acceptable in environmental terms if the upper slopes were retained as natural greenspace linking the existing local "nature reserve" to the wider countryside. It also indicates that the hedge on the northern boundary should be strengthened by extensive new broad leaved woodland to provide an effective long term northern edge to the village. The SHLAA indicates that a lower density on this edge location would accommodate 15 – 20 dwellings. The possibility of access from the village hall is mentioned. Following discussions with officers' from RDC the site has been moved further to the south and the eastern boundary moved to the west. This is to avoid development on higher, more prominent land.

The Development Boundary for Sedlescombe currently extends to the southern boundary of the village hall, as shown on the Inset Map that is part of The Rother District Local Plan 2006. Policy OSS2 of the Core Strategy 2014 indicates that Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. The Policy then continues by stating that existing Development Boundaries will be reviewed by the Development and Site allocations DPD, having regard to a number of criteria. The allocation of this site would necessitate the extension of the existing Development Boundary. It is considered that this would meet all the criteria contained in Policy OSS2. It would also meet the requirements of Policy OSS3 regarding the location of new development. As was stated earlier, there are no constraints to the development of the site. Its allocation would be a logical extension of the existing Development Boundary and the landscaping would be to an existing field boundary. It would also meet the expectations contained in footnote 4 to Policy RA1 in that it is immediately abutting a village development boundary.

The Quantity of Development

The site extends to 0.63 hectares. A development of 12 dwellings gives rise to a density of 19.04 dwellings/hectare. This relatively low density reflects the potential difficulties in developing the lower south western corner and the possibility of having to provide a SUDS in this location. The density proposed compares very favourably with other recent developments in the area. For example, Eaton Walk extends to 0.22 hectares and contains 8 dwellings giving a density of 36.4 dwellings/hectare. Planning permission has recently been granted for 7 dwellings on the Cartref site, with an area of 0.17 hectares a density of 41.1 dwellings/hectare arises. The density proposed reflects the fact that it is an edge of village location and is much lower than other recent developments. Development of the site with 12 dwellings will go some way to meeting the housing needs of the village at a density which is comparable with its surroundings.

Access and Highway Issues

The highway authority have indicated that it would be preferable for the access to the site to be shared with the village hall. However, this poses practical problems as there is the need to close off the access to the hall from time to time. There is also a change in levels between the hall car park and the site. The highway authority have indicated that it would be feasible to provide a new access to the site, further to the north of the existing access to the hall, provided there was an appropriate separation between the hall access and other access to new development. At this stage, both possible access points have been shown.

Generally, the highway authority have indicated that the access to the site is off a stretch of road which is subject to a 50mph speed limit. A short distance to the south the limit is reduced to 30mph. Based on the speed limit, visibility splays of 2.4m x 150m would be required in either direction. They have recommended that the 30mph be extended further to the north to a point beyond the proposed junction. The ESCC Road Safety team have indicated that they would be supportive of this subject to appropriate traffic calming measures. This would also give the opportunity for a gateway feature to the entrance to the village to be provided. The police would also need to support the proposals. It is considered that these issues could be financed from the proposed development with the appropriate legal agreements. The width of the road to be 4.8m with a 1.8m footway. These are both within the highway authority's recommendations. The highway authority comments indicate that residential development of this site is acceptable in principle.

Effect on Residential Amenity

There are no dwellings in the immediate vicinity of the site that would be affected.

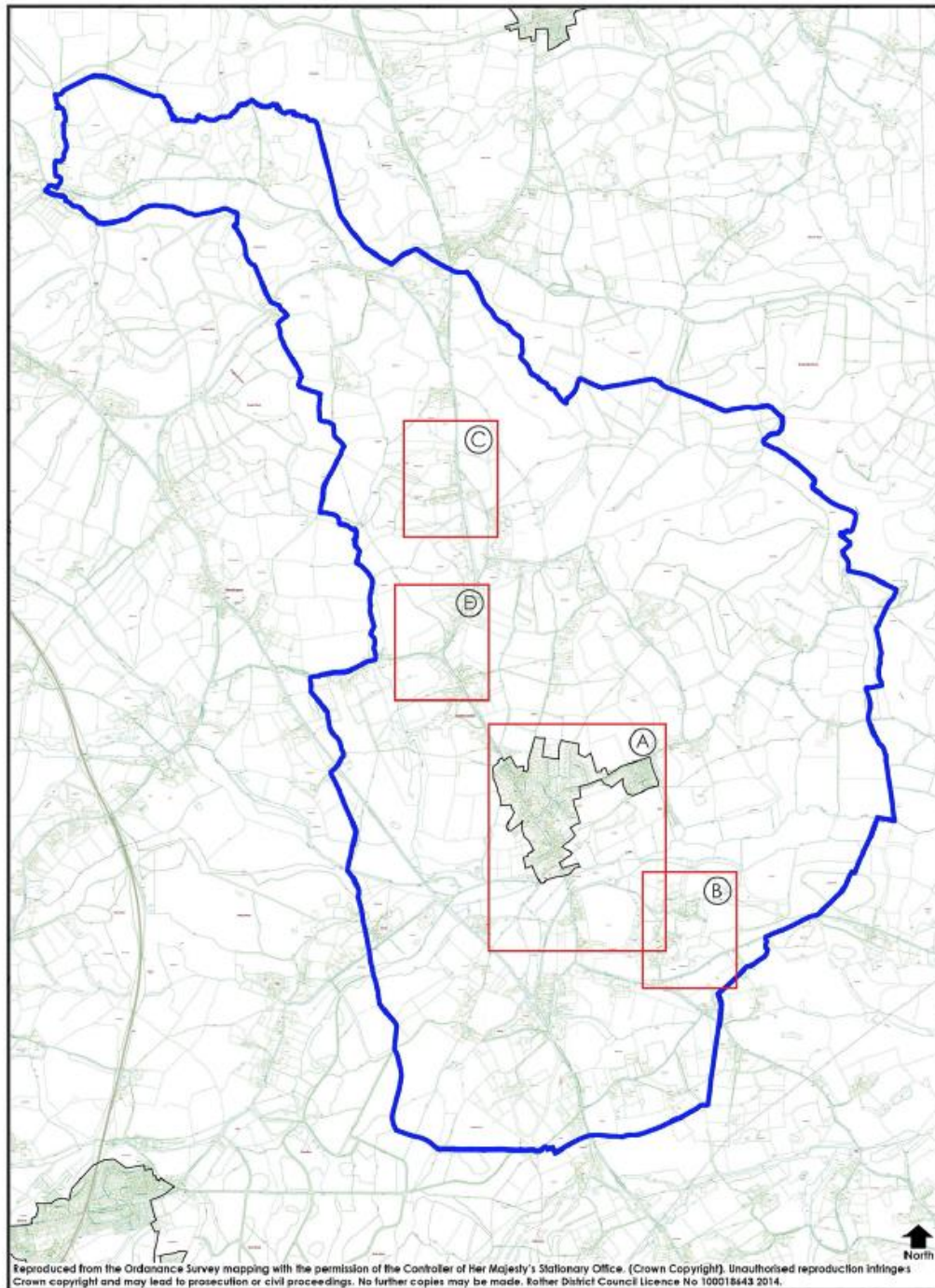
Effect on the Character of the Area

As can be seen from the photograph taken from the public footpath, because of the topography there will be very little impact on the character of the area. By restricting the development to the lower slopes in the south west part of the field, the views from Church Hill will be limited. The site will not be visible from Balcombe Green. The planting to the north will enhance the quality of the landscape. 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.

8.4 Conclusion

The development of this site for 12 houses will make a good contribution to the Core Strategy target of 35 new dwellings to serve the village. It is in a sustainable location in relation to the centre of the village. It would be at a lower density than other recent developments in the vicinity. Any highway issues can be resolved. It would not unreasonably harm residential amenity or the character of the area.

9. Policy 5 - Land at Sedlescombe Sawmills- Inset C



Sedlescombe Parish Neighbourhood Plan

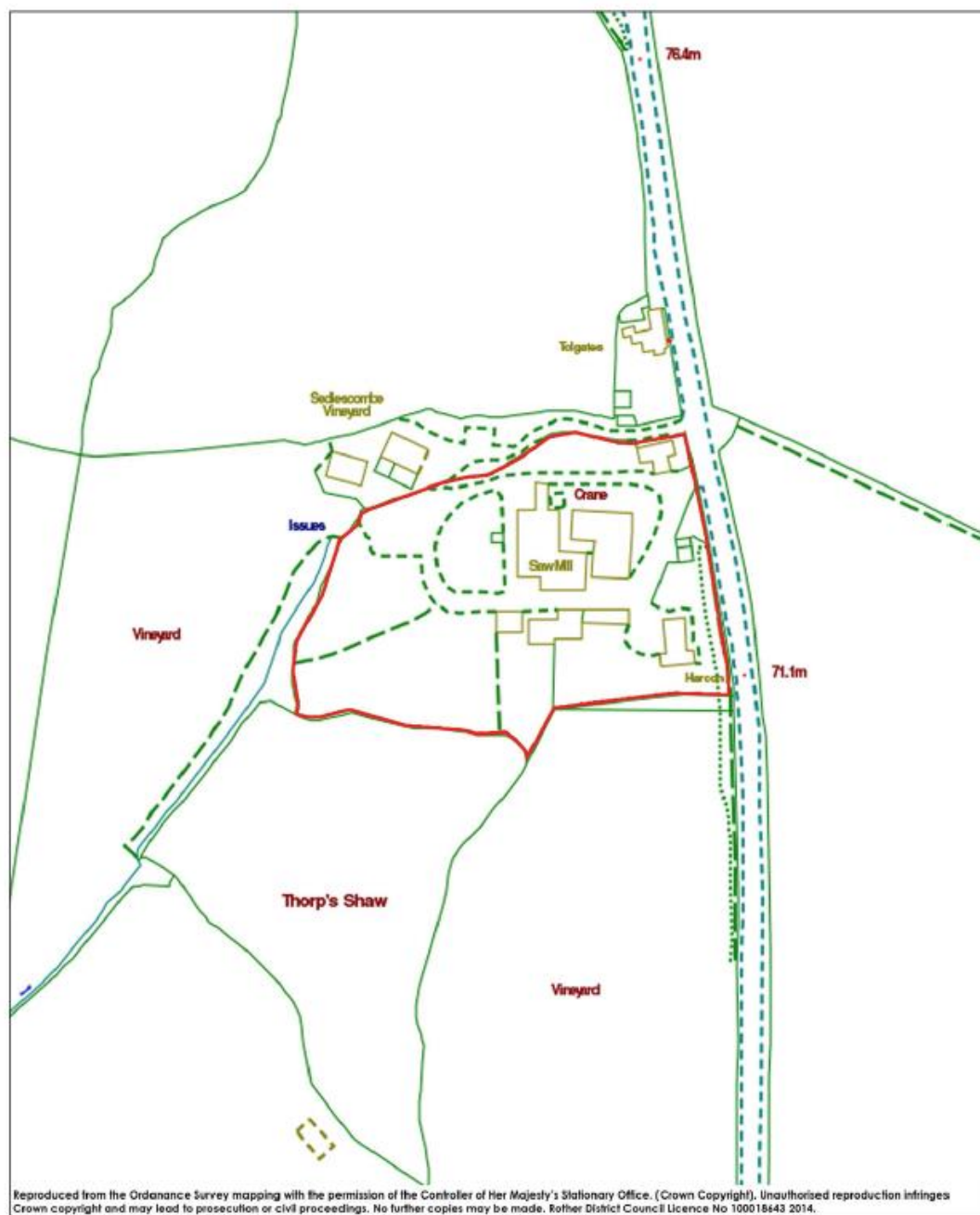
Proposals Map

Submission Plan


September 2016

— Sedlescombe Designated Neighbourhood Area
— Inset Plans

9.1 Policy 5 - Land at Sedlescombe Sawmills



Sedlescombe NDP
Proposals Map: Inset C
Submission Plan
September 2016

 Policy 5 - Land at Sedlescombe Sawmills



9.2 The Site

Sedlescombe Sawmills is situated on the west side of the B2244, 2.5 km to the north of the centre of the Village of Sedlescombe. It is a long standing industrial site with a variety of buildings some of which are in poor condition. Immediately to the north is Sedlescombe Organic Vineyard. There are public footpaths immediately to the north of the site, on either side of the road, both of which give access to the northern edge of the village. They also provide access to other footpaths in the vicinity. The site is also well located in relation to tourist attractions such as Bodiam Castle, the Kent and East Sussex Railway and Battle There is an existing vehicular access direct to the B2244. A two hourly bus service runs to Hastings and Hawkhurst.

Currently, the existing range of buildings extend to 10,500 ft². At the present time only two units are occupied, namely D&B Fencing 1,000 ft², and Anvil Tubesmiths (Southern) Ltd 4,500 ft². This leaves 5,000 ft² unoccupied. Marketing has been undertaken by word of mouth and advertising. This has now been undertaken for more than a year. Whilst there has been limited interest for storage, most people feel it is not suitable for workshops due to the general condition of the buildings. The site is very underused

The land is therefore a brownfield site. The proposed allocation of the site accords with Policy 1 of the Plan being on previously developed land.







9.3 The Case for the Allocation

Employment Needs

The SNP supports a mixed use scheme which includes 9,250 ft² to 12,000 ft² for employments re use and/or redevelopment for employment use. This compares with the existing floorspace of 10,500 ft², nearly half of which is unoccupied and likely to remain so because of the condition of the building. Paragraph 12.24 of the Local Plan (2011-2028) refers to the Rural Settlements Study which contains further evidence of the relative need for employment sites within individual villages. Sedlescombe is included in the list of villages that appears to have a particular need for employment. Paragraphs 7.45 and 12.22 indicate that 10,000 m² of employment space in villages is required. Without enlarging the current footprint, the increase in floor space plus the modernizing of the unused floor space will contribute between 8.6% and 11% of this requirement.

This approach is in accordance with the advice in the NPPF. Chapter 3 encourages the support of a prosperous rural economy. Paragraph 28 indicates that policies should support economic growth in rural areas. It also includes the advice that Neighbourhood Plans should support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

My client considers that it is not economic to refurbish or redevelop the buildings for other employment purposes. Indeed, he has indicated that 5,000 ft² of the current floor space could not be re-used because of their condition. Furthermore, the age of the buildings and the facilities they contain make them most unsuitable for most modern needs. The marketing that has been undertaken has been unsuccessful in finding occupiers for the majority of the buildings. This is why the Policy proposes the cross subsidy of the employment generating use with the provision of housing which will be considered next.

Provision of Housing

The Policy indicates that between 6 to 8 houses will be provided. Furthermore, the employment scheme will need to be completed and available for occupation prior to the final occupation of the housing scheme. The dwellings will also make provision for dedicated office and/or workshop space for the benefit of the occupiers. To ensure that the housing development only provides the funds to subsidise the employment use, the number of dwellings will be assessed as the maximum required to cross-subsidise the employment scheme, based on a submitted viability appraisal. Because of this, the proposal will not make provision for affordable housing as this would not be viable.

This approach is in accordance with a recently approved scheme at Warren Yard, Catsfield. This is also an employment site, outside the Development Boundary as shown in the Rother District Council Local Plan 2006 (Adopted). The site is not the subject of any allocation in the Local Plan. Planning permission was granted on 18 February 2013 for the demolition of existing buildings and the erection of 6 private dwellings as enabling development in relation to the adjoining commercial development (RR/2012/1528/P). The permission is the subject of a Section 106 Obligation to ensure that monies from the housing site are utilised in implementing the approved commercial development. The subsidised scheme was for the demolition of existing buildings and erection of purpose built units for office, storage and commercial starter units, including improved access and associated parking (RR/2011/901/P).

Provision of Holiday Accommodation

As with the provision of employment facilities, the provision of holiday accommodation is in accordance with local and national policies. Reference has already been made to the positive stance taken by the NPPF regarding rural businesses. Sustainable rural tourism is also supported in the same section. Policy EC6 of the Local Plan (2011-2028) gives general support to tourism activities and facilities. Amongst other matters it seeks to increase the supply of quality serviced and self-catering facilities. Reference has already been made to the location of the site adjacent to the public footpath network and nearby attractions. The site is well located for the proposed holiday accommodation as part of the re-use of this brownfield site.

Other Matters

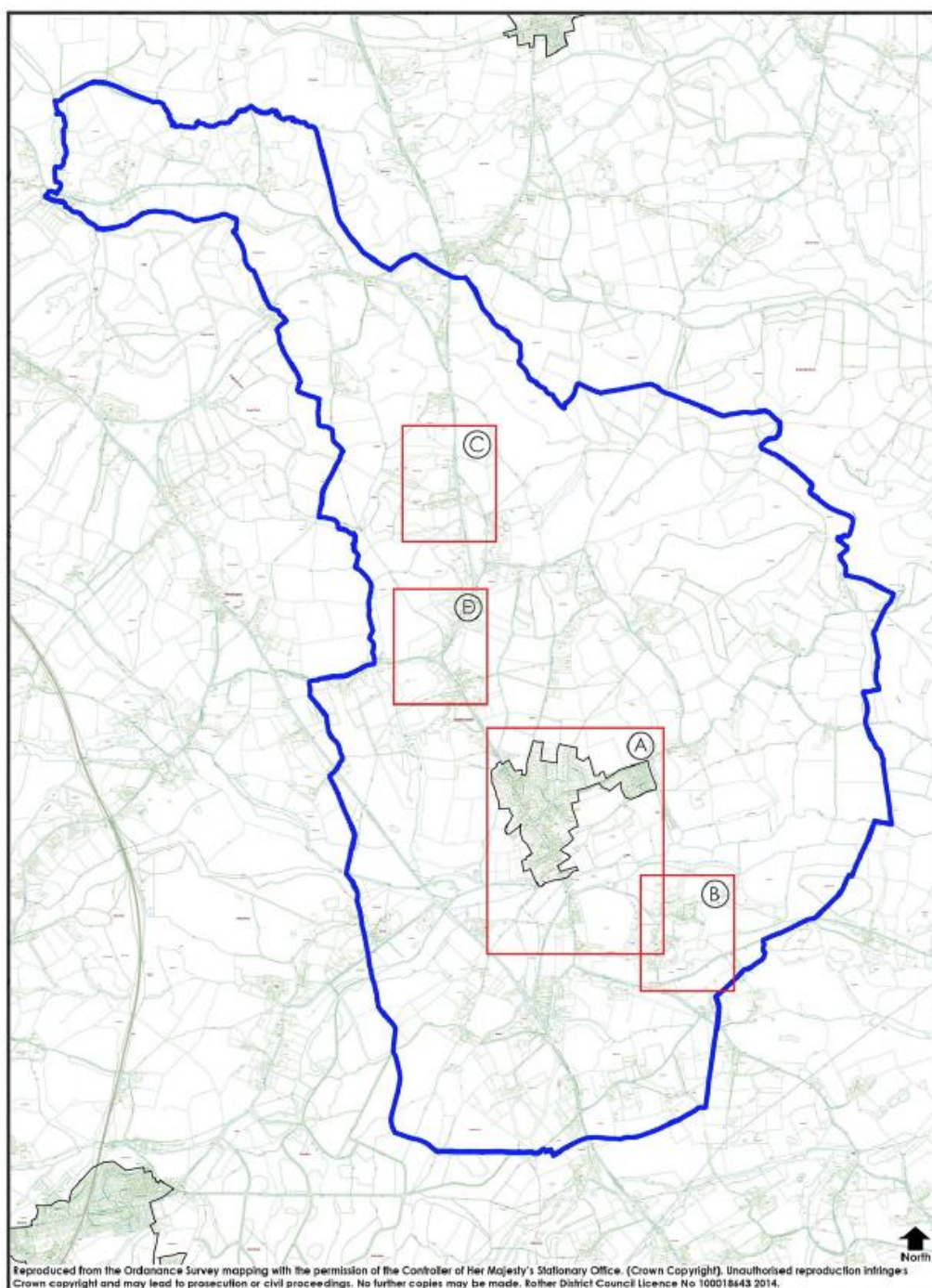
The proposal will provide the opportunity for the visual improvement of the site within the AONB with the removal of unsightly buildings and the provision of structures more in keeping with their surroundings. No objection has been raised regarding the impact on the AONB.

Concern has been expressed by the highway authority regarding visibility from the access to the B2244, particularly to the south. However this can be improved by cutting back and/or setting back the roadside hedge (which is currently of domestic character) to meet the appropriate standard. In addition, consideration could be given to the provision of a new access to the south of the existing dwelling on the site.

9.4 Conclusion

The site will provide for development on a brownfield site. It will make a valuable contribution to the provision of employment facilities, the housing stock, and holiday location. It makes a good use of a previously developed site.

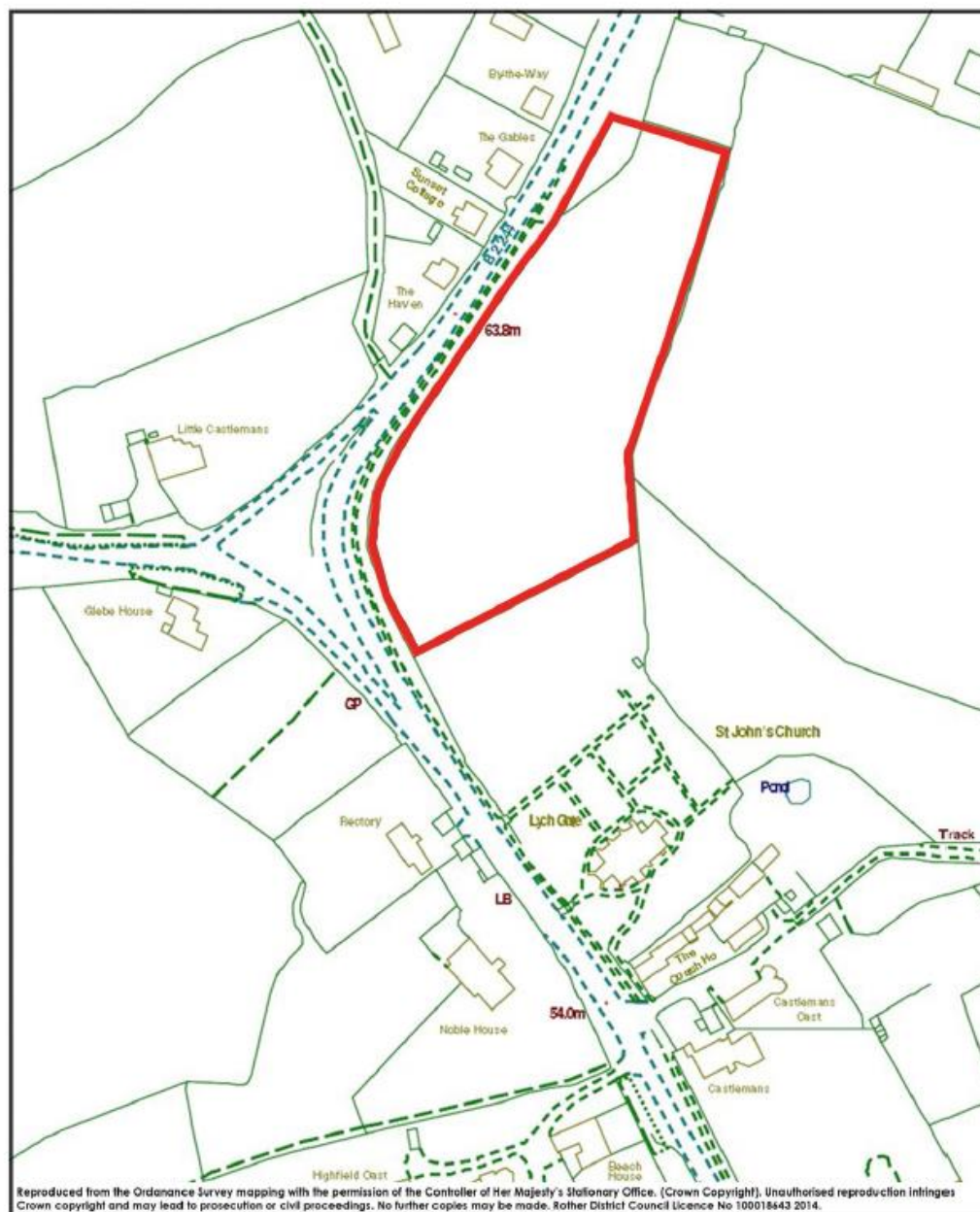
10. Policy 6- Land adjacent to St John the Baptist Church – Inset B



Sedlescombe Parish Neighbourhood Plan
Proposals Map
Submission Plan
September 2016

— Sedlescombe Designated Neighbourhood Area
— Inset Plans

10.1 Policy 6- Land adjacent to St John the Baptist Church



Sedlescombe NDP
Proposals Map: Inset D
Submission Plan
September 2016

Policy 6 - Land adjacent to St. John Baptist Church



10.2 The Site

St John the Baptist Church lies on the east side of the B2244, 900 metres to the north of the centre of the village of Sedlescombe. It is listed in Grade II*, and the original building dates from the early C15, with later C19 restoration. The site to which the Policy 6 relates is situated to the north of the churchyard. It is an “L” shaped area of land containing a number of trees and other vegetation. There is a screen of trees separating the churchyard from the site running in an easterly direction, this defines the southern boundary of the site. There is a bank along the boundary of the site with the B2244, this contains a variety of indigenous trees and hedging which obscures views into the site. There is an existing field gate at the northern end of the site. A public footpath leads in an easterly direction from the churchyard. Due to the existence of a strong belt of trees along the eastern boundary of the site, it is not visible from the footpath. There is a public footpath running along the east side of the B2244 from the northern extent of the site to the centre of the village. A two hourly bus service runs to Hastings and Hawkhurst.



View looking north towards the site



View from within the site



View from within the site looking south to the churchyard



View from the footpath towards the east boundary of the site



View from the B2244 showing the bank along the boundary



The entrance to the site

10.3 The Case for the Allocation

The provision of housing

The policy provides for the provision of 1, 2 and/or 3 bed affordable and open market housing, provided the number of open market units is assessed as the maximum to cross-subsidise the delivery of the affordable houses and the community benefit, based on a submitted viability report. The provision of housing, both open market and affordable is in accordance with both national and local policies. For example, paragraph 50 of the NPPF indicates that a wide choice of high quality homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Paragraph 15.27 of the Local Plan (2011–2028) refers to studies showing there is a real need for affordable housing within the district in the preamble to policy LHN2 which indicates the levels of affordable housing to be provided.

The provision of car parking and other improvements to facilities provided by the church

There is no formal car park to serve the church. At present there is very limited parking adjacent to the B2244 in the vicinity of the church. This is informal and dangerous with limited visibility for drivers joining the road. It is insufficient to serve the needs of the church and only accommodates approximately 5 cars. The PCC has received numerous requests and complaints over many years from members of the congregation about car parking issues. In 2012 there was a near fatal accident when a parishioner's car was hit while parked on the road as another parishioner was entering their car. The issue of parking has been a regular item at PCC meetings for around 50

years. At several meetings about church attendance the issue of parking, especially in the winter and the dark has been raised as a reason for lower church attendance during the winter months. The issue of inadequate parking is discriminating against older Christians who attend church during dark evenings and at times of inclement weather. In 2012 the Church Wardens carried out a risk assessment of access to the church and identified the current car parking arrangements as a significant risk, being a probable cause of a serious accident within the coming few years. The provision of a car park for at least 30 cars will be of significant benefit to the church and greatly assist in its role to offer greater community facilities.

A further benefit arising from the funds generated by the provision of housing will be the restoration of the church, including interior alterations to make the space more useable for community facilities and the provision of renewable energy source for the new housing and the church. These benefits will be subsidised by the market housing and will result in real positive steps being taken for the community.

Effect on the AONB and setting of the listed building

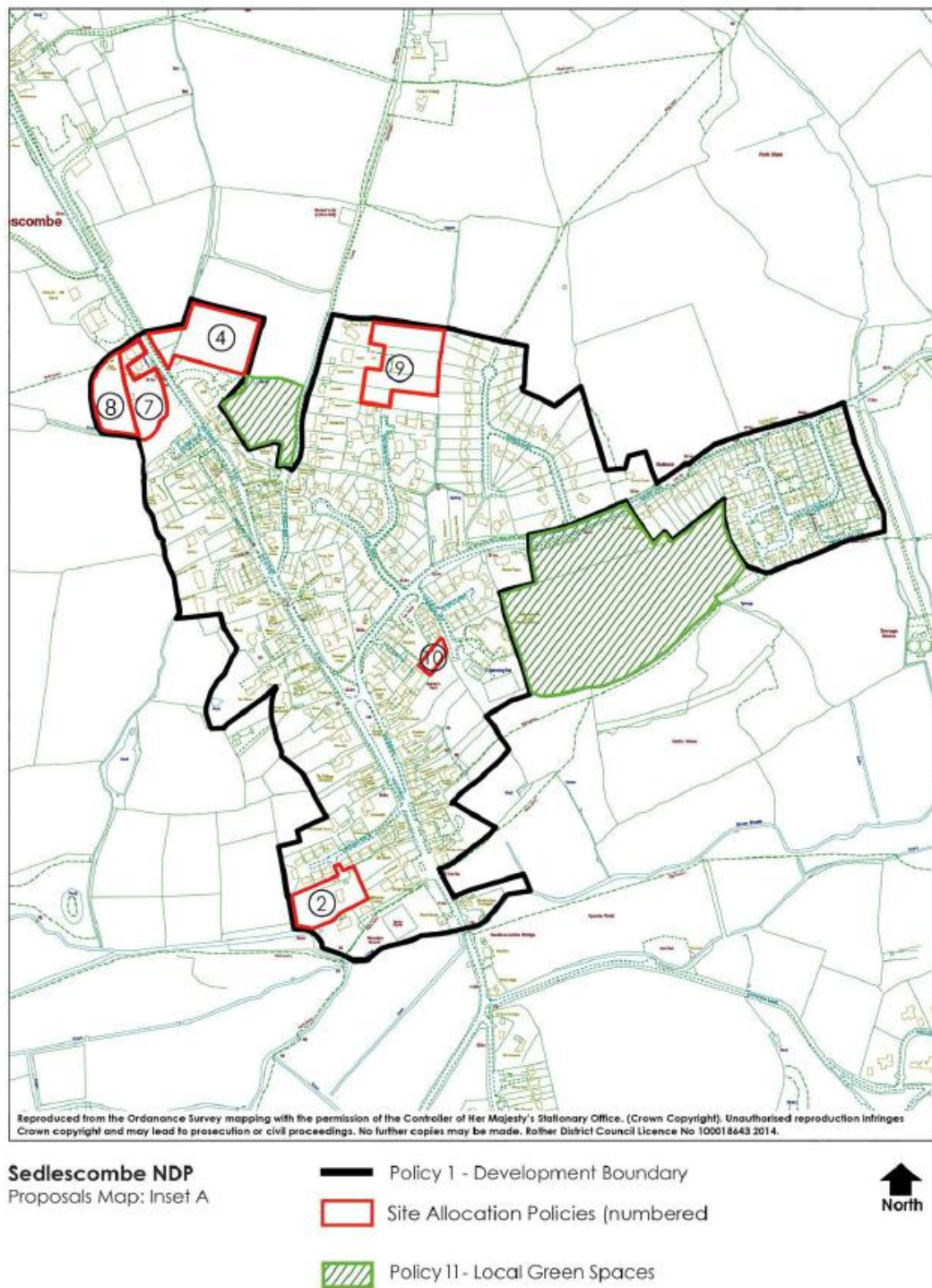
The car parking is sufficiently distant from the church not to adversely affect its setting. The proposed dwellings are even further away at the northern end of the site. The existing trees and vegetation will be retained and strengthened where necessary. The impact on the church will be negligible.

With regard to the effect on the AONB, the site is well contained from view by both the road and the public footpath that leads eastwards from the church by the existing strong belt of indigenous vegetation. As can be seen from the photographs that accompany this report, the development will have a minimal impact on the AONB. The finished floor levels of dwellings on the site can be controlled at the detailed stage to ensure there is no harm.

10.4 Conclusion

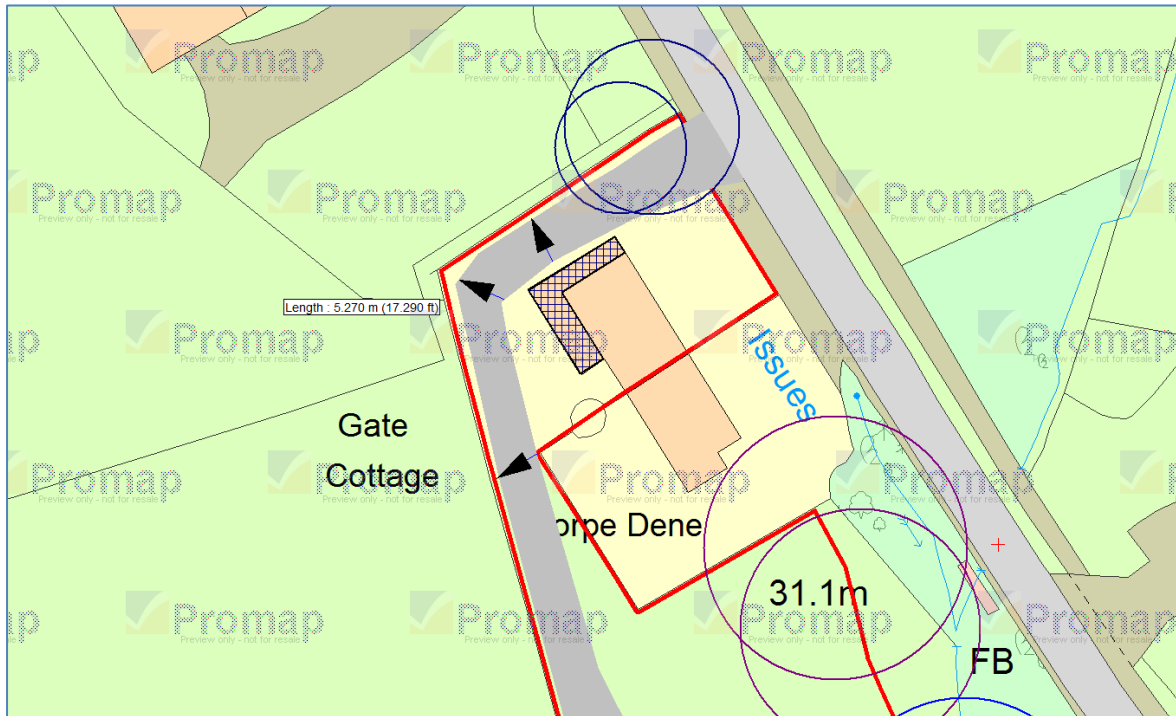
Policy 6 will provide not only market and affordable housing, it will subsidise much needed benefits to the community.

11. Policy 7 – Land at Gate Cottage



11.1 Land at Gate Cottage

Proposed access for land at Gate Cottage. Diagram shows width of access is 5.27m. Hatched area is proposed part removal of existing extension.



11.2 The Site

The site is situated on the west side of Church Hill, opposite the village hall some 0.5 kms to the north of the village centre. It is currently occupied by a semi-detached chalet bungalow which has been extended at its northern end. To the south of the property is an irregularly shaped area of land currently used by the owners of Gate Cottage as an extended garden for growing fruit and vegetables and keeping chickens. In total the land extends to 0.38 ha. This area of land is accessed to the rear of Gate Cottage and the adjoining property to the south before it opens out to a maximum width of 42 metres and maximum depth of 160 metres. The land is generally level. There are some trees on the western boundary. The southern and most of the eastern boundary is demarked by a stream that runs generally in a south west to north east direction. The trees along these boundaries are denser than on the western boundary and help screen the site from views from Church Hill. Immediately to the south is a small, irregularly shaped area of land. Immediately to the south of that there is a development site formerly occupied by a property known as Cartref. At the time of preparing this report it last had planning permission for 7 dwellings, and Rother District Council is considering applications for the same number of properties. Photographs of the site are below.



View looking North West from village hall entrance



Looking south across development site



View north from southern part of the site.

Restraints to Development

The site is within the High Weald Area of Outstanding Natural Beauty. This designation covers 82% of the District. Provided the national and local policies are observed at the detailed stage of the development, this designation should be no barrier to development. There are no other designations affecting the site. It is not within Flood Zones 2 and 3 as defined on the Environment Agencies Flood Risk Map. No public footpaths run through the site, although there is one leading in a generally westerly direction to the north of Gate Cottage.

11.3 The Case for the Allocation

The Policy Context

The southern boundary of the site is adjacent to the Development Boundary for Sedlescombe as shown on the Inset Map that is part of The Rother District Local Plan 2006. Policy OSS2 of the Core Strategy 2014 indicates that Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. The Policy then continues by stating that existing Development Boundaries will be reviewed by the Development and Site allocations DPD, having regard to a number of criteria. The allocation of this site would necessitate the extension of the existing Development Boundary. It is considered that this would meet all the criteria contained in Policy OSS2. It would also meet the requirements of Policy OSS3 regarding the location of new development. As was stated earlier, there are no constraints to the development of the site. Its allocation would be a logical extension of the existing Development Boundary and would follow existing physical features. It would also meet the expectations contained in footnote 4 to Policy RA1 in that it is immediately abutting a village development boundary.

The Quantity of Development

A layout plan has been prepared showing the demolition of the recent additions at the northern end of Gate Cottage to provide an access road to serve 10 additional dwellings. The total site area is 0.38 hectares, giving an overall density of 28.9 dwellings/hectare (with a total of 11 dwellings on the site). This compares very favourably with other recent developments in the area. For example, Eaton Walk extends to 0.22 hectares and contains 8 dwellings giving a density of 36.4 dwellings/hectare. Assuming that the number of dwellings on the Cartref site remains at 7, with an area of 0.17 hectares a density of 41.1 dwellings/hectare arises. Even leaving out of the

equation the existing dwelling at the Gate Cottage site, the site area reduces to 0.34 hectares giving a density for the 10 dwellings of 29.4 dwellings/hectare. Development of the site with 10 dwellings will go some way to meeting the housing needs of the village at a density which is comparable with its surroundings.

Access and Highway Issues

The highway authority have indicated that the access to the site is off a stretch of road which is subject to a 50mph speed limit. A short distance to the south the limit is reduced to 30mph. Based on the speed limit, visibility splays of 2.4m x 150m would be required in either direction. Whilst this could be provided to the south, due to alignment of the road, the neighbouring hedgerow and telegraph pole, the sight line to the north would fall below the standard. They have recommended that the 30mph be extended further to the north to a point beyond the proposed junction. The ESCC Road Safety team have indicated that they would be supportive of this subject to appropriate traffic calming measures. The police would also need to support this. It is considered that these issues could be financed from the proposed development with the appropriate legal agreements. The layout that has been prepared shows the width of the road to be 4.8m with a 1.8m footway. These are both within the highway authority's recommendations. The highway authority have concluded that a development of 10 dwellings in this location would be acceptable in principle.

Effect on Residential Amenity

Thorpe Dene, the other half of the semidetached pair of properties lies to the south of Gate Cottage. Whilst the access road would be to the west, there would be no houses immediately to the west of the property. The closest proposed dwelling would be some 10 metres to the south, with only a flank wall facing Thorpe Dene. It would be at a sufficient distance to ensure that there will be no unacceptable loss of amenity to that property. At present the closest properties to the south are in Eaton Walk some 30m away. If the Cartref development took place, the existing belt of trees on the boundary can be strengthened to provide additional screening.

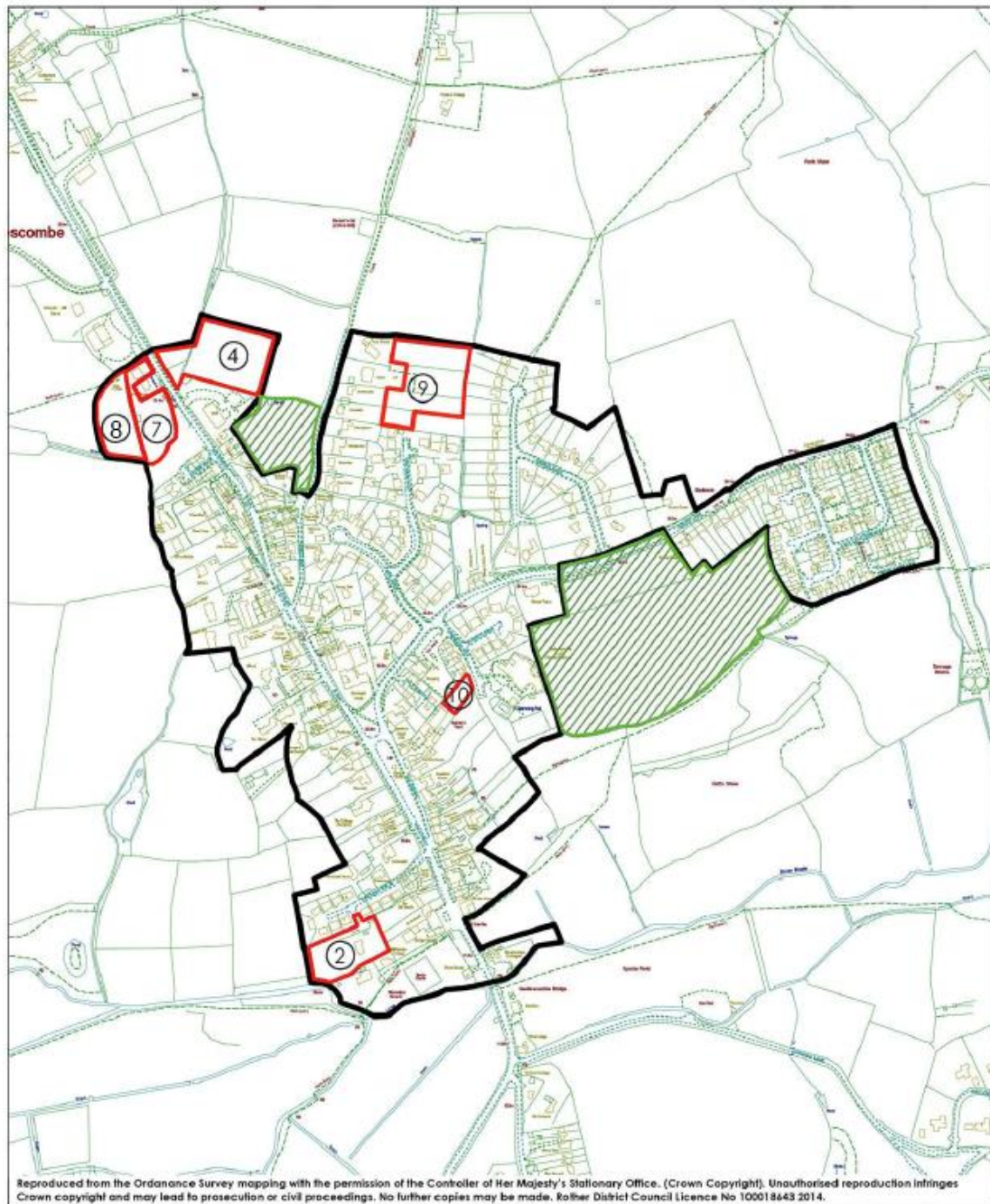
Effect on the Character of the Area

The site is well contained in the landscape and it is not prominent from any viewpoints. Existing trees and vegetation on the road frontage and on the southern boundary screen the site and these can be strengthened. New planting can take place on the western boundary. The development proposed would not have a detrimental effect on the character of the area or on the AONB.

11.4 Conclusion

The development of this site for ten houses will make a good contribution to the Core Strategy target of 35 new dwellings to serve the village. It is in a sustainable location in relation to the centre of the village. It would be compatible with other recent developments in the vicinity. Any highway issues can be resolved. It would not unreasonably harm residential amenity or the character of the area.

12. Policy 8 – Land at Church Hill Farm



Sedlescombe NDP
Proposals Map; Inset A

-  Policy 1 - Development Boundary
-  Site Allocation Policies (numbered)
-  Policy 11 - Local Green Spaces



12.1 Land at Church Hill Farm

Pink area shows proposed highway entrance option in line with ESCC Highway Authority advice (see Section 16 'ESCC Highways Comments' and ESCC comments in consultation statement).



12.2 The Site

The site is situated on the west side of Church Hill, immediately to the west of Gate Cottage and Thorpe Dene. It extends to 0.45 hectares. The land is gently undulating pasture. The eastern part is generally at the same level as that of Gate Cottage and Thorpe Dene. Further to the west the land slopes upwards to the west. The land is at a lower level than Church Hill Farmhouse, which lies some 70 metres from the northern boundary of the site to the north. The western boundary of the site is undefined. The eastern boundary is defined by that of Gate Cottage and Thorpe Dene. The southern boundary is defined by an existing field hedge. A public footpath runs in a generally westerly direction at the northern end of the site. There are two existing residential properties immediately to the east of the site at its northern end, described earlier in this report. Photographs of the site are below.



The site looking south



The site looking east from the footpath



The southern boundary looking north



The northern part of the site looking south east

Restraints to Development

The site is within the High Weald Area of Outstanding Natural Beauty. This designation covers 82% of the District. Provided the national and local policies are observed at the detailed stage of the development, this designation should be no barrier to development. There are no other designations affecting the site. It is not within Flood Zones 2 and 3 as defined on the Environment Agencies Flood Risk Map. The public footpath described in the previous section would be at the extreme northerly edge of the site and could be accommodated within the development.

12.3 The Case for the Allocation

The Policy Context

The southern boundary of the site is immediately to the north west of the Development Boundary for Sedlescombe as shown on the Inset Map that is part of The Rother District Local Plan 2006. Policy OSS2 of the Core Strategy 2014 indicates that Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. The Policy then continues by stating that existing

Development Boundaries will be reviewed by the Development and Site allocations DPD, having regard to a number of criteria. The allocation of this site would necessitate the extension of the existing Development Boundary. It is considered that this would meet all the criteria contained in Policy OSS2. Whilst there are no physical features on the western boundary of the site, the land is at a lower level than that to the west. The boundary here would be landscaped with indigenous species. It would also meet the requirements of Policy OSS3 regarding the location of new development. As was stated earlier, there are no constraints to the development of the site. Its allocation would be a logical extension of the existing Development Boundary and would follow an existing contour. It would also meet the expectations contained in footnote 4 to Policy RA1 in that it is immediately abutting a village development boundary.

The Quantity of Development

The area for the proposed housing allocation is 0.45 hectares. A development of 10 houses gives a density of 22.2 dwellings/hectare. This compares very favourably with other recent developments in the area. For example, Eaton Walk extends to 0.22 hectares and contains 8 dwellings giving a density of 36.4 dwellings/hectare. Planning permission has recently been granted at Cartref for 7 dwellings on an area of 0.17 hectares giving rise to a density of 41.1 dwellings/hectare. Development of the site with 10 dwellings will go some way to meeting the housing needs of the village at a density which is comparable with its surroundings.

Access and Highway Issues

The highway authority have indicated that the site could share the access with the Gate Cottage proposed site. However, it is considered important that the two sites be considered separately at this stage. Each should be considered on its own merits. At this stage therefore it is proposed that a new access be provided to the highway authority's approval. This is shown as being to the south of the existing access to Church Hill Farm. The access could serve other properties, but this is not part of the proposal.

Generally, the highway authority have indicated that the access to the site is off a stretch of road which is subject to a 50mph speed limit. A short distance to the south the limit is reduced to 30mph. Based on the speed limit, visibility splays of 2.4m x 150m would be required in either direction. They have recommended that the 30mph be extended further to the north to a point beyond the proposed junction. The ESCC Road Safety team have indicated that they would be supportive of this subject to appropriate traffic calming measures. This would also give the

opportunity for a gateway feature to the entrance to the village to be provided. The police would also need to support the proposals. It is considered that these issues could be financed from the proposed development with the appropriate legal agreements. The width of the road to be 4.8m with a 1.8m footway. These are both within the highway authority's recommendations. The highway authority comments indicate that residential development of this site is acceptable in principle.

Effect on Residential Amenity

The rear elevations of Gate Cottage and Thorpe Dene are 10 metres, 20 metres respectively from the eastern boundary of the proposed site. This should ensure that any development can be located to ensure that there was no unacceptable loss of amenity to those properties. Any scheme could be designed to ensure that there was no unacceptable overlooking or loss of light.

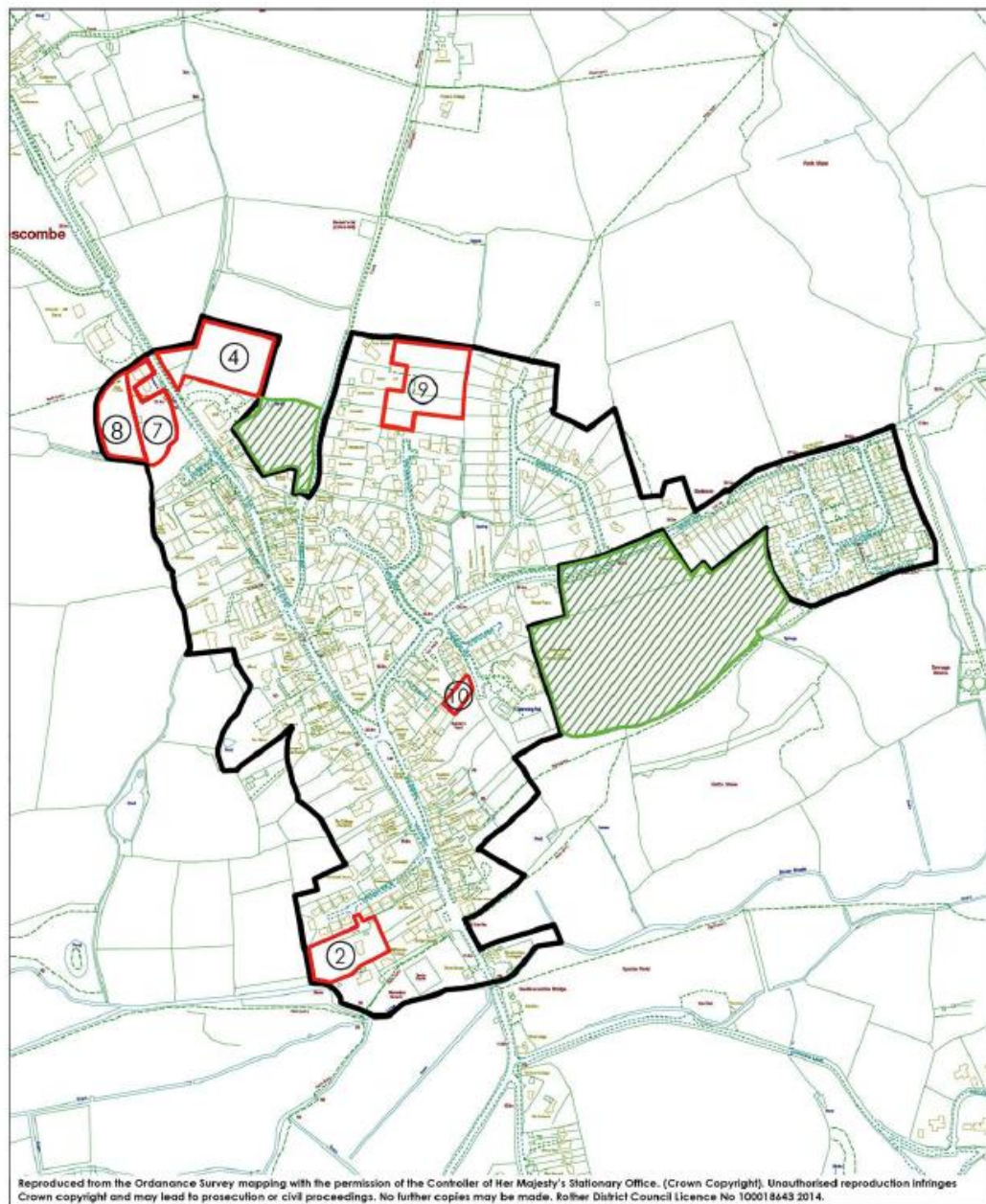
Effect on the Character of the Area

The only views from a public vantage point will be from the public footpath. At the eastern end the character of the area is currently influenced by the existing development. Landscaping of the western boundary will reduce the visual impact and as one proceeds along the footpath to the west, the site will be at a lower level. The development proposed would not have a detrimental effect on the character of the area or on the AONB.

12.4 Conclusion

The development of this site for 10 houses will make a good contribution to the Core Strategy target of 35 new dwellings to serve the village. It is in a sustainable location in relation to the centre of the village. It would be at a lower density than other recent developments in the vicinity. Any highway issues can be resolved. It would not unreasonably harm residential amenity or the character of the area.

13. Policy 10 – Land at Pump House Yard



Sedlescombe NDP
Proposals Map; Inset A

- Policy 1 - Development Boundary
- Site Allocation Policies (numbered)
- Policy 11 - Local Green Spaces



13.1 Land at Pump House Yard

Indicative layout only. (Access to be modified in accordance with Highways advice.)



13.2 The Site

Pump House Yard is situated on the north east side of The Green. Access is immediately to the south east of the Post Office. After some 30 metres the land then widens. The Yard contains a number of buildings used for commercial purposes, some of which are vacant. The land to which this proposal relates is at the north eastern end of the Yard which is currently used for car parking, together with an extension to an existing building, currently in use as a motor vehicle repair workshop. To the North West is Gammons Way car park. This is at a higher level than land the subject of this report. The boundary between the two is demarked with a chain link fence. There is an existing vehicular access at the north eastern end of the site on to Gammons Way. To the North West are three pairs of semi-detached houses which lie between the access and the entrance to the car park. There is also a pair of houses to the south west at the end of The Paddock. To the south east is the primary school. There is vegetation along all three existing boundaries, including a number of mature oaks. Photographs of the site are below.



View of the site from the car park



View of the site from the car park



Entrance to the site from Gammons Way



From within the site towards Gammons Way

Restraints to Development

The site is within the High Weald Area of Outstanding Natural Beauty. This designation covers 82% of the District. The land also falls within the Sedlescombe Conservation Area. Provided the national and local policies are observed at the detailed stage of the development, these designation should be no barrier to development. Indeed, the proposal presents the opportunity to preserve and enhance the character of the area. There are listed buildings fronting The Green, but none in the vicinity of the site, the setting of which would be affected by development. There are no other designations affecting the site. It is not within Flood Zones 2 and 3 as defined on the Environment Agencies Flood Risk Map. The existing houses in the vicinity of the site are considered to be a sufficient distance away that their amenities will not be adversely affected by overlooking, loss of light etc. The existing mature trees can be protected at the detailed design stage.

Relevant Planning History

RR/2003/3314 – terrace of four houses – refused – appeal dismissed. The appeal was dismissed, briefly on the grounds that there would be a loss of employment land and the impact on trees.

RR/2006/1257/P – 4 business units with parking (office units) with access from Gammons Way – permitted – not implemented.

Relevant Planning Policies

The site lies within the existing Development Boundary for Sedlescombe where policy OSS2 of the Core Strategy indicates where most forms of new development would be acceptable. OSS3 (vii) indicates that effective use of land will be made within the existing main built-up confines of towns and villages, especially previously developed land, consistent with maintaining their character.

Policy CO1 promotes new, improved or replacement community facilities in appropriate locations.

Policy EC3 relates to existing employment sites and indicates that land and premises currently or last in employment use will be retained unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities.

Finally, EN2 requires the reinforcement of the distinctive character of the district's historic settlements and taking the opportunity to improve areas of poor visual character or with poor townscape qualities.

13.3 The Case for the Proposal

The proposal involves the redevelopment of previously developed land within the Development Boundary. Turning to the issue of the potential loss of employment land first, it is the case that only the front extension to the existing building would be removed. The main building, together with all the other buildings on the site will remain in employment use. Parking for some nine vehicles would remain to the south west of the proposed site. With regard to policy EC3 it is very relevant that the 2006 permission was never implemented. In addition there are substantial benefits to the community that would arise from the proposal, which the previously quoted policies support. In addition, further intensification of employment uses could have a harmful effect on the amenities of nearby residential properties by virtue of increased noise etc.

The proposal will provide much needed improvements for car parking to serve the school and a much safer access to and from the school from the car park. A minimum of nine additional parking spaces can be provided on the site and a new pedestrian access directly to the school from the car park. This community benefit reflects the State of the Parish Report which followed the surveys and exhibition undertaken to inform the Neighbourhood Plan. One of the weaknesses identified in the survey was parking in Brede Lane.

The other benefit arising is the opportunity to improve the visual appearance of the site with the loss of a building in the Conservation Area that has an industrial appearance and its replacement with a scheme that preserves and enhances the Conservation Area.

13.4 Conclusion

The development of this site as proposed will result in significant community benefits which have previously been identified by local surveys and exhibition. It also provides the opportunity for preservation and enhancement of this part of the Conservation Area.

14. Land North of Gorselands



14.1 The Site and Proposed Development

Gorselands is a cul- de- sac situated to the north of Brede Lane to the east of the centre of the village. The land the subject of this report lies immediately to the north of the road. It is a field bounded by trees and hedges. It is down to grass and is understood to be used for the grazing of horses. A public footpath leads in a north westerly direction across the site from the northern end of Gorselands. The land rises generally from south to north. The site, particularly at the north affords extensive views across the Brede valley and beyond.

A layout plan has been submitted which shows development of 10 detached dwellings on the western side of the site with a new access to the west of the footpath and parallel with it. The development would extend up to and along the northern boundary of the field. The proposed development would be visible from the footpath and also from the wider landscape to the south. The site is within the High Weald Area of Outstanding Natural Beauty. Photographs showing the site are below.



The entrance to the land



View looking south west from the footpath



North West from footpath



Looking north from footpath



View south from the footpath from the northern boundary

14.2 Relevant Planning Considerations

The site is outside the Development Boundary for Sedlescombe. The southern boundary of the site is contiguous with the northern extent of the Development Boundary. The proposed development of the site would represent an extension of the built form into open countryside to the north of the village. It would be on rising land, prominent not only from the public footpath, but also from the wider landscape to the south.

The land is shown as a “red site” in Rother District’s SHLAA 2013, meaning it is considered unsuitable for development. The comment that accompanies states: *Elevated land currently used for horse grazing. Crossed by a public footpath. Development here would extend beyond existing northern limit of the village onto a spur of high ground. There are views over the village southwards to the wider countryside. The very prominence of development would make it incompatible with conserving the character of the AONB. Also, development would sit notably above existing properties on Gorselands. Access via Gorselands is possible, although further Highways advice on acceptability of road standard and effect of on-street parking would be needed. In conclusion, development would be contrary to policies to conserve the AONB and the character of the locality (see policies OSS4, OSS5, EN1).*

There is no policy OSS5, so it is assumed this should read OSS3 and 4. OSS3 relates to the location of development when both allocating sites and determining planning applications. It includes the need to consider the distinct character of a particular settlement, and the character and qualities of the landscape. Policy OSS4 requires, amongst other matters, development not to unreasonably harm the amenities of adjoining properties, and respects and does not detract from the character and appearance of the locality. EN1 relates to landscape stewardship and requires the protection, and wherever possible enhancement of the district’s nationally designated and locally distinctive landscape features including the distinctive identified landscape character of the AONB.

In the context of the above, advice was sought from RDC regarding a scheme for ten house on the western part of the site to the west of the footpath. The advice that was received acknowledged that the south western part is somewhat lower, but it was still considered that the comments expressed in the SHLAA would still apply, especially in that it would extend beyond the otherwise consistent northern edge of the village into open countryside, the contribution of which is

enhanced by the views of it from the public footpath traversing the field, and then from the footpath to the west extending beyond Balcombe Green.

Having considered all these matters it is considered that any development would have a harmful effect on the character of the area and on the AONB. Indeed, it is the case that the north western part of the site, at its northern extent is not significantly lower, and less prominent than to rest of the northern boundary.

14.3 Conclusion

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 more suitable sites.

15. Land at Street Farm, Brede Lane



15.1 The Site

The proposed housing site is situated on the south side of Brede Lane, which leads in a generally easterly direction from the centre of the village of Sedlescombe. It is to the south of a row of houses that front Brede Lane and to the west of a more modern development known as East View Terrace. It is an “L” shaped area of land which forms the easternmost part of a larger field which extends from East View Terrace to the east to the primary school to the west. The proposed development site extends to some 1.1 hectares. It slopes to the south from the road, towards the Brede Valley and from the east to west. There is an existing hedgerow along the boundary of the site with Brede Lane, and along the southern boundary. Immediately to the south there is a public footpath (2b) which runs parallel with the southern boundary. There are also two claimed public footpaths which cross the site. The site affords views across the Brede valley to the south. In the south east corner is a children’s play area. Further to the south another footpath (31) leads from the B2244 in an easterly direction along the Brede Valley from which the site can be seen. To the west of the A21, some 350m to the north of the junction with the B2244 is a footpath (36a) leading in a westerly direction. The site can be seen from this footpath. The site is within the High Weald Area of Outstanding Natural Beauty. Photographs showing the site are below.



View east from existing field gate



Looking north from the children's play area, north of footpath 2b



View north from footpath 31 adjacent to River Brede

15.2 Relevant Planning History

RR/2014/147/P – Erection of 18 residential dwellings with associated access, car parking and open space together with transfer and change of use of land to be used as a school playing field – refused – appeal dismissed. The appeal was dismissed, briefly on the grounds that it was outside

the development boundary for Sedlescombe as shown on the Rother District Local Plan 2006 and that it would prejudice the Sedlescombe Neighbourhood Plan.

15.2 Relevant Planning Considerations

SHLAA and Core Strategy

Rother District Council's SHLAA 2013 shows the site as "amber" in that it was considered suitable for development subject to further investigations regarding delivery. Of particular importance is the fact that the SHLAA is not a statement of planning policy. The Core Strategy 2011-2028 paragraph 7.37 indicates that the distribution of development needed to be mindful of valuable environmental and heritage assets. The paragraph also advises that the sites identified in the SHLAA, as well as other sites, would be further reviewed as part of the site allocation/neighbourhood planning process to determine whether if, and how, they would be duly brought forward. These would be the subject of public consultation as part of the process. Paragraph 7.43 of the Strategy reflected on the fact that rural communities were keen to ensure that development contributed to their character and sustainability of services as well as meets local needs. Development in rural areas should be set at a level which allows for limited growth, reflecting individual settlement's needs. At the same time housing provisions seek to maximize the contribution that the villages can make to sustainable growth without prejudicing their individual character and amenities, as well as AONB landscape setting. Therefore, not only is the SHLAA not a statement of policy, it is the fact that any sites identified as amber or green would be the subject of further review, in this case as part of the neighbourhood planning process.

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 ensuring the protection and where possible enhancement of the District's nationally designated and locally distinctive landscape and landscape features; including (i) the distinctive identified landscape character, ecological features and settlement pattern of the High Weald AONB.

Appeal Decision

The Inspector who recommended that the appeal in respect of RR/2014/147/P be dismissed commented in paragraph 183 that he had no reason to disagree that the condition of this part of the AONB landscape was good, its value high and that its sensitivity was moderate. In paragraph 192 he summarized that the development would be visible from a number of nearby dwellings, and from some surrounding roads and footpaths, both close by and further afield. In paragraph 194 he concluded that the development would cause only limited harm to the AONB. Therefore he did acknowledge that some harm would be caused.

This contrasts with the third party comments made at both stages of the application which were analysed. Excluding those who wrote twice, the total making representations was 273, with over 50% objecting due to the impact on the AONB/the view, desire to keep the green space and ecological reasons. This clearly demonstrates the community objection to the development of this site.

Indeed, at the public inquiry evidence was given by local residents of the value “the beautiful meadow” had to local residents and tourists, many of whom stopped to admire the extensive views of the “wonderful countryside”. Reference was also made to the fact that people were seen walking across the meadow, which offered panoramic views to the south. In addition evidence was given regarding the ecological value of the land.

High Weald Management Plan

The High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019 published by the High Weald Joint Advisory Committee in March 2014 is also relevant. Page 25 contains a Vision for the AONB which includes accommodating an increasing number of households without compromising the characteristic historic settlement pattern as a result of strong planning policies and a sound understanding of the dynamics of sustainable communities. Page 40 refers the high Weald being characterized by small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands. The vision for such areas is expressed *as a landscape in which the distinctive and historic pattern of fields is managed to maximize its full landscape, historic and wildlife value, and in which the special qualities of grassland and heathland habitats are enhanced and maintained by skilled land managers*. Objective FH2 found on page 42 is to maintain the patterns of small irregularly shaped fields bounded by hedgerows and

woodlands. In paragraph 11.7, the Localism Act is referred to as may herald an increasing involvement of parishes in determining the future shape of built development in the AONB. It refers to communities drawing up neighbourhood plans and having an opportunity to embed consideration of AONB character in decisions shaping the future of their community.

15.3 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 woodlands, 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, which would be some 115 metres in length, footpaths, provision of visibility splays, hard surfacing, car parking and the introduction of the new residential properties. This will bring about a change in the character of the area to its detriment. The 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 more suitable sites.

16. ESCC Highways comments

16.1 ESCC Highways comments on access to Sunningdale, Policy 2

From: Chris Stanyard [<mailto:Chris.Stanyard@eastsussex.gov.uk>]
Sent: 02 June 2014 11:54
To: 'Jonathan Vine-Hall'; Kirsten Williamson
Cc: 'Graham Fifield'; Parish Council - Sedlescombe; Ben Lenton
Subject: RE: Sedlescombe neighbourhood Plan

Dear Jonathan,

Apologies for the delay.

Please find attached a plan showing the area owned by highways as requested in point 3 of your e-mail.

In terms of the other questions, I will address them in a similar order as they have been raised:

1. I can confirm that the access width and visibility splays from Gregory Walk onto the B2244 are acceptable.
2. Gregory Walk is acceptable in terms of width. The absolute minimum acceptable width is 4.1m and it would appear that the majority of Gregory Walk is over 4.5m.
3. Please see above. Also the width of this stub is approximately 6m and could easily be modified to serve additional dwellings. However a footway would need to be introduced into the site.
4. Yes. The access into the Sawmills site would require significant improvement in visibility terms. Given the fast stretch of road, subject to National Speed Limit, (and in the absence of any actual speed survey results) visibility would need to be in the region of 2.4m x 215m in either direction. This, as you would appreciate, would require a realignment of the existing hedge in order to achieve this in a southern direction which maybe contrary to Rother District Council Planning Policy.

I trust this sets out my position, however, if you require any further information/clarification please do not hesitate to contact me. The above comments are for guidance only and shall not prejudice any further comments East Sussex County Council wishes to make. They should however be regarded as highway requirements that would need to be satisfactorily met as part of any formal proposal.

Kind regards,

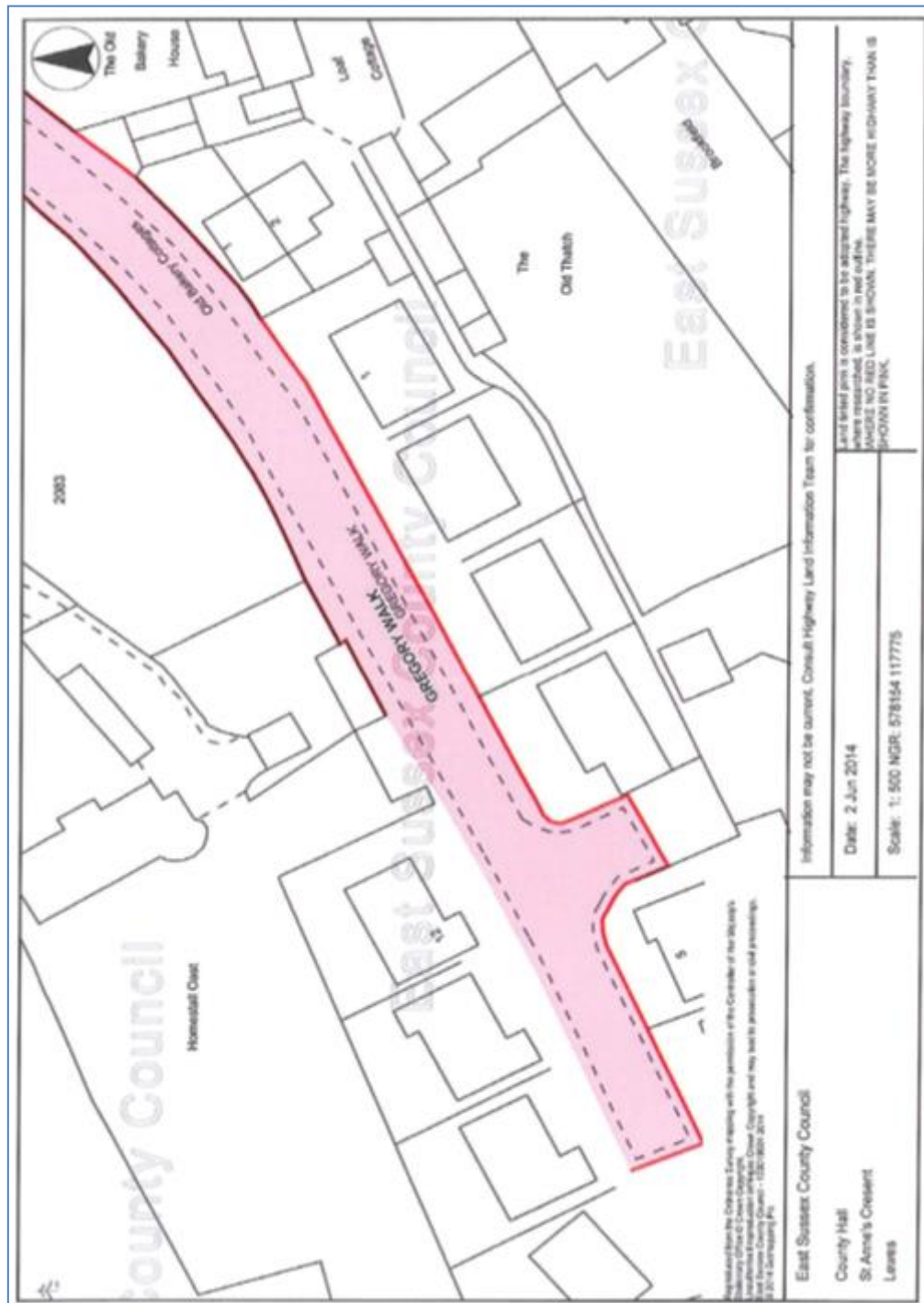
Chris Stanyard

Transport Development Control
Communities, Economy & Transport Department
East Sussex County Council

☎ 01273 482285

✉ chris.stanyard@eastsussex.gov.uk

16.2 ESCC Highways map showing access to Sunningdale, Policy 2



16.3 ESCC Highways comments on access to Land North of Village Hall (Policy 4), Land at Gate Cottage (Policy 7), Land at Church Hill Farm (Policy 8) and Land at Pump House Yard (Policy 10)

From: Ben Lenton [Ben.Lenton@eastsussex.gov.uk]

Sent: 06 April 2016 15:46

To: Jonathan Vine-Hall

Cc: Kate Bishop

Subject: RE: Sedlescombe Neighbourhood Plan

Hi Jonathan

Apologies again for the delay in getting back to you.

With regards to the various sites that we visited I can confirm that of those previously discussed with Chris Stanyard I am in agreement that a suitable access arrangement could be provided. In most cases some cutting back and trimming of vegetation and hedgerow within the roadside verge would be required; however, with relatively minor works the appropriate sight lines would be achievable.

Three sites in the vicinity of the village hall were also discussed, two to the west of The Street and one to the east. We generally wish to limit the number of vehicular accesses onto the highway where possible and with this in mind the news that the owners of Gate Cottage would be willing for both sites west of The Street to be served by a shared access point is welcomed. It is presumed that this shared access point would be located close to Gate Cottage (as previously discussed) or make use of the existing access currently serving the farm slightly further to the north.

It would also be preferred for the site to the east of The Street to be served by an access point shared with the village hall. The existing access point could be upgraded and used or alternatively this could be closed off and a new access could be provided with an improved alignment more suitable for serving both uses. It would be feasible for the village hall to continue to be served by the existing access and a new access to be provided for the residential development; however, a minimum distance of 25m (preferably 30m) would be required between the access points. A 25 – 30m stagger would also be required between this access and the new access serving the development on the opposite side of the road. I can confirm that sufficient space appears to be available for these stagger distance to be achieved; however, the preferred option would be for the village hall and residential development to be served by a shared access point.

It should be noted that the proposed vehicular accesses would need to be constructed in accordance with ESCC specification with an appropriate gradient into the site and sufficient width to accommodate two-way traffic (minimum 4.5m). Appropriate visibility splays either side of the accesses would also be required. As previously discussed, for the sites located close to The Village Hall it is recommended that the 30mph speed limit be extended north from its current location to a point beyond the new access points. Measures would also be required to support the speed limit and these are likely to be in the form of a more prominent gateway feature, road markings etc (this would require further investigation). The new accesses and any associated off-sites would also require an independent road safety audit.

I hope that this information is useful; however, please contact me should you require any further information.

Regards

Ben Lenton
Development Control Transport
East Sussex County Council
t: 01273 336114 or 07701 394528 | e: ben.lenton@eastsussex.gov.uk
County Hall | St Anne's Crescent | Lewes | BN7 1UE

Highways comments for Pump House Yard

From: Ben Lenton [<mailto:Ben.Lenton@eastsussex.gov.uk>]

Sent: 19 May 2016 17:22

To: Jonathan Vine-Hall

Subject: RE: two more sites

Hi Jonathan

Apologies that I haven't got back to you to arrange a site meeting; however, since we last spoke Sarah Shepherd at RDC has requested feedback on the site near to the school and I have provided a desk top assessment. In brief my comments were as follows:

My view of the proposal is that it would be better for the parking spaces for school use 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.

Sarah enquired whether access to the site could be solely via the car park and my view was that this would depend on who owns the car park and whether a legal agreement could be put in place to secure their right of way over the land.

With regards to the site off of Gorselands, I have no major concerns regarding the approach roads and them being able to accommodate the additional traffic likely to be generated by the proposed dwellings; however, I am waiting for feedback on the impact on the footpath.

At this stage I do not feel that site visit is necessary to assess these sites and instead I would suggest that I provide you with a more formal response outlining my thoughts on both proposals. Would that suffice?

Regards

Ben Lenton
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Submission Sedlescombe Parish Neighbourhood Plan
Final Site Assessments Report
Produced by Sedlescombe Parish Council
April Cottage, Church Road, Catsfield, Battle TN33 9DP
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September 2016