



Wivelsfield Parish

Neighbourhood Plan 2015-2030



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Foreword

Wivelsfield is a picturesque parish with a unique heritage and diverse community. Investment in the Parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of its community. The Wivelsfield Neighbourhood Plan is being led by the Parish Council and a group of volunteers, the Steering Group. The first meeting of the Steering Group took place in September 2013 and the Neighbourhood Plan will be completed during 2015. The Parish Council undertook the Neighbourhood Plan as it wanted the people of Parish to have a say in all aspects of the future and to contribute to what changes should occur rather than leaving such decisions to others.

The Wivelsfield Neighbourhood Plan sets out a vision for the Parish that reflects the overall thoughts and feelings of local people with an interest in their community. The Plan sets objectives on key identified themes such as Housing & Development; Infrastructure, Facilities & Local Economy; Transport & Traffic and Environment & Countryside.

The Parish Council would like to thank the residents who took part in the Focus Groups and the Steering Group. It would also like to thank those residents who attended the public meetings, completed the surveys and submitted comments at various stages of the Neighbourhood Plan process.

Ian Dawson, Chairman of Wivelsfield Parish Council

1. Introduction

Vision

1.1 The Vision is a statement of the policies and aspirations for shaping the Parish of Wivelsfield over the next 15 to 20 years. It will facilitate the setting of objectives that are both realistic and achievable. The Vision will state and be informed by what the community wants for the benefit of all. **The Neighbourhood Plan's Vision aims to ensure that Wivelsfield Parish develops in the way the community wants in maintaining the rural environment, an attractive village centre, a viable community, housing for all and better facilities and services.**

Objectives

1.2 The Objectives laid out in the Neighbourhood Plan will be based on the wishes and needs of the community and will identify the policies to be adopted and delivered in Wivelsfield Parish in order to fulfil the Plan's Vision.

Purpose

1.3 The Wivelsfield Parish Council (WPC) applied for the whole of the area covering the Parish to be designated as the Neighbourhood Area. This application was approved on 17 July 2013 by the local planning authority, Lewes District Council (LDC), for the purpose of enabling Wivelsfield to prepare the Wivelsfield Parish Neighbourhood Plan (WNP). The Plan A below shows the boundary of the designated Neighbourhood Area.



Plan A: Wivelsfield Parish Neighbourhood Plan Area

1.4 The WNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2004.

1.5 The Lewes District Joint Core Strategy (JCS) is currently being examined and underwent further Hearing Sessions in December 2015. The JCS is expected to be adopted later in 2016 and it is likely to be after the examination of the WPNP. In which case, the strategic planning framework of the WPNP remains the saved policies of the Lewes District Local Plan adopted in 2003.

1.6 However, the WNP can take into the reasoning and evidence of the Joint Core Strategy, which the District Council has confirmed has made sufficient progress to adoption to carry substantial weight in its decision-making on planning applications. In regard to Wivelsfield Parish the Strategy proposes (in its Spatial Policy 2) that a total of 305 homes should be built during the plan period to 2030. This total comprises 175 homes on the edge of Haywards Heath (which is allocated by the Strategy), another 100 new homes in the area of the Parish bordering Burgess Hill in addition to the minimum of 30 new homes for Wivelsfield Green. The WNP steering group has decided not to allocate sites for the area bordering Burgess Hill, but to focus on the allocation of the 30 new homes at Wivelsfield Green.

1.7 Based on the findings of Lewes District Council's Strategic Environmental Assessment (SEA) Screening Opinion, July 2015, Wivelsfield Parish Council has prepared a SEA to accompany the neighbourhood plan and meet the requirements of the relevant European Directives.

Neighbourhood Development Plans

1.8 The National Planning Policy Framework states:

"... neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. (para 16)

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

The Plan Preparation Process

1.9 The process of preparing and seeking final adoption of the WNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council.

1.10 The process up to submission has comprised the following main stages:

- State of the Parish Report – a report of July 2014 that summarised all the evidence on which the WNP has been based
- Pre-Submission WNP – a report of February 2015 that comprised the vision, objectives, policies, proposals and map of the plan and was consulted on for a statutory six week period
- A Sustainability Appraisal incorporating a Strategic Environmental Assessment and was consulted on for a statutory six week period
- Submission WNP – this report that has taken into account the representations received on the draft plan during the public consultation period and the representations received during the public consultation SA SEA period for submission to the local planning authority

1.11 The WNP will now be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Council and LDC and the Plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the WNP will be adopted by LDC as planning policy for the Parish.

2. Parish Character

2.1 Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex, some 9 miles north of the town of Lewes and approximately 5 miles to the east of the main north-south A23 road which heads north to Crawley and south to Brighton. The Parish contains three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield (referred to by LDC as 'Burgess Hill within Wivelsfield Parish').

2.2 Services and features of note include the Village Green, Village Hall, Recreation Ground, Primary School (Wivelsfield) and Parish Church. The original Post Office was next to the church and was known as Wivelsfield Post Office. Subsequently a new one was opened at the other end of the village in the village shop where 'the ancient village green' was situated.

2.3 Across the county border in the neighbouring Mid-Sussex District council are Burgess Hill which lies 3 miles to the west and Haywards Heath which lies 3 miles to the north. These provide a wide array of shops and services for those living in the parish as well as employment opportunities and access to leisure and recreational activities.

2.4 Rail links via Haywards Heath provide a direct rail link to Gatwick and London Victoria, London Bridge, London City etc. as well as links to Brighton, Eastbourne, Portsmouth and Southampton, providing services for commuters. Services to the south coast may also be accessed by the nearby Wivelsfield and Burgess Hill railway stations. Wivelsfield station is not situated in Wivelsfield Parish but located approximately 2 miles from the settlement of Wivelsfield Green

Pre 20th century - The Historical Context of the Parish of Wivelsfield

2.5 Wivelsfield is a watershed between the tributaries of the Adur, draining westwards, and the Ouse, draining east. East/west ridges of higher ground run to the north and south of this. The varied habitat provided by damp water meadows and higher land, often wooded, has nurtured a rich variety of wild life and human activity over the centuries.

2.6 Ever increasing evidence is coming to light of human activity in Wivelsfield from prehistoric times. Three Celtic habitation sites are along the east/west 'Long Ridge', north of Green Road. Iron Age round houses, Roman finds and archaeological evidence of Anglo-Saxon activity have been found at a number of sites in the village.

2.7 'Wifelsfela' is first mentioned by name in the mid-8th century charter, from which it is deduced that there were already settlements here and that Wifel had given his name to the area. Also, because feld means 'open area', this indicates that there was arable land and a farming community. This north-south strip of land, mentioned in the Anglo-Saxon charter, is on the far eastern side of Wivelsfield, and was known as 'Stanmer hamlet' for centuries.

2.8 The pattern of scattered farmsteads continued over the centuries with shops and an inn being built round the church in Tudor times. Additionally, a blacksmith and other travel related trades grew up at the junction of what is now Green Road and the roads to Chailey and Plumpton. The banks marking the boundaries of the Green can still be seen in places, behind the 19th & 20th century houses that now line Green Road. When a second Post Office

was placed here in the early 20th century it was known as Wivelsfield Green post office to differentiate it from the existing post office next to the church.

Selected Parish Statistics

2.9 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

Demographics¹

2.10 In 2011 the usual resident population of the Parish was 1,980 people (981 male, 999 female). Of these there were:

- 392 People aged 15 and under (19.8% of parish population compared to 17.4% across the District and 19% across England)
- 1,264 People aged 16 to 64 (63.8% of parish population compared to 59.9% across the District and 65% across England)
- 324 People aged 65 and over (16.4% of parish population compared to 22.7% across the District and 16% across England)

Demographics - Wivelsfield Parish

Age band	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
0 to 4	87 (4.4%)	5,052 (5.2%)
5 to 7	63 (3.2%)	3,158 (3.2%)
8 to 9	56 (2.8%)	2,071 (2.1%)
10 to 14	158 (8.0%)	5,551 (5.7%)
15	28 (1.4%)	1,136 (1.2%)
16 to 17	68 (3.4%)	2,336 (2.4%)
18 to 19	36 (1.8%)	2,077(2.1%)
20 to 24	108 (5.5%)	4,679 (4.8%)
25 to 29	73 (3.7%)	4,596 (4.7%)
30 to 44	351 (17.7%)	16,907 (17.3%)
45 to 59	483 (24.4%)	20,541 (21.1%)
60 to 64	145 (7.3%)	7,214 (7.4%)
65 to 74	190 (9.6%)	10,889 (11.2%)

¹

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403683874860&enc=1&dsFamilyId=2474>

75 to 84	105 (5.3%)	7,731 (7.9%)
85 to 89	21 (1.1%)	2,232 (2.3%)
90 and over	8 (0.4%)	1,302 (1.3%)
All Usual Residents	1,980	97,502

Table A: Demographics – Wivelsfield Parish

Economic status of residents²

2.11 Of the 1,980 usual residents of the Parish, 1,454 were aged between 16 and 74.

- 1,040 (71.5%) of whom were economically active:
 - 554 were Employed full-time (37.4% compared to 34.3% across District)
 - 229 were Employed part-time (15.7% compared to 15.3% across District)
 - 195 were Self-employed (13.4% compared to 13.9% across District)
 - 33 were Unemployed (2.3% compared to 3.3% across District)
 - 39 were Full-time students (2.7% compared to 2.7% across District)

- 414 (31.6%) of whom were economically inactive:
 - 217 were Retired (14.9% compared to 17.6% across District)
 - 72 were Students (5.0% compared to 3.7% across District)
 - 70 were Looking after home or family (4.8% compared to 3.9% across District)
 - 35 were Long-term sick or disabled (2.4% compared to 3.5% across District)
 - 20 were classified as Other (1.4% compared to 1.8% across District)

Occupations³

2.12 Of the 998 residents in the Parish in employment and aged between 16 and 74:

- 152 were Managers, Directors and Senior Officials (15.2% compared to 11.6% across the District).
- 198 were Professional Occupations (19.8% compared to 18.0% across the District).
- 153 were Associate Professional and Technical Occupations (15.3% compared to 13.5% across the District).
- 119 were Administrative and Secretarial Occupations (11.9% compared to 10.6% across the District).
- 113 were Skilled Trades Occupations (11.3% compared to 12.9% across the District).
- 87 were Caring, Leisure and Other Service Occupations (8.7% compared to 10.9% across the District).
- 65 were Sales and Customer Service Occupations (6.5% compared to 7.6% across the District).

2

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2484>

3

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2541>

- 41 were Process, Plant and Machine Operatives (4.1% compared to 5.8% across the District).
- 70 were in Elementary Occupations (7.0% compared to 9.0% across the District).

Qualifications & Skills⁴

2.13 Of the 1,588 usual residents in the Parish aged 16 and over:

- 212 possessed no qualifications (13.4% compared to 21.5% across the District).
- 210 possessed Level 1 qualifications (13.2% compared to 13.8% across the District). *Level 1 qualifications cover: 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills.*
- 277 possessed Level 2 qualifications (17.4% compared to 15.7% across the District). *(Level 2 qualifications cover: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma 1)*
- 61 possessed Apprenticeship qualifications (3.8% compared to 3.4% across the District). *(Apprenticeship. All people usually resident in the area at the time of the 2011 Census aged 16 and over whose highest qualification attained was Apprenticeship.)*
- 215 possessed Level 3 qualifications (13.5% compared to 11.8% across the District). *(Level 3 Qualifications cover: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.)*
- 558 possessed Level 4 and above qualifications (35.1% compared to 29.4% across the District). *(Level 4 and above qualifications cover: Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Professional Qualifications (Teaching, Nursing, Accountancy). Vocational/Work-related Qualifications, Foreign Qualifications (Not stated/ level unknown).)*
- 55 possessed other qualifications (3.5% compared to 4.4% across the District).

Industry and employment⁵

4

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615016&enc=1&dsFamilyId=2536>

5

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield>

Wivelsfield Parish Neighbourhood Plan 2015-2030: Final Version – September 2016

2.14 The 998 usual residents aged between 16 and 74 in employment were employed in the following industries:

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
Agriculture, Forestry and Fishing	13 (1.3%)	386 (0.8%)
Mining and Quarrying	1 (0.1%)	20 (0.0%)
Manufacturing	65 (6.5%)	2,771 (6.1%)
Electricity, Gas, Steam and Air Conditioning Supply	9 (0.9%)	151 (0.3%)
Water Supply	1 (0.1%)	444 (1.0%)
Construction	89 (8.9%)	3,947 (8.7%)
Wholesale & Retail Trade	154 (15.4%)	6,657 (14.6%)
Transport & Storage	48 (4.8%)	2,203 (4.8%)
Accommodation and Food Service Activities	34 (3.4%)	2,267 (5.0%)
Information and Communication	60 (6.0%)	1,577 (3.5%)
Financial and Insurance Activities	83 (8.3%)	2,111 (4.6%)
Real Estate Activities	12 (1.2%)	748 (1.6%)
Professional, Scientific and Technical Activities	73 (7.3%)	2,957 (6.5%)
Administrative and Support Service Activities	37 (3.7%)	2,048 (4.5%)
Public Administration and Defence	49 (4.9%)	2,799 (6.1%)
Education	104 (10.4%)	5,359 (11.8%)
Human Health and Social Activities Work	124 (12.4%)	6,267 (13.8%)

[d&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2538](#)

Arts, Entertainment and Recreation	39 (3.9%)	2,712 (6.0%)
Activities of Householders as employers	3 (0.3%)	92 (0.2%)
Activities of Extraterritorial Organisations and Bodies	0 (0.0%)	16 (0.03%)

Table B: Industry of Employment – Wivelsfield Parish

Housing⁶

2.15 In 2011 there were 758 households located within the Parish:

- 302 were owner-occupier households, owned outright (39.8% compared to 39.8% across the District)
- 324 were owner-occupier households, owned with a mortgage or loan (42.7% compared to 32.8% across the District).
- 5 were Shared Ownership (0.7% compared to 0.7% across the District).
- 43 were Social Rented from Council (5.7% compared to 7.6% across the District).
- 12 were Social Rented Other (1.6% compared to 3.3% across the District).
- 61 were Privately rented (8.0% compared to 14.5% across the District).
- 11 were Living Rent Free (1.5% compared to 1.3% across the District).

2.16 Of the 758 households located within the Parish:

- 437 of these are Detached Houses/Bungalows (57.7% compared to 35.5% across the District)
- 189 of these are Semi-detached Houses/Bungalows (24.9% compared to 26.8% across the District)
- 112 of these are Terraced properties (14.8% compared to 19.25% across the District)
- 18 of these are Flats, Maisonettes or Apartments (2.4% compared to 17.8% across the District)
- 2 of these are Caravans or other Mobile or Temporary Structures (0.3% compared to 0.6% across the District)

Transport⁷

6

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=wivelsfield&d=16&e=7&g=6421089&i=1001x1003x1004&m=0&r=1&s=1418815725261&enc=1&dsFamilyId=2570&nsjs=true&nsck=false&nssvg=false&nswid=1366>

7

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2483>

2.17 Of the 758 households:

- 49 households had no car or van (6.5% compared to 20.1% across District and 25.8% across England)
- 253 households had 1 car or van (33.4% compared to 45.6% across District and 42.2% across England)
- 309 households had 2 cars or vans (40.8% compared to 26.0% across District and 24.7% across England)
- 103 households had 3 cars or vans (13.6% compared to 6.1% across District and 5.5% across England)
- 44 households had 4 or more cars or vans (5.8% compared to 2.1% across the District and 1.9% across England)

Health⁸

2.18 The 1,980 usual residents of the Parish were classified as having the following health status:

- 1,042 were in Very Good health (52.6% compared to 44.8% across the District)
- 2,520 were in Good health (34.0% compared to 35.5% across the District)
- 969 were in Fair health (10.1% compared to 14.3% across the District)
- 270 were in Bad health (2.2% compared to 4.2% across the District)
- 64 were in Very Bad health (1.1% compared to 1.2% across the District)

Biodiversity⁹

2.19 There are no Sites of Special Scientific Interest within the Parish. The High Weald Area of Outstanding Natural Beauty lies to the north of the Parish and the South Downs National Park lies beyond the southern boundary of the Parish. There are no national or local nature reserves within the Parish.

2.20 The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:

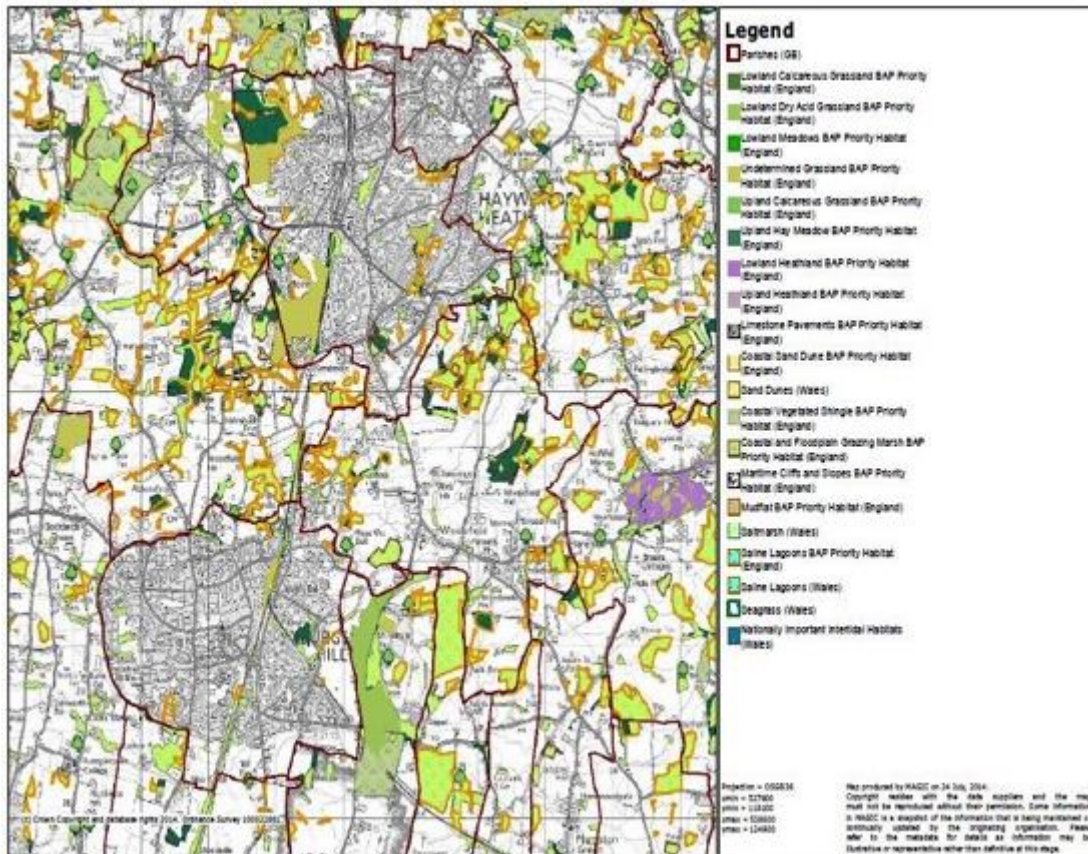
- Traditional Orchard Priority Habitat – 2 areas – one between Roselands and Mann’s Farm in the east of the Parish and one just south of Great Ote Hall in the west of the Parish
- Deciduous Woodland Priority Habitat – numerous areas concentrated around Gamble Mead in the west of the Parish, south of the sewage work, at Hundred Acre Wood, South Wallers Wood and Cottage Wood in the south of the Parish, at Sedgebrook Wood, Tiller Shaw and Winters Farm in the east of the Parish and at Wilderness Wood, Tylevel Wood and Ham Wood in the north east of the Parish and at Hurst Wood, Bankey Wood, Dobsons Wood, Asylum Wood, Rookhurst Wood, Copyhold Wood and Cutaway Wood in the north of the Parish.

⁸

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=61&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403693286720&enc=1&dsFamilyId=2503>

⁹ <http://magic.defra.gov.uk/>

- Multiple areas of Entry Level Stewardship Scheme to the east of Park Farm and at Lashmar Wood in the south of the Parish, a large area from Oakwood Farm in the east to Ham Bridge in the north east of the Parish, around Clearwaters Farm, south of Lunces Common, south of Antye Farm and north and south of the industrial estate in the west of the Parish.
- Entry Level plus High Level Stewardship Schemes covers significant areas in the Parish. Areas include a zone between Peppers Hall extending northwards to Pallingford Brook, north west of South Colwell Farm, an area extending southwards from Rookhurst Wood to Moors Cottage and areas north and south of Mercers Wood.
- 2 small pockets of land are in Woodland Grant Schemes 1 at Tylevel Wood in the east of the Parish and at Sedgebrook Wood in the south of the Parish.
- 3 areas are in Woodland Grant Schemes 2 at Tylevel Wood in the east of the Parish, north of Meadowlands Farm in the north of the Parish and around Moors Cottage in the centre of the Parish.
- 5 areas are in Woodland Grant Schemes 3 at Sedgebrook Wood in the south of the Parish, at Wilderness/Strood Wood, at Lunces Common, the southern portion of Dobson’s Wood and at Copyhold/Rookhurst Wood in the north of the Parish.



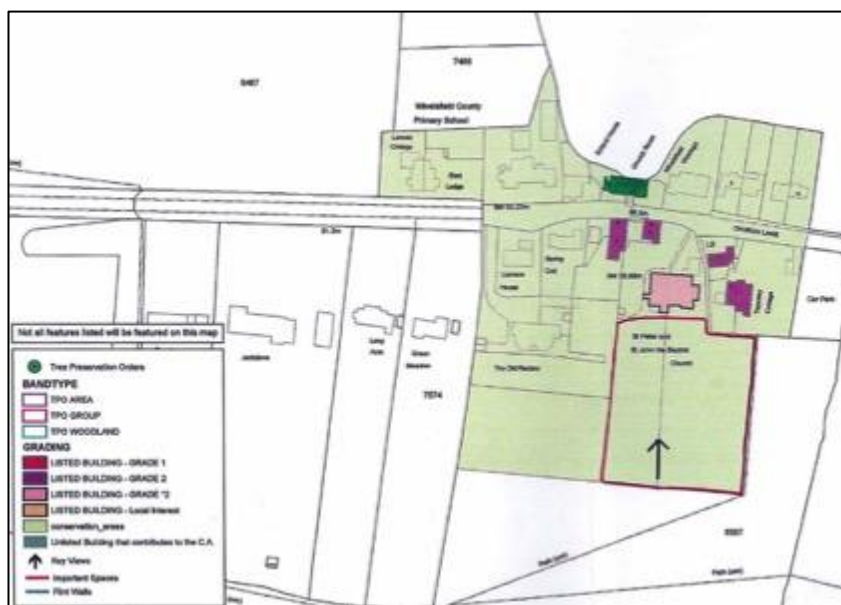
Plan B: Priority Habitat Areas

Heritage¹⁰

¹⁰ <http://list.english-heritage.org.uk/advancedsearch.aspx>

2.21 The Wivelsfield Conservation Area was designated in June 1976 and contains some of the listed buildings in the Parish. The English Heritage classification of Listed Buildings shows that the Parish of Wivelsfield contains the following Grade I listed building:

- Great Ote Hall, Janes Lane, Wivelsfield



Plan C: Wivelsfield Conservation Area¹¹

2.22 There are also the following Grade II listed buildings and structures in the Parish:

- Clearwaters Farmhouse, Clearwaters Lane, Burgess Hill
- More House, Ditchling Road, Wivelsfield
- The Parish Church of St Peter and St John the Baptist, Church Lane, Wivelsfield
- Railing to Garden of More House West of Wall of Gazebo, Ditchling Road, Wivelsfield
- Ote Hall Chapel, Ditchling Road, Wivelsfield
- Bankside Farmhouse, Ditchling Road, Wivelsfield
- The Olde Cottage, Lunce's Common, Wivelsfield
- Roger's Farmhouse, Lunce's Common, Wivelsfield
- Jenners, Green Road, Wivelsfield
- Theobalds, Theobalds Road, Wivelsfield
- Antye House, Theobalds Road, Wivelsfield
- Pepper Hall, Green Road, Wivelsfield
- Abbots Leigh Place, Wivelsfield
- Sedgebrook, Wivelsfield Green
- Baldings, Slugwash Lane, Wivelsfield
- Mann's Farmhouse, North Common Road, Wivelsfield
- Skinners, North Common Road, Wivelsfield
- Botches, North Common Road, Wivelsfield
- Moonrakers and Windham Cottage, Church Lane, Wivelsfield
- Moat House, Ditchling Road, Wivelsfield
- Lockstrood Farmhouse, Ditchling Road, Wivelsfield

¹¹ http://www.lewes.gov.uk/Files/plan_caa_wivelsfield.pdf

- The Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Baptistry to the Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Tapestry Cottage and Wren Cottage, Church Lane, Wivelsfield
- Vergers Cottage, No 4, Church Lane, Wivelsfield
- Glebe Cottage and Chimney Cottage, No 5 and 6, Church Lane, Wivelsfield
- Gazebo to South West of More House, Garden Walls to the West and South of Gazebo, Ditchling Road, Wivelsfield

3. Community Views on Planning Issues in the Parish

Consultation

3.1 The Parish Council has consulted the local community during the course of the Plan preparation process, and the WNP is based upon the results of these consultations, which have included meetings, open days and community surveys and statutory consultation periods.

3.2 As part of the process of consulting with residents over the development of the WNP, the Steering Group undertook a range of community engagement activities in order to gather the opinions and views of residents.

3.3 The Neighbourhood Plan Steering Group consists of Parish Councillors and residents. In early 2014, the Steering Group created four Focus Groups. These four groups are: Housing and Development; Environment and Countryside; Infrastructure, Facilities and Local Economy and Transport and Traffic. The main tasks of these Focus Groups was to gather primary and secondary information and evidence about the current state of their topic in the Parish and what might be needed in the future.

Community involvement

3.4 To ensure residents and other key stakeholders have an input in the plan-making process, the Steering and Focus Group members undertook a number of public events and information sharing activities:

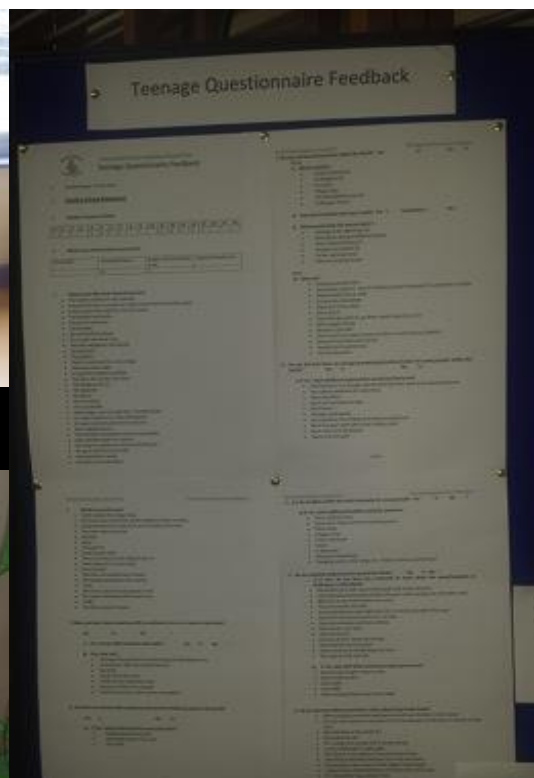
- Parish Council called for volunteers from community at Village Day July 2013
- Steering Group formed comprising councillors and volunteers October 2013
- Annual Parish Meeting - 62 residents attended the formal launch of the Wivelsfield Parish Neighbourhood Plan which took place at the Wivelsfield Annual Parish Meeting on 13 March 2014 with 10 Display boards detailing SWOT analysis - asking community to add ideas
- Letters and emails issued to stakeholders in April 2014 making them aware of the plan preparation and seeking engagement and information.
- Call for sites - Letters to landowners in March 2014. Advertisement calling for landowners to come forward with sites for consideration put on all Parish notice boards and website in April 2014. Sites offered displayed at Open Day on 7 June and Village Day 13 July
- A general Neighbourhood Plan Survey and a detailed Housing Needs Survey were undertaken in May 2014. Flier delivered to all houses reminding them to complete surveys May 2014.
- Parish Website and Wivelsfield Community21 website updated with various events (May June 2014)
- Primary School input - About 140 'leaves' were completed by the Primary School children giving their feedback on what they like about the Parish and/or would like to see in the Parish.
- Chailey School input - 31 children of secondary school age completed our 'teenager questionnaire'.

- On Saturday 7th June, a Neighbourhood Plan Open Day was held at the School Hall and was attended by 153 residents. Approximately 20 display boards were erected to explain, inter alia, the reason for the Neighbourhood plan, the Key Stages in the Plan, progress to date and information from each Focus Group. Prior to this fliers were delivered to all households and 150 reminder fliers sent via the primary school children's 'book' bags. The Wivelsfield column in the Mid Sussex Times twice announced Open Day in May and June and posters were placed on all Parish notice boards.
- Neighbourhood Plan progress reported in Wivelsfield Newsletter June 2014
- Village Day - 12th July 2014 – progress on the Neighbourhood Plan to date displayed alongside information about potential development sites
- Landowners' Presentation Evening – 4 September 2014
- A series of 5 Open Sessions in 3 locations during the six week Pre-submission Consultation Period

3.5 The Steering Group, in their bid to ensure the views of all residents are represented in the plan, carried out engagement activities with the young children in the primary school with the support of the teachers and the teenagers in the Parish. The young children took part in a tree activity by writing what they like to see and what they did not like, on cut out leaves and the teenagers were engaged through a questionnaire.



Primary School NDP Consultation



Teenage survey feedback at Neighbourhood Plan Open Day

Wivelsfield NDP Launch at Annual Parish Meeting



Wivelsfield NDP Open Day June



3.6 The Steering Group developed and undertook a Neighbourhood Plan survey in order to gather opinions and views on the issues which the document should prioritise. This survey was undertaken in May 2014 and distributed to all households in the Parish, alongside a Housing Need Survey.

3.7 The Parish Council has published the outcome of the survey in a separate document but a summary of the survey's key findings is included here:

Neighbourhood Plan Household Survey

- A total of 231 responses were received to the survey. This represents a response rate to the survey of 27.0%.
- Just under half of those responding 101 (44.5%) indicated that they had lived in the Parish for 20 or more years, whilst 51 (22.5%) had lived there for between 11 and 20 years, 42 (18.5%) between 0 and 5 years and 33 (14.5%) for between 6 and 10 years.
- The greatest number of people living in respondents households were those aged 26-50, with 151 (25.4%) falling into this category, whilst 130 (21.8%) were aged between 51 and 65, 88 (14.8%) between 66 and 75, 54 (9.1%) between 17 and 25, 52 (8.7%) between 11 and 16, 46 (7.7%) 76 and over, 40 (6.7%) between 5 and 10 and 34 (5.7%) aged between 0 and 4.

Housing & Development

- Just under half of those responding 100 (44.6%) indicated that they felt that the allocated minimum number of homes for Wivelsfield Parish over the next 15-20 years (30) was adequate, whilst 85 (38.0%) indicated that that it should be less than allocated minimum of 30, 29 (13.0%) that it should be more than 30 but less than 70 and 11 (4.9%) indicated a preference for more than 70.
- With regard to allocating sites for new homes, of the 225 respondents completing the question:
 - 164 or nearly three-quarters (72.3%) indicated a preference for the use of brownfield sites i.e. those previously used for commercial/building purposes;
 - 155 or just over two-thirds (68.9%) indicated that small infills on vacant plots within existing developments should be considered;
 - 12 (5.3%) indicated no opinion;
 - 11 (4.9%) indicated that greenfield development outside current building lines on the edge of Parish settlements should be considered;
- With regard to the need for additional non-residential developments in the Parish e.g. offices, an overwhelming number of respondents 185 (85.7%) indicated that they thought that there was no need, whilst 31 (14.4%) indicated that there was a need.
- When asked whether there were particular areas of the Parish that should be protected from housing development, an overwhelming number of respondents 156 (79.2%) indicated that there were, whilst 41 (20.8%) indicated that there were not.
- Almost two thirds of those responding 110 (62.2%) indicated that they would like to see housing and other community assets delivered via a Community Land Trust whilst 67 (37.9%) would not. *(A Community Land Trust (CLT) is a non-profit community based organisation that develops housing or other assets at permanently affordable levels for long term community benefit. Benefits of a CLT are: locally-controlled, democratically accountable, it aims to become self-financing, provide community-based organisations with an asset to give them financial security and enable long-term planning and flexibility to meet local priorities. For more information on CLTs please visit www.communitylandtrusts.org.uk or www.ruralsussex.org.uk/service/Community-Land-Trust)*

Infrastructure, Facilities & Local Economy

- Approaching two thirds of those responding 130 (63.1%) indicated that they would not welcome the development of more businesses locally, whilst 76 (36.9%) indicated that they would.
- Just over three quarters of those responding 169 (76.5%) indicated that they do not run a business (or are self-employed) working from home, whilst 52 (23.5%) do.
- Of the 42 respondents that completed the question and run a business (or are self-employed) working from home within the Parish:
 - 29 (69.1) had other requirements
 - 14 (33.3%) indicated a preference for small start up business premises
 - 9 (21.4%) indicated a preference for meeting spaces with wi-fi facilities
 - 7 (16.7%) indicated a preference for shared work/office space
 - 6 (14.3%) indicated a preference for small start-up workshops
- Just over three quarters of those responding 148 (75.1%) indicated that they did not think that there was adequate infrastructure in the Parish to promote new businesses

(e.g. roads, parking, communications etc.) whilst 49 (24.9%) indicated that they thought that there was.

- Just over three quarters of those responding 150 (75.4%) indicated that they thought that there were enough sports facilities in the Parish, whilst 49 (24.6%) did not.
- Just over half of those responding 93 (55.0%) indicated that they did not feel that there should be more for young people to do in the Parish, whilst 76 (45.0%) indicated that they did.

Transport & Traffic

- Half of those responding 108 (50.0%) indicated that they felt that the maintenance and servicing of roads and roadsides in the Parish were adequate, whilst 50 (23.0%) felt that it was below average, 31 (14.3%) good, 24 (11.1%) poor and 4 (1.8%) excellent.
- Just under half of those responding 99 (46.7%) indicated that they felt that the maintenance and servicing of footpaths in the Parish was adequate, whilst 46 (21.7%) felt that it was below average, 45 (21.2%) good, 16 (7.6%) poor and 6 (2.8%) below average.
- Just over a third of those responding 51 (34.7%) indicated that they felt that the maintenance and servicing of cycle paths was poor, whilst 45 (30.6%) indicated that they felt that it was adequate, 37 (25.2%) below average, 12 (8.2%) good and 2 (1.4%) excellent.
- Just under half of those responding 92 (42.0%) indicated that they felt that the maintenance and servicing of pavements was adequate, whilst 62 (28.3%) indicated that it was below average, 29 (16.4%) good, 26 (11.9%) poor and 3 (1.4%) excellent.
- Approaching two thirds of those responding (114 or 62.6%) indicated that they were not aware of footpaths, bridleways and cycle routes in the Parish that need improvement, whilst 68 (37.4%) were.
- With regard to the frequency of the current bus services, just over half of those responding 115 (51.8%) indicated that they did not use it, whilst 67 (30.2%) indicated that they did not think that it was sufficiently frequent and 40 (18.0%) confirmed that they felt that it was sufficiently frequent.
- Of the 200 respondents who completed the question about using the bus service that met their needs:
 - 75 (37.5%) highlighted that they would use it occasionally
 - 51 (25.5%) that they would never use it
 - 36 (18.0%) that they would use it weekly
 - 32 (16.0%) that they would use it daily
 - 8 (4.0%) use it monthly
 - 1 (0.5%) use it fortnightly
- Of the 155 respondents that completed the question about their preferred destination by bus:
 - 108 (69.7%) would go to Haywards Heath
 - 87 (56.1%) to Burgess Hill
 - 77 (49.7%) to Haywards Heath Station
 - 2 (40.0%) to Lewes
 - 45 (29.0%) to Wivelsfield Station
 - 38 (24.5%) to Burgess Hill Station

- 36 (23.2%) to other destinations
- Of the 136 respondents that indicated the times at which they require a bus service:
 - 85 (62.5%) indicated between 9am and 2pm
 - 54 (39.7%) between 7am and 9am
 - 50 (36.8%) between 5pm and 7pm
 - 43 (31.6%) between 3pm and 5pm
 - 32 (23.5%) between 12pm and 3pm
 - 27 (19.9%) between 7pm and 10pm
- Just over half of those responding 121 (57.4%) indicated that they felt safe on the roads in the Parish, whilst 90 (42.7%) did not.

Environment & Countryside

- An overwhelming majority of those responding (180 or 87.4%) indicated that the Neighbourhood Plan should treat the preservation of publicly accessed open/green spaces surrounding the Parish as very important.
- The greatest number of those responding (59 or 30.3%) indicated that the Neighbourhood Plan should treat the creation of more publicly accessible open spaces for recreation in the Parish as of average importance.
- Just over two-thirds of those responding (141 or 69.5%) indicated that the Neighbourhood Plan should treat the protection and enhancement of local wildlife and diversity in the Parish as very important.
- The greatest number of those responding (76 or 38.4%) indicated that the Neighbourhood Plan should treat the reduction of the Parish's carbon footprint as very important.
- An overwhelming majority of those responding (171 or 85.1%) indicated that the Neighbourhood Plan should treat the protection of the green gaps between the parish and neighbouring parishes as very important.
- Just over half of those responding (97 or 54.2%) indicated that there should not be more open spaces for general leisure and recreation in the Parish, whilst 82 (45.8%) indicated that there should.

Housing Needs Survey

3.8 The primary mechanism for gauging the level of need for affordable housing in rural areas is by undertaking a Parish Housing Needs Survey. This involves surveying all households within the Parish in order to obtain information which can be used to assess the scale and nature of the need locally.

3.9 The aim of the survey was to determine the existing and future housing needs of residents, particularly those on low or modest incomes. This report provides a snapshot of the scale and nature of affordable housing required by local people in Wivelsfield Parish.

3.10 The survey was delivered by post to 854 households in the Parish and returned by post to AirS. The survey pack delivered consisted of a covering letter from the Parish Council outlining the purpose of the survey and the survey form itself. The closing date for the survey was 30th May 2014. A total of 209 forms were returned giving a response rate of 24.5%

3.11 The Housing Needs Survey consisted of two main parts. The first part was for all households to complete. It contained questions used to identify those who believe they have a housing need and asked them to provide information to support this. It also asked respondents whether they supported the concept of constructing a small affordable housing development in the community and if so, where.

3.12 Summary of part one:

- 100.0% of respondents currently have their main home in the Parish.
- 51.7% of respondents currently own their own home without a mortgage.
- 86.4% of respondents currently live in a house.
- The most common size of residence currently occupied by respondents has 4 or more bedrooms (44.7%).
- 2.0% of respondents identified that their current home required adaptations in order for them to remain living in it.
- Of respondents completing the question: 99.4% currently live in the Parish.
- 67.9% of respondents would support an affordable housing development of 15 units for local people in the Parish if there were a proven need.
- 12.4% of respondents would support the development of other housing within the Parish. The most commonly supported forms of such housing would be semi-detached housing with 2/3 bedrooms.
- 9.8% of respondents knew of a household that would need to leave the Parish in pursuit of affordable housing.
- 15.3% of respondents knew of a household that would need to leave the Parish in pursuit of open-market housing.

3.13 Part 2 of the survey form contained questions used to capture information on the specific household circumstances and housing requirements of respondents. This section was to be completed by those households who currently are, or expect to be, in need of affordable or more appropriate housing.

3.14 Part 2 of the survey (completed by the person or household requiring affordable housing in the Parish) was only completed by 33 correspondents who indicated that their current home was unsuitable for their household's needs. These were then assessed against the criteria of personal circumstance, income level and evidence of a local connection in order to determine whether each household was a potential candidate for affordable housing in the Parish:

- 12 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the Parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.
- A total of 15 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances. 4 were located in Wivelsfield and 11 in Wivelsfield Green.
- 6 households that completed Part 2 of the survey expressed a desire to obtain open market housing. 3 were located in Wivelsfield and 3 in Wivelsfield Green

3.15 Of the 15 respondents in need of affordable housing in the whole of the Parish:

- 12 currently live in Wivelsfield Parish
- 5 were already in either Housing Association or Local Authority homes.
- 2 currently work in Wivelsfield Parish
- 6 have relatives in Wivelsfield Parish
- 5 have previously lived in Wivelsfield Parish

Focus Groups

3.16 To obtain the bottom up detailed local information to inform the Neighbourhood Plan, the established Focus Groups investigated a number of primary and secondary sources of information to inform the outcomes of the WNP. Below is the summary of these findings.

Housing & Development Focus Group

Vision:

3.17 To identify how the planning system can improve the Parish through the promotion and control of future development proposals. To assist the Parish Council and the Neighbourhood Plan Steering Group to understand the local community's views on the future development of housing in Wivelsfield. To deliver a mix of housing commensurate with the needs of the Parish.

Objectives:

- To comply with the housing targets laid down in the Lewes District Core Strategy
- To embrace, introduce and deliver sustainable managed growth
- To understand the views and direction expressed by the community regarding future development in the Parish and to utilise the opinions submitted in the Neighbourhood Plan General survey
- To develop an overall approach to housing that respects the views of the community
- To propose and decide where, when and how the requirements for new housing developments should be met
- To determine the types of housing required
- To liaise with the relevant Focus Group to determine what infrastructure requirements would be needed
- To liaise with the relevant Focus Group to determine what social requirements e.g. schools, doctors would be needed
- To understand and use the AirS Housing Needs survey as a basis for considering Affordable Homes
- To propose key practical and achievable recommendations to the Steering Group



Comments arising from discussion

3.18 The following comments were made during the Open Day by members of the Community in discussion with the members of the Housing and Development Focus Group;

- The village does not need large developments
- Large developments are not sustainable
- The village should be able to deliver 30 houses in the Plan period
- New housing in Wivelsfield needs to support sustainability of the village as a community to attract both young families and elderly residents who will be able to stay in the village in their retirement.
- Utilise small sites wherever possible
- Use brownfield sites
- The village should be kept as a village and not be built into a town
- Affordable housing should be for those with the correct ties to the Parish
- Additional school places must be made available for the local children
- Need to maintain the viability of existing village amenities (e.g. school, pub, shop.)
- Resist large-scale housing that will have a detrimental impact on the village. Prefer small scale developments
- Housing needs to be low energy as this is vital for the environment
- No development on greenfield sites, take brownfield sites first
- Houses should be environmentally friendly and preferably zero carbon
- Affordable housing is important, as is sheltered housing and properties aimed at the elderly.
- Need to ascertain the real need for housing – affordable, elderly, etc., as opposed to more 3 to 5 bedroom houses
- Wivelsfield has taken many new houses in last couple of years. Any new houses should be small scale fitted in around area – not large developments in one location
- Enough houses have been built in Wivelsfield Parish.
- Small diversity development for local needs only
- Roads at rush hours will immediately become more log jammed

Call for sites and Sites Submitted

3.19 The Steering Group also set out to involve all landowners and developers within the Parish who may want their sites to be considered by the Steering Group and brought forward for potential development. Call for Development sites notices were displayed on the Parish Council Website and on Parish Council notice boards in March to April 2014.

SITE NO.	DESCRIPTION	APPROX. SITE SIZE
1	North of Slugwash Gardens, Slugwash Lane.	0.9 ACRES
2	Rest of Coldharbour Farm Field, Hundred Acre Lane/South Road.	7+ ACRES
3	Gleasons site, North Common Road. Application Allowed by Inspector at Public Inquiry October 2014.	9.5 ACRES
4	Three plots adjacent to Site 1, Slugwash Lane.	0.5 ACRES
5	East of B2112, behind Blackmores, Green Rd.	29 ACRES
6	Springfield Industrial Site, West of B2112.	2.8 ACRES
7	Taylor Wimpy, Ridge Way. Note: - Planning permission given on top half of site.	6.7 ACRES
8	Green Road, opposite war memorial.	2 ACRES
9	Next to Rookhurst Cottages, Slugwash Lane.	0.5 ACRES
10	Two plots adjacent to Site 2, Hundred Acre Lane.	0.4 ACRES
11	Peak Nursery, Theobalds Road.	NOT KNOWN

Table C: Sites & site sizes as submitted by landowners in Wivelsfield Parish

Recent housing developments

3.20 In 2010 a development of 72 properties, including 18 affordable homes, was built in the North Western corner of the Parish as Orchard Close, adjacent to Theobalds Road and Charlwood Gardens. In 2012 a 'Rural Exception Site' development of 14 affordable houses was built at Shepherds Close, Coldharbour Farm on Hundred Acre Lane. This housing is an affordable housing scheme, only for households with a local connection.

Progressive Sustainable Development – Wivelsfield Parish

Decade	Description of Development	Number of Homes	Total Homes Built since 1950 (Approximate)
1950's	In the early 50's council housing was built (10 Homes) in Fair Place	10	10
1960's	The Eastern portion of what is now known as Wivelsfield Green developed relatively	73	83

	recently after the world famous Allwood Nursery site became available in the 1960's which enabled housing to be built in Downsvew Drive (43 homes) and Allwood Crescent (30 homes).		
1980's	In the 1980's Charlwood Gardens & Road (99 homes)	99	182
1980's	Various singles and infills including Coppards Close, South Road, Green Road etc. Estimate 35+	35	217
1980's	In the 80's older council housing at Green Corner was replaced (29 homes).	29	246
1980's	In 1988 houses were built in Downscroft and Hawthorn Close and Laurel Close off Charlwood Road (45 homes)	49	295
1990's	In the late 80's & early 90's Farncombe Close (23 homes) was added followed by Strood Gate (24 homes) in the 90's.	47	342
1990's	8 homes were built in Fair Place followed by another 8 homes.	16	358
1990's	Further West, Blackmores (16 homes) and Tanners Field (4 homes) were added in the 90's.	20	378
2010's	In 2010 a development of 72 homes was built in the North Western corner of the Parish as Orchard Close, adjacent to Theobalds Road and Charlwood Gardens	72	450
2010's	In 2012 an "Exception Site" development of 14 affordable houses was build at Shepherds Close, Coldharbour Farm on Hundred Acre Lane.	14	464
2010 's (expected)	Ridge Way site in the north of the Parish has been approved at Appeal for 62 houses.	62	526
	The site yield has now been increased to 175 houses.	113	639
	Land to the south of North Common Road	75	714
	Eastern side of Valebridge Road	29	743
	Springfield Industrial Estate	35	778

Table D: Progressive Sustainable Development in Wivelsfield Parish since 1950

Known Proposed Housing Developments

3.21 Ridge Way site in the north of the Parish has been approved at appeal for 62 houses including 15 affordable homes. The site yield has now been increased by LDC to 175 houses. The Appeal for 75 houses on the land to the south of North Common Road has been allowed. An outline planning application submitted for a development of 29 homes on land behind existing housing on the Eastern side of Valebridge Road has been Approved. Application submitted in November for Springfield Industrial Estate for 35 houses

Initial Housing Trajectory Presented in the Lewes District Strategic Housing Land Availability Assessment (SHLAA)

Site Ref.	Location	Potential Capacity	Build Rate Per Annum	Notional Start Date	April 2013 to March 2018	April 2018 to March 2023	April 2023 to March 2028
02WV	Land at Greenhill Way - Ridge Way	140	40	2017	40	100	
03WV	Land at Eastern Road Green Lane	150	40	2015	120	30	
05WV	Land at Coldharbour Farm South Road	65	40	2014	65		
08WV	The Homestead, Homestead Lane, B Hill	75	40	2016	75		
09WV	Land at North Common Road	55	40	2014	55		
10WV	Land East of Valebridge Road, B Hill	150	40	2018	0	80	70
12WV	Land at Medway Gardens	37	37	2014	37		
14WV	Land East of B2112 Ditchling Road	100	40	2015	100		
15WV	Land at Eastern Road	190	40	2015	120	70	
19WV	Land at Oakfields Theobalds Road	10	10	2014	10		
TOTAL		986	381		636	280	70

Table E: Initial Housing Trajectory Presented in the Emerging Core Strategy
(Source SHLAA Section 7 Appendices November 2013 Appendix 1)

Lewes District Council Housing Allocations as at January 2015

Settlement	Completions April 2010-April 2013	Commitment as at 1 October 2014	Housing Delivered on Strategic Sites	Housing to be delivered through subsequent allocation	Total
Greenhill Way - Ridge Way	0	62	113	0	175
West of Wivelsfield Parish	70	29	0	80	179
Wivelsfield Green	17	76	0	30	123
TOTAL	87	167	113	110	477

Table F: Lewes Housing Allocations as at January 2015
(Source JCS Examination Written Statement Issue 4(ii))



SWOT of Housing & Development

Focus Group



STRENGTHS

- Safe, community feel
- Existing rural village housing design
- Good fit with the natural environment of the countryside
- Attractive central village green setting
- Larger developments set back from view from main road
- Commercial properties not overbearing

OPPORTUNITIES

- Use more brownfield sites for new development
- Ability to plan, shape and guide future development
- To influence planning decisions by refining LDC policies to suit the parish circumstances
- To identify suitable sites for realistic housing growth and development and makes a reasonable contribution to LDC requirements
- To identify sustainable housing development opportunities
- Engage community in planning

WEAKNESSES

- Three communities, Wivelsfield Green, Wivelsfield, Theobalds
- Pedestrian vulnerability on narrow pavements
- High house prices, high rental prices
- No parking for Travis Perkins and village shop
- No employment for our young people
- Stagnated house prices

THREATS

- Flooding always a concern especially on lower lying sites that developers would like to use!
- Over or inappropriate development leading to loss of rural character
- Unsustainable developments
- Development design not in keeping with existing properties
- Loss of agricultural land to developers
- Loss of rural environment

Infrastructure, Facilities & Local Economy Focus Group

3.22 Feedback has drawn out a range of issues and opportunities, but with a large number of respondents wishing the village to remain unchanged as much as possible.

“The very essence of this village is the green and the woods and any change to this would ruin the village.”

3.23 The objective of the group is to assess the current community assets in terms of infrastructure, services and leisure facilities, and to analyse business and employment opportunities, so that the future needs for the Parish can be identified and built into the Neighbourhood Plan as policies where appropriate.

3.24 There is no demand for large-scale development but an acceptable level of agreement that small scale development will be necessary if the village is to remain vibrant. *66% say they have a sense of ‘belonging to the neighbourhood’. 84% of Wivelsfield residents were ‘satisfied with the local area as a place to live’. (Place survey 2008)*

3.25 There is concern that the current infrastructure can support only a relatively minor level of growth. Whilst many people wish to retain the existing character of the village, it is arguable that any further development comprising upmarket houses the Band F, G and H type would not be consistent with a younger and more dynamic profile, might not help engender an active contribution to village life, and might further exacerbate the existing traffic and parking issues.

3.26 Employment within the Parish is currently very limited with individuals travelling to Hayward’s Heath, Burgess Hill, and Brighton to work as well as commuting to London. The local survey indicated that most people felt that the infrastructure could not support more businesses in the village, and most respondents felt that they were not required. High speed Internet, road access, off-road parking and public transport are inadequate to support new businesses.

3.27 The village has a strong sense of community, much of it centred on the village hall, village green, church, pub, shop and school. These facilities and businesses are vital local infrastructure to retain as people want to retain this sense community as far as possible. From the survey results received (residential, school and teenagers / youth group) the following facilities were put forward as being needed:

- Cinema, Tennis courts, Skateboard Park, Swimming pool
- Supermarket, McDonalds
- Development of cycle paths to nearby towns.
- Improved facilities for youth groups.
- Improved transport links to nearby towns.
- Doctor’s surgery or some facility for local health care.

3.28 The secondary school feedback demonstrated clearly that pupils appreciated the rural nature of Wivelsfield, and enjoyed that aspect of living here. On the downside they were concerned about fast moving traffic.

3.29 Wivelsfield Parish has an average of 1.8 cars per household. This stems largely from the fact that there is little or no public transport, few local facilities and therefore the need to travel for shopping or work. There are issues with both the frequency, time of last bus and lack of Sunday service, whilst in the case of the number 40 (the Brighton service) the location of the nearest stop on the B2112 is far from convenient for the majority of the village residents. Wivelsfield Train Station is about a 2.5 mile drive but is very short of parking spaces. The more comprehensive rail service at Haywards Heath is almost 4 miles by road and Burgess Hill Station is over 3 miles away.

3.30 The majority of residents within the Parish benefit from mains supply of all key utilities. The only area of feedback from the survey covers the reliability of the service, particularly electricity which is prone to failure following bad weather.

3.31 Broadband has been identified in feedback in relation to business infrastructure and as a residential utility in the villages of Wivelsfield and Wivelsfield Green. The west of the Parish is connected to the Burgess Hill exchange and is provided with fibre to the cabinet (FTTC) however speeds, whilst better than many areas in the rest of the Parish, are still lower than the UK average due to old cabling.

3.32 The west of the Parish is well served by EE, O2 and Vodafone. EE and O2 provide “OK” indoor & “Good” outdoor coverage for mobile calls to the majority of the villages of Wivelsfield and Wivelsfield Green however 3G internet coverage from both is weak and not suitable for mobile broadband.

3.33 Additional re-cycling drop boxes located around the Parish would be welcomed.

3.34 There is a relatively new Primary School catering for the 7 years of Primary Education. Further development within the Parish will see demand on school places increase, and in turn require additional capacity to be created.

3.35 The group has made the following recommendations for the WNP:

- Retain the pleasant rural character of the village and the Parish.
- Build upon the existing leisure facilities at the village green, such as providing an improved sports pavilion that includes better changing rooms & gym and additional outdoor activities e.g. tennis courts
- Provide a broader choice of children’s / youths organised clubs and events
- Improve the provision of shops that offer basic groceries outside the eastern part of Wivelsfield Green
- Expand facilities for nursery, early years and primary education.
- Work with local transport companies to explore the possibility of improved service.
- Work with ESCC to implement the agreed reduction in speed limits to 30 mph through the village and 20 mph around the primary school.
- Liaise with local authority partners to investigate the introduction of cycle paths: what are costs, timescales etc.
- Try to ensure that improvements are made to infrastructure and facilities whilst retaining the village “feel” to the area, and keeping the spirit of community cohesion and ‘togetherness’.

- Deliver high speed broadband and improved mobile network coverage
- Improve provision of re-cycling drop boxes



SWOT of Infrastructure, Facilities & Local Economy Focus Group



STRENGTHS

- Village Green
- Shop & sub-Post Office
- Village Hall
- Local pub
- Church
- Strong community spirit and cohesion

WEAKNESSES

- Limited local transport
- Limited local employment
- Limited activities for 11-17 age group
- Limited Infrastructure to cope with future development

OPPORTUNITIES

- School expansion
- Development of sports teams
- Improved broadband speeds

THREATS

- Large housing developments
- Traffic increase within village and village roads used as "rat runs"

Transport & Traffic Focus Group

Vision:

3.36 Improving and maintaining accessibility and transport facilities for all modes of transport throughout the Parish.

Objectives:

- To ensure that the impact of any future development doesn't dominate the Parish or generate unnecessary additional traffic and safety concerns
- Maintain and improve pedestrian access and rights of ways to actively promote a safe and healthy lifestyle
- To ensure that any future development provides adequate parking and any additional parking needed for the safe access of local amenities
- To minimise and increase safety of heavy traffic through the Parish
- To ensure that all development in the Parish is enhanced and supported by the various modes of public and private transportation, pedestrian and cycle movements as appropriate
- To ensure that off road facilities, footpaths and bridleways, are well maintained for the use and benefit of the community in a rural area.

3.37 There is a lack of pavements in key areas, some of the roads throughout the Parish have narrow pavements and with speeding traffic and larger vehicles using roads this can make them dangerous and hazardous for all but especially our young people. There are poorly maintained pavements in the village and in areas that are used daily by Chailey pupils to get

to the coach and a main pavement towards the Primary school. There is overgrowth from shrubs, hedges and weeds which when wet can make for a slippery surface.

Dog excrement is a continuing problem again not only on our footpaths but on some key pavements to local amenities.

3.38 Cars parking on pavements are a considerable problem throughout the Parish. This is especially noticeable around the local school when cars park either half on the road and pavement or completely on the pavement. While 51% of questionnaires suggested that the parking was adequate in the Parish, concerns about parking were raised in several areas across the Parish such as School, Village shop, Green Road near Barnard and Brough, Church car park, Valebridge road area and Village Hall.

3.39 The volume and speed of lorries and coaches coming through the Parish, speed and volume of traffic in general and bus timetables were identified as being of concern by some residents. Recent highway works have seen a 30mph speed limit introduced along Green Road, with a 20mph limit along South Road by the School.

3.40 The group has made the following recommendations for the WNP:

- Installing and widening pavements where necessary to allow safe use by pedestrians to access key areas and amenities.
- Off road paths/cycle paths to the school and other key areas
- Cycle paths to be introduced to link up to existing cycle routes which will enable and encourage the use of alternative modes of transport. This will allow residents to gain access to the local towns of Burgess Hill and Haywards Heath and to local railways stations at Wivelsfield, Burgess Hill and Haywards Heath. Cycle paths throughout the Parish and further afield would encourage a more active lifestyle
- Further parking in the school grounds, car park in field to right of school property, parking bays up Hundred Acre Lane. New parking in field on Hundred Acre Lane.
- Provide and improve parking around the village shop, church, Valebridge Road, Barnard and Brough and village hall
- Coach drivers travelling through Parish to slow down through built up areas.
- New traffic calming measures on Green Road to be implemented to include widening the pavement and reducing the speed limit to 30 miles per hour.
- Some improvements of bus times between 7 am and 2pm. This could be discussed with relevant bus companies/the County Council.
- Measures to decrease the volume of traffic and improve the safety of the roads throughout the Parish.
- To ensure all future development follows similar proposals for speed reduction.



SWOT of Transport & Traffic Focus Group



STRENGTHS

- Moderate road speeds
- Many of the roads have pavements
- Provide good accessibility in and out of the village
- Main roads in fairly good state of repair
- Planned road calming
- Roundabout
- Zebra crossing
- Bus shelters

OPPORTUNITIES

- Traffic calming
- Pavements where needed
- Widening of footpaths where needed
- Off road footpath to school
- Create village centre
- Safer crossing/pedestrian crossing over Ditchling/Wivelsfield Road
- Car park near shop & school

WEAKNESSES

- Limited parking facilities and inappropriate parking around the parish
- Lack of public transport
- Downsvie Drive being used as a 'cut-through'
- Speeding – especially on South Road & Green Road
- Narrow or no pavements/footpaths on some roads
- No village centre with quiet roads or pedestrianised areas
- Two parts of village cut by main road
- Dangerous corner – Green Road/Eastern Road
- Slugwash Lane Dangerous and no safe pedestrian access
- Infrequent Bus times

THREATS

- Overweight vehicles coming through village as a shortcut
- Downsvie Drive has become a dangerous road for children and pedestrians due to the nature of traffic using it as a cut-through
- Increased traffic due to housing development
- Pedestrian or cyclist death or serious injury due to dangerous roads
- Housing developments outside village may increase traffic passing through village

Environment & Countryside Focus Group

3.41 Wivelsfield is a watershed between the tributaries of the Adur, draining westwards, and the Ouse, draining east. East/west ridges of higher ground run to the north and south of this. The varied habitat provided by damp water meadows and higher land, often wooded, has nurtured a rich variety of wild life and human activity over the centuries.

3.42 Farming settlements have existed in Wivelsfield since at least Celtic times and the 'field' or 'feld' mentioned in the mid-8th century charter (Sussex Anglo-Saxon Charters, Part 1 in SAC lxxxvi, 42-101), means 'open area', synonymous with arable land and a farming community. The pattern of scattered farmsteads continued over the centuries and formed the green and pleasant landscape treasured by the overwhelming proportion of respondents (87.4%) to the recent Housing Survey. The countryside is actively farmed, primarily for livestock or livestock foodstuffs. On some farms both informal and, increasingly, formal land stewardship is undertaken for the benefit of wildlife. The rural character is much cherished by all residents.

3.43 Habitation sites exist in Wivelsfield from at least Celtic times. There are currently 28 listings (www.english-heritage.org.uk) a substantial number of these are timber-framed,

dating from c.1390 onwards. Within the Parish there are a number of other houses of historical interest but whose owners have chosen not to have them Listed although some are of equal merit to those on the list above. There are numerous find sites in the Parish (East Sussex Historic Environment Record), many associated with the various ancient track ways and drove roads, now footpaths and bridleways, running through the parish. These finds are accelerating, with building development and more sophisticated archaeological investigation methods, and increasingly indicate the rich palimpsest of Wivelsfield's past that should be recorded and preserved for the future.

3.44 The group aims to ensure that the protection of the environment and countryside in Wivelsfield Parish is clearly defined in the WNP and to safeguard specific issues that have been identified as important by residents, such as:

- the preservation of green field and natural wildlife habitat, and support for farming practices and countryside management that have created these
- conservation and enhancement of the historic built environment
- recreation areas, and access to these via footpaths, bridleways and cycle routes
- to recognise that increased housing will impact on the quality of the Parish environment and to explore how this impact may be managed in a sustainable manner

3.45 The group has made the following recommendations:

Historic Features

- That new developments should not impinge detrimentally on the curtilage of historic buildings.
- The conservation area in Church Lane to be enlarged
- Historic landscape features such as moats, boundary ditches, ancient hedgebanks, track ways and drove roads, etc. should be retained and safeguarded for the benefit of humans and wildlife.

Recreation

- Create/provide better healthy activity facilities for children aged between 4-13
- Preserve and maintain the recreation ground and children's play area.

Footpaths

- Improve the rural footpath network + upgrade stiles to make all dog friendly.
- Review footpath signage, stiles and gates regularly.
- Encourage a programme of local, guided walks including 'Healthy Walks'

Cycling

- The provision of safe cycling routes within and between the villages will be a major project
- Produce and promote information leaflets about these cycle routes.

Bridleways and Footpaths

- Work with bridleway association to ensure that routes are well maintained and signed.
- Ensure information about bridleways is available on web site.

- Protect footpaths and minimise conflict between users.
- Spread awareness and education on the “country code” as all access to the countryside is sensitive to both environment and rural livelihoods.

Public Green Space and Private Gardens

- Protect the amount, amenity and visual attractiveness of public green space and private gardens within the village’s built-up areas and enhance the habitat for wildlife.
- There should be no net loss of green space; private gardens should not be built upon, except for reasonable extensions and garden buildings. Such extensions should preferably be constructed to include greater use of green roofs and permeable surfaces.
- Awareness should be spread on how to increase the attractiveness of this habitat to wildlife.

Protecting wildlife

- Design new developments, in accordance with up-to-date good practice, to be permeable to wildlife. Developers’ contributions from the Plan area should finance improvements to the amenity and biodiversity of the Plan landscape.
- Create multi-functional habitat on buildings (roofs, terraces, façades, etc.) to provide high quality wildlife habitat equal in quality and function to local priority habitats
- Include bat boxes or lofts and bird boxes on all housing, to reflect the species within the area.
- Include provision of hedgerow habitat on at least one side of gardens
- Enhance surface area drainage for biodiversity by incorporating ditch habitat and pond networks
- Make garden-to-garden access easy for hedgehogs.
- More recreation grounds in and around the Parish (especially in Wivelsfield West) with the addition of adventure playgrounds.

Minimising Environmental Impact and Carbon Footprint

- Incorporation of maximum standards of insulation to minimise power requirements.
- Eco housing should be a priority to allow for a true low carbon footprint standard for future developments.
- All new developments to demonstrate that existing provision of energy supply and drainage are adequate prior to granting of any approval thus avoiding patching up the networks after the developments have been completed.
- Incorporation of “grey” water recycling technology in all new housing in order to alleviate the pressure on the sewage system and water supply.
- Developments to be tied to provision of renewed and/or upgraded sewage capacity
- Ensure that a best practice level of habitat and biodiversity investigation is undertaken in preparing development plans that all species records are lodged with the SxBRC and all findings disclosed in planning applications.
- Improvements to green space for both people and wildlife.
- Small scale developments where possible – 4/5 houses



SWOT of Environment & Countryside Focus Group



STRENGTHS

- Rural surroundings/outstanding landscape setting (open spaces, ancient woodland, flower rich meadows, Bluebell woods.
- High quality environment supporting good ecosystems (wide variety of flora and fauna, unpolluted natural ponds and streams)
- Rich historical heritage (listed buildings, conservation area)
- Good network of paths giving access to open spaces and woods

OPPORTUNITIES

- Develop a lasting policy for protecting biodiversity
- Provision of an off-road cycle path network through the village to keep children in particular safe
- Protect our green fields and woodland for future generations to enjoy
- Extend conservation area

WEAKNESSES

- Vulnerable to urban encroachment from Haywards Heath and Burgess Hill eroding the rural setting of the village with detrimental effect on the environment, wildlife and the parish as a whole
- Drainage issues (bad drainage and risk of flash flooding, surface water flooding some areas inaccessible after heavy rain)
- Cumulative loss of local heritage/vulnerability of archaeological remains

THREATS

- Urban encroachment from Haywards Heath and Burgess Hill swallowing up green gaps + ever increasing leisure use by Burgess Hill & Haywards Heath residents (walkers, mountain bikers, runners) creating car parking issues, footpath & stile maintenance, dog poo bin needs, litter problems
- Excessive housing and business development within the parish
- Lack of good agricultural management on certain farms
- The Environment Agency allowing the dumping of waste materials & vehicle parks on agricultural land

4. The Planning Context

4.1 The Parish lies within Lewes District in the County of East Sussex. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the WNP.

4.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. At examination, the submitted WNP must demonstrate that it is consistent with the policies and intent of the NPPF. More recently, the Planning Practice Guidance (PPG) of March 2014 sets out the principles of preparing a neighbourhood plan and the nature of the relationship between it and other parts of the development plan.

4.3 At present, the development plan for Lewes currently comprises the saved policies of the adopted 2003 Lewes District Local Plan (“the 2003 LDLP”). The WNP must be deemed to be in general conformity with the strategic policies of that plan. However, that plan is out-of-date in many respects and therefore the provisions of the forthcoming Lewes District Local Plan Part 1, also known as the Joint Core Strategy, (“LPP1 have been used to inform the WNP in anticipation of its adoption later in 2016.

National Planning Policy Framework

4.4 The NPPF contains a number of key policy principles that will shape the WNP. These are itemised below:

- The presumption in favour of sustainable development (para. 14)
- The role of NDPs (16)
- Boosting the supply of housing (47)
- Delivering a wide choice of high quality homes (50)
- The quality of development (58)
- Promoting healthy communities (69)
- The designation of Local Green Spaces (76/77)
- Conserving and enhancing the natural environment (109-115)
- Conserving and enhancing the historic environment (126-141)
- Neighbourhood plans (183-185)

4.5 The principles in section 4.4 are those of most relevance to the WNP but many other principles in the framework will have some bearing on the preparation of the document in due course.

Planning Practice Guidance

4.6 The PPG was published in March 2014 and contains a series of guidance statements of importance to the preparation of neighbourhood plans, notably:

- What communities can use neighbourhood planning for (ID 41-002)
- What should a neighbourhood plan address (ID 41-004)
- Must a community ensure its neighbourhood plan is deliverable (ID 41-005)

- Can a neighbourhood plan come forward before an up-to-date Local Plan is in place (ID 41-009)
- What evidence is needed to support a neighbourhood plan (ID 41-040)
- How should the policies in a neighbourhood plan be drafted (ID 41-041)
- Can a neighbourhood plan allocate sites for development (ID 41-042)
- Should a neighbourhood plan consider infrastructure (ID 41-045)
- What is meant by general conformity (ID 41-074)
- What is meant by strategic policies (ID 41-075)
- What are the relevant EU obligations (ID 41-078)
- Does a neighbourhood plan require a strategic environmental assessment (ID 11-028)
- How does the five year housing supply relate to neighbourhood planning (ID 3-041)
- How can neighbourhood plans use housing need guidance (ID 2a-007)
- Design – good plan and policy formulation (ID 26-031)
- Local Green Space designation (ID 37-005 – ID37-022)
- How should viability be assessed in plan making (ID 10-005 – ID 10-015)

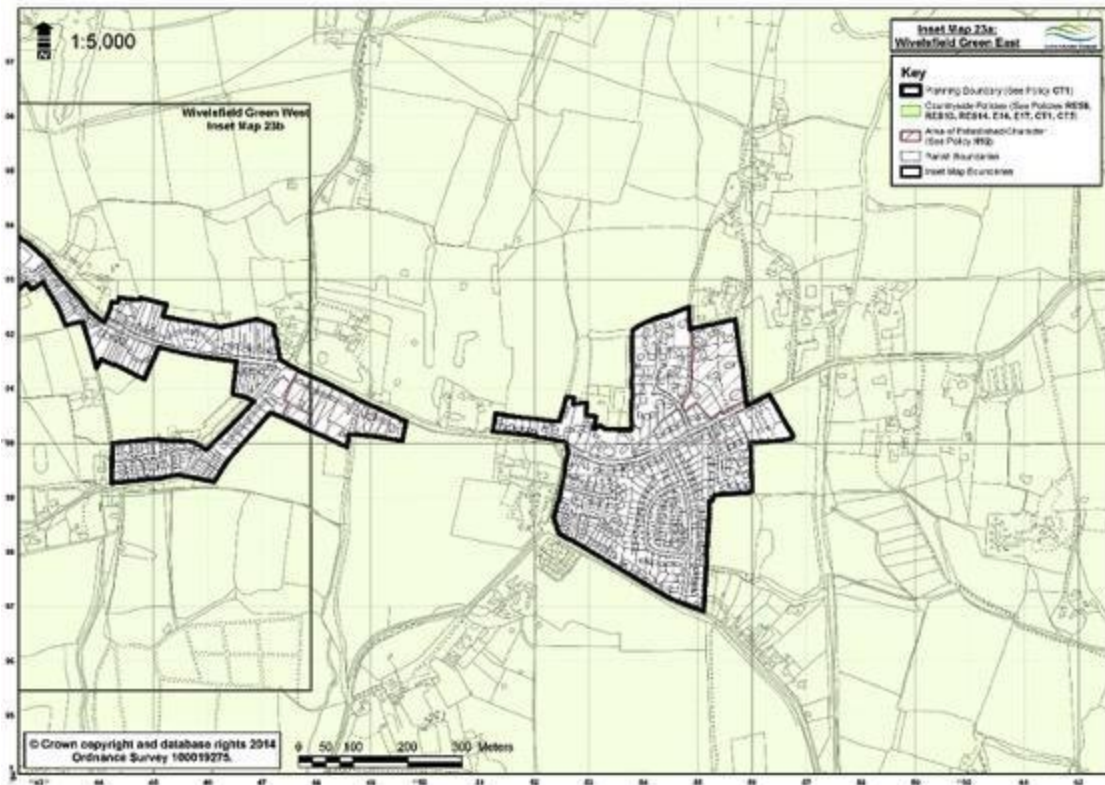
4.7 The PPG has replaced the majority of previous national planning guidance and it is expected that it will be regularly updated. Again, the list of references above is not exhaustive but identifies those that are likely to be the most relevant for preparing the WNP.

The Lewes District Saved Policies (2003)

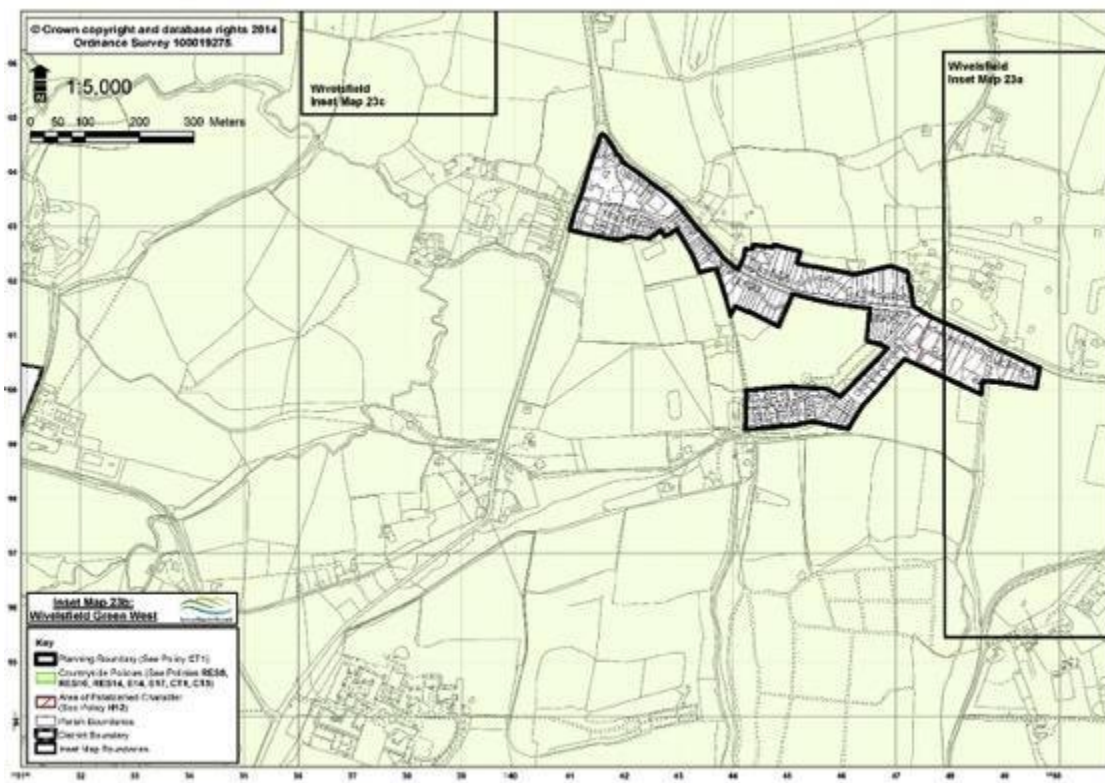
4.8 The current Lewes District Local Plan, adopted in 2003, will continue to help shape the WNP in respect of its saved policies until the LPP2 is adopted. The following saved policies are considered to be those that provide the strategic planning framework for the WNP:

- CT1 ‘Planning Boundary & Key Countryside’ – establishing the ‘planning boundary’ at Wivelsfield Green and Burgess Hill to distinguish between the settlement and countryside – this will be an important criterion in the choice of WNP allocations but the WNP will be able to review and amend the defined boundary in its policies and on its Proposals Map
- H12 ‘Area of Established Character’ – defines part of Wivelsfield Green on the LDC 2003 Proposals Map where “*special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping*” - the WNP may be able to review this designation and consider other relevant parts of the Parish
- Listed Buildings (H2)
- Buildings of Local, Visual or Historic Interest (H3)
- Conservation Areas (H4) – defining the boundary at Wivelsfield

4.9 The following Proposals Maps from the 2003 development plan provided by the District Council show the different settlements in the Parish and the policies described in the bullet points above.



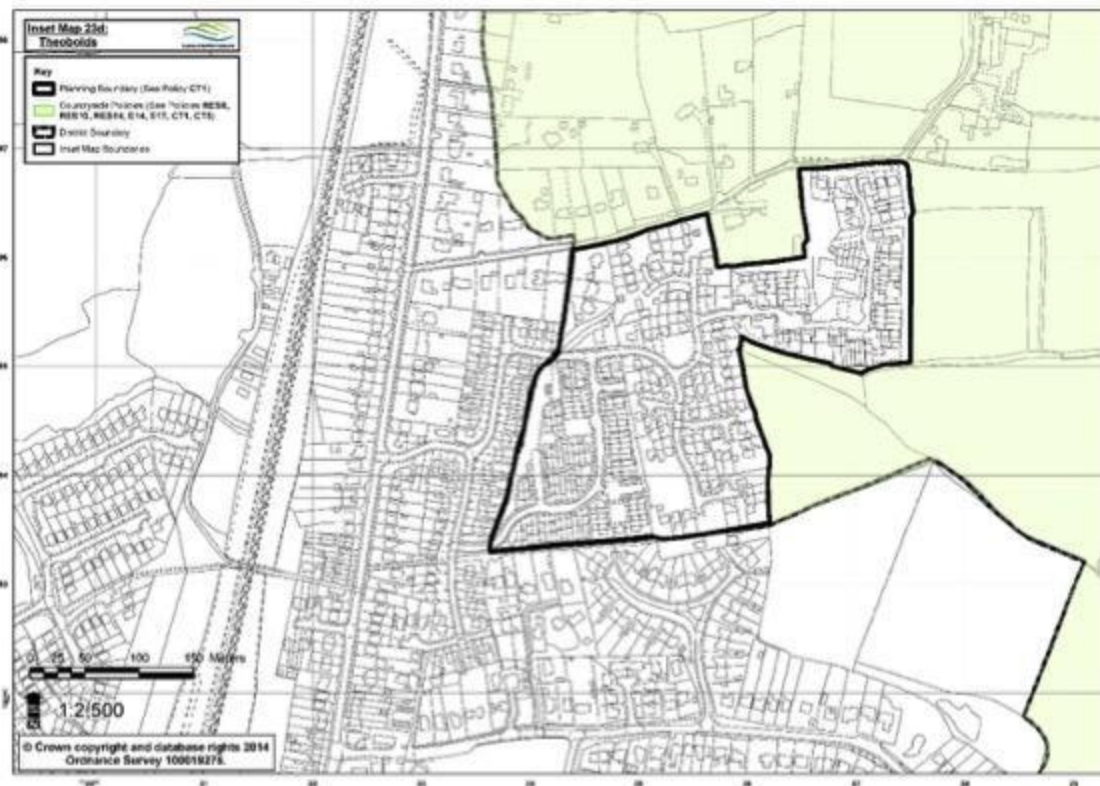
Plan D: LDC 203 Proposals Map for Wivelsfield Green East



Plan E: LDC 2003 Proposals Map for Wivelsfield Green West



Plan F: LDC 2003 Proposals Map for Wivelsfield



Plan G: LDC 2003 Proposals Maps for West Wivelsfield – Wivelsfield Parish bordering Burgess Hill

Lewes Local Plan: Part 1 ('Joint Core Strategy – Submission version September 2014')

4.10 The emerging Local Plan for Lewes is being produced in two documents, the LLP1 and then the Site Allocation and Development Management Policies Document ("LPP2"). The LPP1 provides an important indication of the direction of future strategic planning policy in the District, of which the WNP should take account.

4.11 The LPP1 sets out the settlement hierarchy in the district that was informed by the Rural Settlement Study. It identifies Wivelsfield Green as a Service Village which has a basic level of services and community facilities however possibly not a frequent public transport system. Although such a village has the overall provisions for the day-to-day need of its residents, it is reliant on the access to larger settlement nearby.

4.12 The settlement of Wivelsfield, just east of Wivelsfield Green has been identified as a Hamlet and as such has a population less than 100 and has a historic core but lacks social infrastructure.

4.13 The settlement hierarchy will help inform the spatial strategy, which will steer where and in which settlement, new houses, employment and infrastructure should be located. This has been considered through the size and location of each settlement and in looking at the environmental and infrastructure constraints the area might have.

4.14 The following policies are especially relevant to the WNP:

- SP1 - Provision of housing and employment land
- SP2 - Distribution of Housing
- SP4 - Land at Greenhill Way/Ridge Way, Haywards Heath (within Wivelsfield Parish)
- CP1 – Affordable Housing
- CP2 - Housing Type, Mix and Density
- CP7 – Infrastructure
- CP8 – Green Infrastructure

4.15 Each WNP policy contains a reference to the relevant policies and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the WNP sets out in detail how each policy meets the necessary conformity requirements.

5. Wivelsfield Neighbourhood Plan Policies

List of Key Policies

- 1 A Spatial Plan for the Parish
- 2 Housing Site Allocations
- 3 Education
- 4 Community Facilities
- 5 Design
- 6 Green Infrastructure & Biodiversity
- 7 Local Green Spaces
- 8 Allotments

5.1 The Objectives laid out in the Neighbourhood Plan will be based on the wishes and needs of the community and will identify the policies to be adopted and delivered in Wivelsfield Parish.

Key Objectives

5.2 To achieve the Neighbourhood Plan's vision a number of key objectives have been identified, these are:

Housing

- To provide a mix of dwelling types including particularly smaller dwellings for young families and older people wishing to downsize, and starter homes for younger people and key workers
- To provide some affordable homes for local people

Environment

- To safeguard the conservation area and the listed heritage buildings of the Parish
- To maintain and protect the rural character of the Parish and its landscape features
- To establish, maintain, protect and enhance local green spaces

Community Services

- To protect the community assets of the Parish
- To support and enhance key community services

Transport

- To encourage safe walking, cycling and horse riding
- To manage car parking effectively.

Land Use Policies

5.3 The Wivelsfield Parish Neighbourhood Plan (WNP) contains a series of land use policies, the successful delivery of which during the plan period will help achieve the community's Vision for the Parish.

5.4 It is important to note that it is not the purpose of the WNP to contain all land use and development planning policy relating to the Parish. Rather, it contains a series of policies that will be applied by Lewes District Council (LDC), as the local planning authority, alongside the relevant policies of the Wivelsfield development plan and of the National Planning Policy Framework to determine planning applications. The silence of the WNP on a policy matter does not therefore mean that the matter is not important in the Parish but that the local community is satisfied that it will be addressed by other development plan policy at district level.

5.5 Each policy is numbered and there is a short explanation of the policy intent and its justification, together with an explanation of any assumptions or definition of terms. The evidence documentation is available either directly or via a link on the Parish Council's website.

5.6 The WNP will be monitored by LDC and Wivelsfield Parish Council on an annual basis as part of the Lewes Monitoring reports. The objectives and measures of how well they have been met will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

5.7 The Parish Council proposes to formally review the WNP on a five-year cycle or to coincide with the review of the Lewes Local Plan if this cycle is different. The review will assess the performance of the WNP in encouraging the supply of land for housing, in managing development in the village centre and in bringing forward the proposed infrastructure improvements.

Policy 1: A Spatial Plan for the Parish

The Neighbourhood Plan defines development boundaries at Wivelsfield Green, and Theobalds (east of Burgess Hill) on the Policies Map for the purpose of directing future housing, economic and community related development to within those settlements to enhance their role as sustainable communities and encouraging the re-use of previously-developed land and of land of a similar character that currently detracts from the appearance of a settlement.

Proposals for housing development outside the boundaries will only be granted if they are consistent with the countryside policies of the development plan.

5.8 This policy establishes the key spatial priority for the WNP area. It sets the strategic direction for all its other policies by steering new development into the established settlements in the Parish and by continuing to exert strong control over development proposals elsewhere in the countryside of the Parish.

5.9 The effect of the policy is to confine housing and other development proposals to within the established boundaries of Wivelsfield Green (and to those parts of Burgess Hill that fall within the Parish boundary and therefore WNP area), unless they are appropriate to a countryside location. This spatial strategy accords with the position in the Lewes District settlement hierarchy of Wivelsfield Green (as a 'Service Village') is defined in the LDLP1. The village of Wivelsfield is defined as a 'hamlet' and it does not have a defined development boundary.

5.10 The LDLP1 requires that the Low Weald villages (which cover this area) and their wider countryside retain and, where possible, enhance their attractive and distinctive character and identity. A small area of Burgess Hill lies within the Parish on its most western boundary and a small area of Haywards Heath lies within the boundary on its northern edge, given recent planning consents, whilst the towns are defined as a District Centre and Secondary Regional Centre respectively, the WNP makes no proposals for those areas.

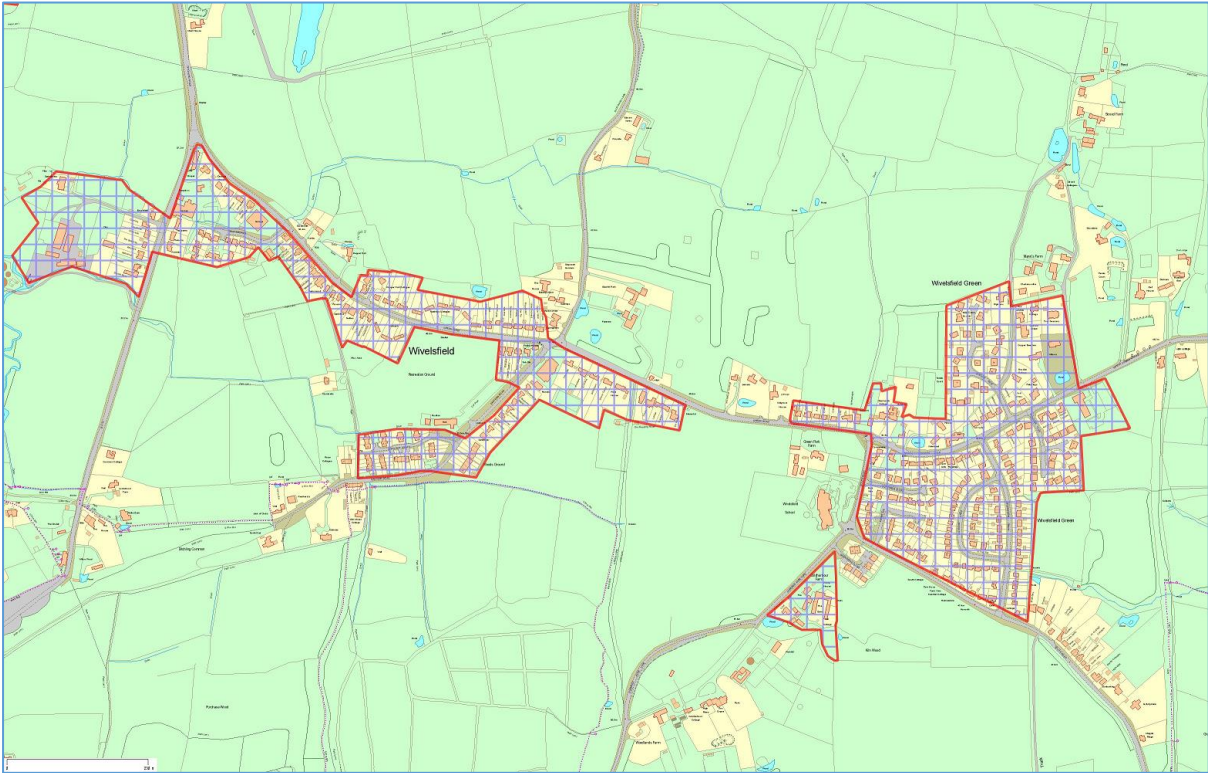
5.11 Rather, the Parish Council and local community maintain their objections to the proposals of LDLP1 Spatial Policy 2 for a minimum of 100 homes at Burgess Hill within the Parish. That proposal is not considered sustainable with regard to its traffic implications for the local area and the impact of this scale of development on the integrity of the green gap between Burgess Hill and Wivelsfield. The proposal is unacceptable to the local community and therefore no provision is made for it in the WNP. Should the proposal remain in the adopted LDLP1 then a planning application should be considered in relation to Policy 5 of the WNP and to other relevant policies of the LDLP1.

5.12 In all other respects this policy accords with the vision of the LDLP1 and it seeks to accommodate the housing growth of LDLP1 Spatial Policy 2. This requires the planned growth of a minimum of 30 dwellings at Wivelsfield Green. In delivering this quantity of new homes, the policy will also enable most local housing needs to be met, which the recent Housing Needs Survey estimated to be 15 homes at the present time. The development boundary of the 2003 Local Plan Proposals Map has therefore been amended to provide for the sites allocated in Policy 2 of the WNP, given there is no available and suitable land for housing development within the 2003 boundary.

5.13

In deciding where it is most appropriate to amend the boundary, the Parish Council undertook a detailed site assessment process. This document, known as the Site Assessment Report, has been submitted alongside the WPNP and explains the reasoning behind the residential site selection. One of the sites favoured through this process is located on part-brownfield land. Re-use of brownfield land was a priority of the local community as it would not only address existing amenity issues of the brownfield land but also avoid the need to identify green field sites on the edge of the village, all of which are sensitive in the local landscape. Provision has therefore been made in the redrawing of the boundary to include the only available brownfield site on the edge of the village at Springfield Industrial Estate (see Policy 2 below).

5.14 The Parish Council and local community, in their assessment of sites (see Site assessment Report) made available by landowners for consideration by the WNP, also favoured very small sites for new housing, leading to the redrawing of the boundary to incorporate the other allocated sites (see policy map H below).



Plan H: WNP Policies Map – Revised Development Boundaries

Policy 2: Housing Site Allocations

5.15

All sites submitted by landowners were assessed against a set list of criteria, which can be found in Section 6 and 7 of the Site Assessment Report. This included a thorough assessment against various social, economic and environmental criteria (as seen through the Suitability Assessment) and against issues of particular importance to local residents (as seen through the Acceptability Assessment). Of particular importance to the community were the following attributes: - Sustainable, small site(s), ideally on brownfield land that are not a prelude to gross expansion, within or adjacent to the settlement boundary, having respect of areas identified as greenfield sites and accommodated sensitively within the landscape.

Development proposals for housing at the following sites, as shown on the Policies Map, will be supported, subject to them having regard to the development principles outlined:

- i. Land at Springfield Industrial Site, West of B2112, provided:

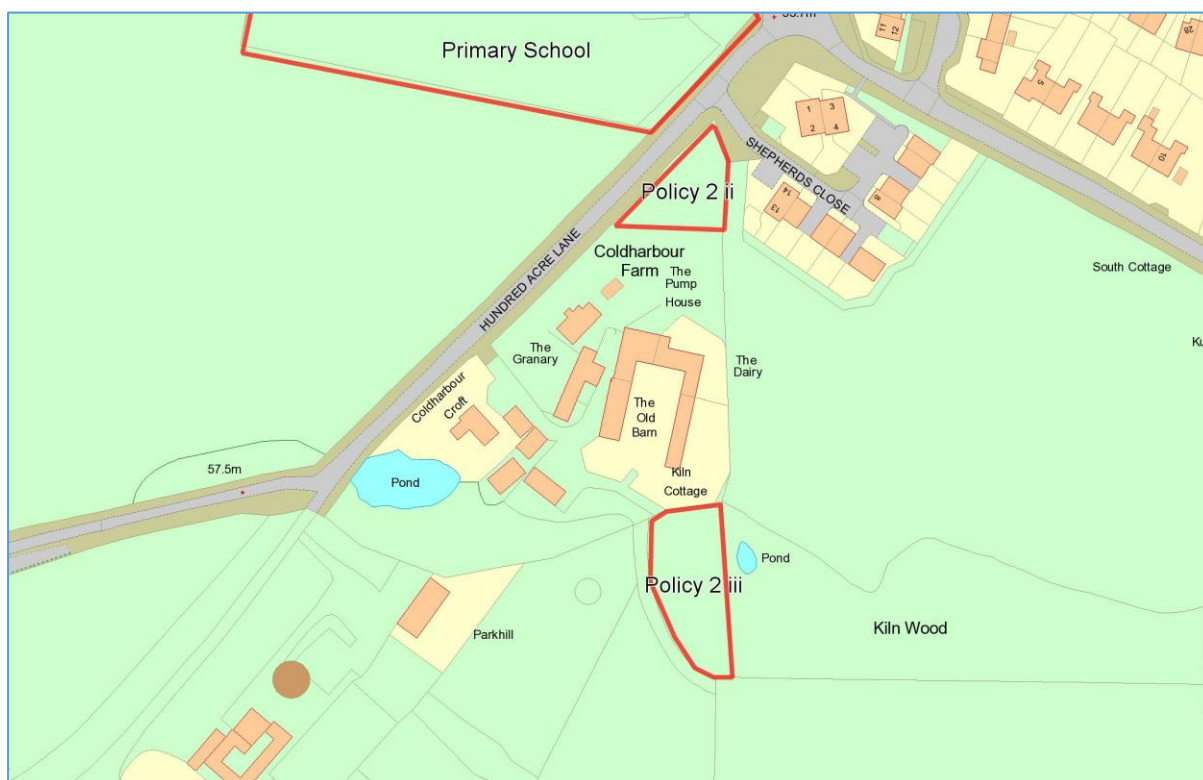
 - a. the scheme comprises approximately 30 dwellings of a mix of predominantly 2 and 3 bed homes for younger and downsizing households, including affordable homes in accordance with development plan policy;*
 - b. the scheme layout avoids land subject to flood risk;*
 - c. the scheme layout avoids land that is in close proximity to the adjoining waste water treatment works. Development should not occur in any part of the site that would be subject to unacceptable odour effects. An odour assessment impact assessment has been undertaken by the applicants to confirm this is not a problem;**

- d. the landscape scheme extends the depth of the existing belt of trees around the edge of the site and makes provision for a public open space for the enjoyment of the residents of Wivelsfield Green; and
 - e. the design of the proposals accords with Policy 6 and with other relevant policies of the development plan.
 - f. Suitable and safe pedestrian access is achieved across the B2112 to village services
 - g. Development should provide a connection to the nearest point of adequate capacity in the sewerage network
- ii. The First Site on Land at Hundred Acre Lane provided:
 - a. the scheme comprises approximately 2 dwellings that have a frontage to Hundred Acre Lane; and
 - b. The landscape scheme provides a soft edge to the adjoining countryside.
 - iii. The Second Site on Land at Hundred Acre Lane, provided:
 - a. the scheme comprises approximately 2 dwellings that are proximate and relate well to the existing cluster of buildings at Coldharbour Farm;
 - b. Access is achieved using the existing access to Coldharbour Farm; and
 - c. The landscape scheme provides a soft edge to the adjoining countryside.

All of the housing site allocations will be required to adhere to the Lewes development plan policy on the provision of affordable housing.



Plan I: WNP Policies Map – Allocated Sites – Springfield Industrial Estate



Plan J: WNP Policies Map – Allocated Sites – Hundred Acre Lane

5.16 This policy allocates three sites for housing development that are consistent with the spatial plan of Policy 1 of the WNP and have secured a majority support from the local community in the consultation work undertaken so far. All the sites adjoin the current development boundary of Wivelsfield Green and are suitable in scale and location to serve as viable and incremental extensions to the boundary that do not undermine the character of the village or of the surrounding landscape (see the Site Assessments Report in the WNP evidence base for further details). In making these allocations, the WNP is able to exceed the housing supply requirements of LDLP1 Spatial Policy 2, as the sites have an approximate aggregate capacity of 34 dwellings.

5.17 The Springfield Industrial Estate site is the only previously developed site available that is either within or on the edge of Wivelsfield Green, and is allocated for housing development within the Plan. Now considered by LDC to contain a mix of brownfield and greenfield land, the site does not now serve a useful economic or agricultural purpose. However, in addition to the significant benefits of making good use of this part-brownfield site, the Site Assessment Report also acknowledged the adverse effects of the site's location on the western extent of the village, the subsequent distance to local services and the challenges of safe pedestrian access to the site and to the village. However, the site does have local services and facilities nearby (two halls, two churches, a shop, a petrol garage and a mainline bus service) and it is expected that through the policy, a suitable and safe pedestrian access will be achieved to the village for the benefit of existing and new residents, and despite its location, the Parish Council and the local community consider the benefits of reusing the site for a residential scheme, together with a new public open space for the benefit of residents of this part of the village, outweigh these disadvantages.

5.18 The policy also seeks to avoid and mitigate the effects of development on the countryside to the west and north of the site, and of the close proximity of a wastewater treatment works, by establishing a series of key principles to ensure a satisfactory planning application. These principles accord with the general design guidance of LDLP1 Core Policies CP2, CP7 and CP11. Importantly, the policy indicates the appropriate number of dwellings shall be approximately 30 in total. This reflects a suitable density for the site in relation to neighbouring properties and the sensitive character of the site on the edge of the village.

5.19 The developers of the site have indicated that the area to the west of the proposed new homes will be retained in the form of new public open space for the benefit of the village. The inclusion of allotments and a children's play space on part of this land will help address an acknowledged local deficiency in the provision of such facilities at Wivelsfield Green.

5.20 The two sites at Hundred Acre Lane are small areas of land to the north and south of the existing area of housing known as Coldharbour Farm. The principle of very small increments of housing development in this location adjoining the village has already been established on the Lane and around the Farm. The policy ensures that the schemes are confined to delivering a small number of dwellings and that they include effective landscape schemes to deliver soft edges to the adjoining countryside.

Policy 3: Education



Plan K: Wivelsfield Primary School Curtilage

Development proposals for the extension of Wivelsfield Primary School, as shown on the Policies Map, will be supported, provided:

- i. Any buildings are of an appropriate scale and in a location to avoid compromising the open character of the land to the west of the site;*

- ii. *avoid disturbance to the amenity of local residents by way of noise and light pollution; and*
- iii. *make provision for appropriate access and car parking.*

5.21 This policy supports development proposals to extend the primary school on land within the school grounds. The facility and use already benefit from the protection offered by Core Policy 7 of the LDLP1.

5.22 The school is popular in serving the village and surrounding area. The site is capable of accommodating new buildings without causing any significant harm to local amenities or undermining the integrity of the green gap to the west of the site. However, the policy requires that proposals should address those issues and should ensure that they are able to manage the increasing demand for car parking and pupil 'drop off'.

5.23 The need to extend the primary school has been recognised by East Sussex County Council that has provided calculations to demonstrate the cost of providing the necessary additional capacity. Lewes District Council, in its Community Infrastructure Levy – Draft Regulation 123 List¹², has also acknowledged the need for more spaces by including the expansion of Wivelsfield Primary School within its September 2014 list of Education Facilities Projects that may be partly or wholly funded by CIL.

Policy 4: Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties:

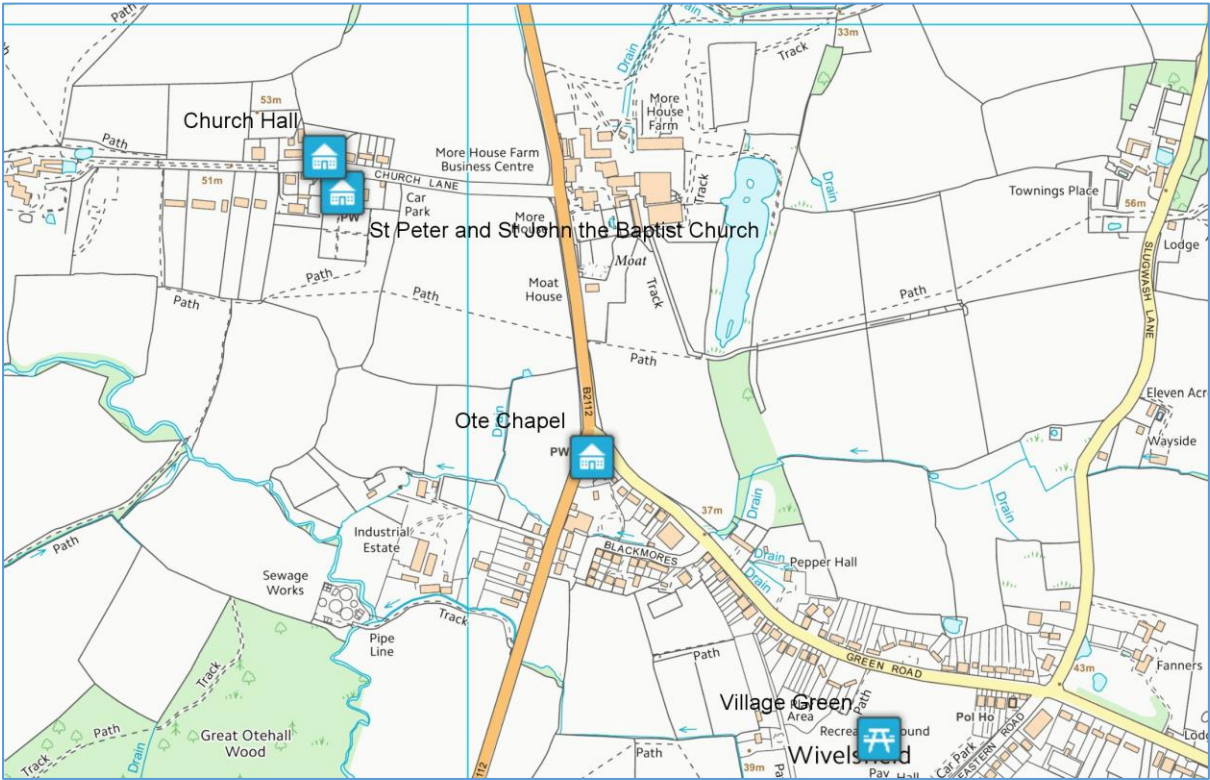
- i. *Wivelsfield Village Hall, off Eastern Road*
- ii. *Sports Pavilion, adjacent to the Village Hall*
- iii. *Village green, adjacent to the Village Hall*
- iv. *All places of worship –*
 - a. *St Peter & St John the Baptist, Church Lane*
 - b. *Ote Hall Chapel, Ditchling Road*
 - c. *Bethel Chapel, Ditchling Road*
 - d. *The Church of Jesus Christ of the Latter Day Saints, North Common Road*
- v. *Wivelsfield Church hall, Church Lane*
- vi. *Wivelsfield Londis Shop, North Common Road*
- vii. *Wivelsfield Post Office, North Common Road (located within vi above)*
- viii. *The Cock Inn Public House, North Common Road*

Proposals that result in the loss of an existing local employment or business use, will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic and landscape can be satisfactory mitigated and any unavoidable harm to the significance of a heritage asset is robustly justified.

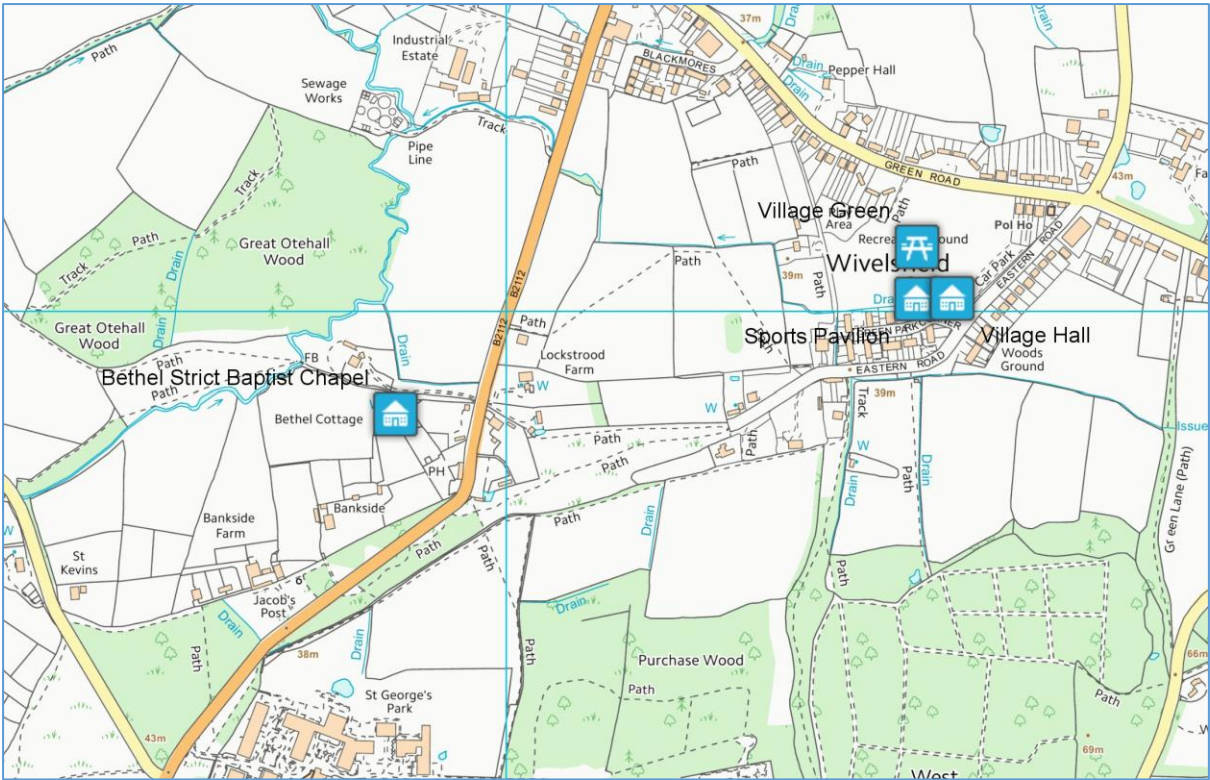
¹²

http://www.lewes.gov.uk/Files/plan_CIL_Regulation_123_List_Submission_Version.pdf

Wivelsfield Parish Neighbourhood Plan 2015-2030: Final Version – September 2016



Plan Li: WNP Policies Map – Communities Facilities



Plan Lii: WNP Policies Map – Communities Facilities



Plan Liii: WNP Policies Map – Communities Facilities

5.24 This policy serves two purposes: it supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community and it protects those facilities from unnecessary loss. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses. The Policies Map identifies the locations of the sites only. The land to which the policy applies comprises the building identified and its operating curtilage.

5.25 The policy complements LDLP1 Core Policy 7 by identifying those facilities that the local community strongly favours are retained. They comprise buildings and associated land, which may be capable of being extended or redeveloped in ways that are suitable to this rural location. However, the policy requires that proposals avoid increasing the use of the facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

5.26 Although the majority of listed facilities are in established community use, the community also wishes to safeguard those facilities that comprise local businesses and employment where possible, and encouraged the sustainability of the local economy in a manner appropriate for the rural character of the neighbourhood, In accordance with Core Policy 4 of the LDC local plan.

Policy 5: Design

Development proposals will be supported provided their scale, density, massing (the general shape and size of a building), height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features, including trees, hedgerows, moats,

boundary ditches, ancient hedge banks, track ways and drove roads. . New development will be required to integrate with its surroundings and, where possible, should provide linkages to existing public access routes and nearby green spaces.

Development proposals in the Wivelsfield Green Area of Established Character, as shown on the Policies Map, will be supported provided they have paid special regard to characteristics of the area and otherwise satisfy the policies of this plan.

Proposals for the development of land within or adjoining the designated Wivelsfield Conservation Area, including proposals for the alteration of or addition to an existing building and structure within or adjoining the Conservation Area, must demonstrate that they have had special regard to the guidance of the adopted Conservation Area Appraisal.

Proposals for housing development must provide an appropriate number of car parking spaces as guided by the highways authority parking calculator but as a minimum must provide two off-street car parking spaces per dwelling unless a clear case can be made for why the proposed nature of the occupation of the dwellings will result in fewer spaces being required.

5.27 This policy contains a series of design-related requirements of development proposals to ensure the delivery of high quality schemes that reflect the distinct character of the Parish.

5.28 It specifically seeks to prevent inappropriate development of land within the Wivelsfield Conservation Area and to preserve the character of the Wivelsfield Green Area of Established Character. In doing so, the policy complements LDP1 Core Policy 11 and Policy H12 of the 2003 Local Plan respectively.

5.29 The policy seeks to shape not just the appropriate design of new buildings but also of their surrounding spaces and landscape schemes. All new developments, whether built on sites identified in the WNP or on other sites within the Parish, should be of designs that respect the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside. This includes preventing the urbanisation of the villages, for example by resisting the loss of trees and hedgerows to create visibility splays or new footpaths. The Conservation Area and environmentally sensitive areas should be respected in the Parish and those in neighbouring parishes should be maintained.

5.30 The policy requires all housing proposals to achieve a minimum of two off-street car parking spaces per dwelling. This reflects community concerns that consented housing schemes of the last decade or so have unsuccessfully sought to constrain car ownership and use by under-providing for car parking. The Parish is not suited to high-density housing development schemes and so the majority of new housing in the plan period will serve households owning at least two cars. The County Council's parking calculator will guide how many spaces over the minimum number should be provided.

5.31 In which case, at least two off-street spaces should be provided, unless it can be demonstrated that the occupation of the dwellings will be confined to household types that tend to have lower than average car ownership, e.g. homes for older households. However,

even in these cases, it will be expected that at least one space will be provided per dwelling with a pool of additional spaces dedicated to visitor parking.

Policy 6: Green Infrastructure & Biodiversity

Where appropriate, development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community. This should include enhancing ecological networks and linking habitats where possible.

Appropriate surveys must be undertaken where new development is likely to impact on protected species.

Development proposals that enable the protection and enhancement of the key features of the Parish landscape, such as the farmlands, woodlands, hedges, ponds, wildlife corridors and other natural heritage sites, will be supported.

5.32 This policy refines Core Policy 8 of the LDLP1 and applies it to the specific characteristics of the Parish. In doing so, the policy:

- encourages the productive use of viable farmland;
- encourages landowners to maintain and manage woods, hedges, ditches and habitats;
- encourage landowners and other responsible organisations to maintain public footpaths and bridleways and encourage the public to use them;
- requires that developments should not significantly affect habitats for flora and fauna and wildlife corridors and if they do appropriate mitigation measures should be undertaken in agreement with the relevant authorities;
- expects developments to use natural Sussex post/rail fencing or hedges for boundaries and not close boarded fencing in order to preserve wildlife corridors; and
- requires that developments should not affect ponds and lakes (natural and man-made), streams and rivers (surface and underground) and adequate measures, in consultation with appropriate authorities, should be undertaken to prevent localised flooding.

Policy 7: Local Green Spaces

The Neighbourhood Plan designates land to the south of Green Road and west of Wivelsfield Primary School, as shown on the Policies Map M as local Green Space.



Plan M: WNP Policies Map – Local Green Spaces

5.33 This policy proposes one important green space in the Parish to be protected from development by the designation as Local Green Spaces in accordance with paras 76-77 of the NPPF. The WNP Local Green Spaces study (in the evidence base) sets out the case for the site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required for utilities development.

5.34 The green space is an integral part of the Parish and is therefore regarded as special to the local community.

Land to the south of Green Road and west of Wivelsfield Primary School

5.35 This agricultural land is valued by the community because, apart from the recreation ground, it is the only truly rural break in the ribbon development, which stretches from the B2112 to the Mormon Meeting House in North Common Road. It meets the requirements of Paragraph 77 of the NPPF in that it is central to the community it serves; has an acknowledged beauty and tranquillity; and is local in character but not an extensive tract of land, covering only 7.4 hectares. It is an important landscape feature providing the primary school pupils with a real sense of rural values and it is adjacent to Ancient Woodland. It is also a fitting background to the War Memorial that is sited in the west corner. This land was part of Wivelsfield Common, which was enclosed in 1626 by consent of the commoners and lord of the manor, who got 100 acres hence Hundred Acre Lane. The boundaries of the former common are defined in the 8th century charter.

5.36 There are long views from the school and roads over this area giving a unique sense of space and a sense of tranquillity and beauty. This green space frames Wivelsfield Green, its

landscape giving a sense of place through a balanced combination of land form and land cover.

5.37 It is visually sensitive from residential dwellings, roads, School, footpath, bridleways and recreational visitors to the area such as walkers and cyclists.

5.38 In the Lewes Rural Settlement Study (January 2013) 24.23 LDC states “The countryside always feels close by in Wivelsfield Green with small fields abutting the road.” This view is strongly supported by the community.

5.39 In responding to the Pre Submission WNP, the County Council commented that “*the area to the west of the school is of particular significance and importance as GI [green infrastructure] and an open space due to the landscape character and value of the area. If the sites need to be prioritised this space should be the highest priority for designation to secure preservation as open space*”.

Policy 8: Allotments

Proposals to establish new allotments will be supported provided they are in a suitable location to serve the local community and can accommodate satisfactory road access and car parking.

As a condition of planning the LPA is encouraged to demand the provision of allotments associated with sites that come forward within the Parish.

5.40 There are currently no allotments within the Parish and Lewes District Council has identified this as a deficiency.

5.41 However, whilst no central sites have been identified in the process of drafting the WNP, there is an opportunity to work with Haywards Heath Town Council on the provision of allotments in the northwest of the Parish.

5.42 This policy encourages proposals to establish new allotments in the Parish. However, no sites have been identified in the process of drafting the WNP. The policy therefore encourages proposals for sites that are suitable, i.e. they are located close to the local community and of a size that meets the local need for allotments, but that are also able to manage access and car parking without harming the amenities of local residents.

6. Implementation

6.1 The Wivelsfield Parish Neighbourhood Plan (WNP) will be implemented through a combination of the Local Planning Authority's consideration and determination of planning applications for development in the Parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

6.2 Most of the policies contained in the WNP will be delivered by landowners and developers. In preparing the plan, care has been taken to ensure, as far as possible, that the policies are achievable.

6.3 Whilst the Local Planning Authority will be responsible for development management, the Parish Council will also use the WNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Conservation Area

6.4 The Parish Council is keen that the District Council undertakes a formal review of the Conservation Area boundary. It believes there is a sound case for an extension to the present boundary to include farmland to the south of the current boundary for archaeological reasons.

Infrastructure Projects

6.5 The Parish Council proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Council:

- Wivelsfield Primary School Expansion. Increased facilities will be required to accommodate the children from the numerous new homes allocated to Wivelsfield Parish.
- Wivelsfield Green Sports Pavilion/ Village Hall. Improved and additional showering and changing facilities. Extended overall capacity, a veranda for players and spectators to watch the sports taking place.
- High Speed Broadband. To consider any projects which would enhance and complement the installation of High Speed Broadband which started in 2015.

6.6 This series of local infrastructure projects will be prioritised for investment from the forthcoming Lewes District Community Infrastructure Levy (CIL). The CIL will replace the pooling of S106 agreement financial contributions during the plan period. It will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the Parish.

6.7 In addition, other policies of the WNP require planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF.

Appendix A – Wivelsfield Neighbourhood Plan Examination – Pre-hearing Statement, 6th May 2016

Lewes District Council and Wivelsfield Parish Council

Wivelsfield Neighbourhood Plan Examination – Pre-hearing Statement

Context – why was a SEA undertaken?

Local Authorities are required to give a Screening Opinion to determine whether a SEA is required for a neighbourhood plan in order to meet European legislation. A SEA may not always be required although of course a qualifying body must demonstrate how the plan contributes to the achievement of sustainable development. Firstly, it is important to understand the primary reasons for Lewes District Council's revised screening opinion of July 2015 determining that a SEA for the Wivelsfield Neighbourhood Plan was required.

A SEA Screening Opinion was published in February 2015 which confirmed that a full SEA was not required for the Wivelsfield Neighbourhood Plan. An update to the SEA Screening Opinion was then published in July 2015 changing the original decision to confirm that a SEA was required as set out in Appendix A of the WNP SEA. The primary reasons for this were:

- Updated National Planning Practice Guidance
- That a SA/SEA of the Lewes District Local Plan Part 2 had not yet been prepared

Updated NPPF Guidance

As stated above, National Planning Practice Guidance (NPPG) was updated in February 2015¹³ clarifying instances where a SEA may be required for a neighbourhood plan. Two such instances where the guidance states a neighbourhood plan may be required is where sites are being allocated for development and where a neighbourhood plan is likely to have significant environmental effects not already been considered through a sustainability appraisal of the Local Plan.

Lewes District Local Plan Part 2

Lewes District Council is currently in the process of preparing a Local Plan Part 2 which, amongst other policy areas, will allocate development sites to meet the strategic requirements of the Joint Core Strategy (Local Plan Part 1). The Local Plan part 2 will be supported by a Sustainability Appraisal (incorporating SEA) which will appraise potential residential sites against the sustainability framework.

The draft Local Plan Part 2 and accompanying Sustainability Appraisal are expected to be published for consultation later in 2016. Therefore, due to there being no published draft Local Plan Part 2 or Sustainability Appraisal, and in light of the February 2015 NPPG guidance update, a decision was made by the Council to amend the screening opinion to require a SEA in support of the neighbourhood plan. At this point LDC made a decision requiring all NPs allocating sites to do a SEA, as confirmed in LDC's SEA/HRA Guidance document which is shared with qualifying bodies (see Appendix 1).

It is therefore apparent that the primary reason for the Wivelsfield Neighbourhood Plan undertaking a SEA was to fully consider and appraise the reasonable alternatives with regard to potential housing sites against a sustainability framework. This requirement has been fully met as can be seen from Section 8 of the Wivelsfield Neighbourhood Plan SEA. It is therefore also considered that a proportionate and focussed approach has been taken through the SEA process for the Wivelsfield Neighbourhood Plan.

¹³ Para 046 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

Proportionality

The Draft Neighbourhood Plan was published for consultation in February 2015 at which point, under the initial February 2015 screening opinion determination, no SEA was required. The draft SEA published in November 2015 assessed the policies and reasonable alternatives of the February 2015 Draft Neighbourhood Plan, however given the relative lateness of the commencement of the SEA process, a proportionate approach focussing on the key reasons set out in the NPPG Guidance (see above) was considered an appropriate approach to the SEA process.

The SEA Directive and NPPG guidance is clear in that a SEA Environmental Report need only be as detailed as appropriate to the content and level of detail of the neighbourhood plan¹⁴. An environmental report must identify, describe and evaluate the likely significant effects on the environment of implementing the neighbourhood plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the neighbourhood plan¹⁵. NPPG guidance goes on to state that reasonable alternatives must also be sufficiently distinct, realistic and deliverable¹⁶.

At no point does the SEA legislation or guidance state that reasonable alternatives are a requirement for each and every policy area in a plan and it is considered that a proportionate approach, taking into account legislation and guidance above, has been satisfactorily undertaken.

Reasonable Alternatives considered through the Wivelsfield Neighbourhood Plan SEA

It is acknowledged that alternative approaches have only been considered through the SEA for some of the policies within the Wivelsfield Neighbourhood Plan. In most cases, no reasonable alternatives were identified, including through the consultation process, as part of the proportionate SEA process undertaken. However, reasonable alternatives have clearly been appraised for Policy 1 (as referenced through the Joint Core Strategy SA) and Policy 2, as described in more detail below.

The statutory environmental bodies (Environment Agency, Natural England and Historic England) did not raise any concerns relating to the assessment of reasonable alternatives, or propose any additional reasonable alternatives to any of the policies, during the WNP Draft SEA consultation (November 2015) or Regulation 16 consultation (February 2016).

Therefore, Lewes District Council and the Qualifying Body Wivelsfield Parish Council are firmly of the belief that the requirement for neighbourhood plan SEA's to appraise 'reasonable alternatives' has been met.

Policy 1

The redrawing of the planning boundary at Wivelsfield Green to incorporate the sites allocated through Policy 2 of the neighbourhood plan enables the minimum housing requirement identified for the village (as set out in Spatial Policy 2 of the Joint Core Strategy) to be met. As stated in Section 8 of the SEA, no alternative levels housing requirements for Wivelsfield Green have been assessed through the neighbourhood plan SEA as this matter has been fully considered through the Lewes District Joint Core Strategy SA (the JCS will be adopted on 11 May 2016). The level of growth that Policy 1 plans for is consistent with the minimum housing requirement set for the village which was the most sustainable option identified through the JCS SA. It is therefore considered that reasonable alternatives for this policy have been considered through the SA for the higher level plan. The SEA

¹⁴ Para 030 of <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

¹⁵ Para 039 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

¹⁶ Para 038 - http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/#paragraph_033

Regulations state that the Environmental Report should consider whether certain matters are more appropriately assessed at different levels of the planning system to avoid duplication as in this case¹⁷. With regard to the allocation of a minimum of 100 additional units on the edge of Burges Hill, as identified in Spatial Policy 2 of the JCS, the Parish Council has made it clear in paragraph 5.11 of the neighbourhood plan that they do not wish to allocate sites to meet this requirement and so the Local Plan Part 2 will meet this requirement.

In addition to the above, the aim of this policy is to direct future development to the designated planning boundaries within the parish and to prioritise the use of previously developed land. These two aims are consistent with national (NPPF para 110, 111 and 185) and local planning policy. Lewes District Local Plan policy CT1, retained through the Joint Core Strategy, defines the district's planning boundaries to which development is directed (the same intention as Policy 1 of the neighbourhood plan) and Objective 8 of the Joint Core Strategy firmly states the preference for the re-use of previously developed land. Furthermore, one of the environment objectives of the neighbourhood plan states the importance of retaining the rural character and landscape features of the parish and this policy is written to assist in the delivery of this objective. To consider and assess alternative policy approaches to this would not have been proportionate to the plan, nor been considered reasonable or realistic options, as they would not have been in conformity with higher level policy.

Given the intention of the policy, its consistency with higher level planning policies and neighbourhood plan objectives, and the manner in which the policy will contribute to the achievement of sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no further reasonable alternatives to consider through the SEA process and a 'do nothing' approach would not be reasonable.

Policy 2

This policy allocates land for housing to meet the minimum housing requirement set in Spatial Policy 2 of the JCS. This policy reflects the neighbourhood plan objectives in that it identifies land for housing, including affordable housing to meet local needs, in sustainable locations on the edge of the village that would not result in an adverse impact on the parish's rural character and landscape features.

Having said that, it is clear that the parish council has considered a wide range of 'reasonable alternatives' when considering Policy 2, as evidenced through Section 8 of the SEA which appraises the potential residential sites considered through the site assessment process as well as alternative levels of development on particular sites where relevant (for example Site 11). A thorough comparison of the alternatives is then undertaken in Section 8.5 of the SEA. It is therefore evident that different policy options for Policy 2 have been thoroughly considered.

This policy appraised well against the sustainability framework in the SEA and so will clearly assist the plan in contributing to sustainable development. With this in mind, it is not considered that there are any further reasonable alternatives that warrant appraisal through the SEA process.

Policy 3

The aim of this policy is to provide a policy framework to enable the growth of the village primary school. This policy aligns with one of the community service objectives of the neighbourhood plan in that it supports the growth of a key community service. The expansion of primary school facilities was one of the recommendations, based on the community consultation feedback, identified by the Infrastructure, Facilities and Local Economy Focus Group, as set out in paragraph 3.35 of the

¹⁷ Regulation 12(3)(d) - http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf
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neighbourhood plan. Also, the policy appraised well through the SEA primarily due to the obvious social benefits to the village of allowing the expansion of the primary school.

Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Policy 4

This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community and it protects those facilities from unnecessary loss. These are key priorities of the local community (para 3.27 and 5.25 of the neighbourhood plan) and have subsequently fed into the community services objectives (para 5.2) which have ultimately influenced the policy itself. Furthermore, this policy aligns and builds upon national (NPPF paras 28 and 70) and local planning policy (JCS Objective 5 and Core Policies 4, 6 and 7). Also, the policy appraised well against the sustainability framework and in particular against the social objectives of the SEA.

Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Policy 5

The aim of this policy is to ensure that new development in the parish over the plan period is of a high quality design and respects the local built and natural environment. This policy builds on national (para 58 of the NPPF in particular) and local planning policy (policy ST1 of the 2003 Local Plan and Core Policy 11 of the JCS). The conservation and protection of the built environment and historical landscape features, and ensuring that new development respects these features, were key findings of community consultation and of the Environment and Countryside Focus Group (para 3.44 and 3.45 of the neighbourhood plan) which fed into the neighbourhood plan’s Environment Objectives.

Furthermore, the policy has changed significantly since the policy was appraised positively in the Draft SEA published in November 2015. It is therefore considered that alternatives to this policy have been appraised against the sustainability framework and the SEA has been influential in refining the policy to ensure it will bring about sustainable development over the plan period.

Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Policy 6

The aim of this policy is to protect, conserve and where possible enhance the parish’s green infrastructure and wildlife habitats. The protection of the parish’s rural character, green spaces and wildlife habitats were some of the key findings of the Neighbourhood Plan Survey and of the Environment and Countryside Focus Group which fed into the neighbourhood plan’s Environment Objectives. To consider alternative policy approaches would have gone against the plans own

supporting evidence and its objectives – clearly these would not have been reasonable alternatives. Also, the policy aligns with and builds on national (Section 11 of the NPPF) and local planning policy (Core Policy 8 of the JCS).

Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Policy 7

The aim of this policy is to protect some of the parish’s most important green spaces for the benefit of the community. The protection of these important green spaces and wildlife habitats was one of the key findings of the Neighbourhood Plan Survey and of the Environment and Countryside Focus Group which fed into the neighbourhood plan’s Environment Objectives.

The green spaces allocated in Policy 7 were identified by the parish council and local residents and specifically meet the green space criteria in national planning policy (NPPF para 77). To consider alternatives that are not demonstrably special to the local community or meet these criteria would evidently not be a reasonable alternative and so it is considered that there are no further options to this policy approach that need appraisal through the SEA.

Given the intention of the policy, its conformity with national and local planning policy, that the green spaces were identified as demonstrably special by the parish council and local community and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Policy 8

This policy supports the provision of new allotment space in the parish subject to certain criteria. This ideal is in line with national planning policy, which encourages plan makers to plan positively for the provision of community facilities (NPPF para 70), and local planning policy which seeks to promote the district’s green infrastructure network (Core Policy 8 of the JCS). There are currently no allotments within the Parish and, as pointed out in paragraph 5.51 of the neighbourhood plan, Lewes District Council has identified this as a deficiency. Improvements to the provision of facilities for the local community is a key theme drawn out of consultation with the local community (para 3.35 of the neighbourhood plan) which ultimately fed into the neighbourhood plan objectives (para 5.2 of the neighbourhood plan) and so it is evident that there are no reasonable alternatives to this approach.

Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a ‘do nothing’ approach would not be reasonable.

Response to Gladman Hearing Statement

Gladman object that the SEA did not consider the option of planning for the minimum of 100 dwellings at the East of Burgess as allocated through Spatial Policy 2 of the Joint Core Strategy.

Paragraph 5.11 of the neighbourhood plan makes it clear that this allocation is fundamentally objected to by the parish council and local community. However, this paragraph does make it clear that the option of planning for growth at East of Burgess Hill was considered (and ultimately ruled out) by the parish council on the grounds that the option was unacceptable to the parish council and local community. Therefore, this option is clearly not a reasonable alternative that requires consideration through the SEA, as clarified through the Tattenhall legal challenge decision.

To clarify, this policy gap will be undertaken through the Lewes District Local Plan Part 2 which will consider all reasonable alternatives for the East of Burgess Hill area. With regard to the edge of Haywards Heath, the Joint Core Strategy allocates a strategic site (Spatial Policy 5 Greenhill Way) on the edge of Haywards Heath. There is no further housing requirements on the edge of Haywards Heath and so no further planned growth is required in this location. Therefore, it cannot be argued that the WNP will restrict sustainable sites from coming forward in these locations or Wivelsfield Green village.



Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Guidance Note - June 2015

Strategic Environmental Assessment (SEA)

Lewes District has a high quality natural and built environment. Neighbourhood planning gives parish councils an opportunity to further protect and enhance the environment in their areas through locally distinct planning policies. Under European legislation (SEA Directive) it is a legal requirement to provide a high level of protection to the environment by integrating environmental considerations into the plan-making. A Strategic Environmental Assessment (SEA) provides an assessment of the significant environmental effects of a plan. A Sustainability Appraisal (incorporating a SEA) has been prepared for the Lewes District Core Strategy which can be found at [this link](#). Neighbourhood plans are also likely to be required to prepare a SEA as part of the plan-making process. This position has been enforced through recent additions to the national planning practice guidance.

As the first stage of the SEA process, it is a legal requirement to undertake a screening assessment to determine whether there may be any likely significant effects and ultimately whether further assessment is required. As the responsible authority, the district council carry out this assessment on behalf of the town/parish council. Screening Assessments will be undertaken on a case by case basis, at an early stage in the plan making process when a firm idea of the scope and scale of the plan has been made. Lewes District Council also retain the right to undertake further screening if the scope and scale of the plan changes.

In line with recent planning guidance, Lewes District Council now require a Strategic Environmental Assessment to be prepared for all neighbourhood plans allocating development sites.

Frequently Asked Questions

- ***What is a SEA?***

A SEA ensures that a neighbourhood plan identifies likely environmental implications of options considered for the plan, as well as the plan itself. In turn it will help to identify potential mitigation measures if any negative environmental impacts are identified.. It will assess the various options (for policies and development sites) against a set of environmental objectives to ensure that there are no consequential significant environmental effects. The outcomes of the appraisals will feed into the neighbourhood plan.

It is important to note that a SEA does not need to be more complex or done in any more detail than is considered appropriate to the content and level of detail in the neighbourhood plan.

There are a number of stages to the SEA process – further information can be found in the diagram in Appendix 1 and [at this link](#).

- ***2) What is a Sustainability Appraisal (SA)?***

A Sustainability Appraisal is wider in scope and includes an assessment of social and economic objectives in addition to environmental. A Sustainability Appraisal is not a legal requirement for a neighbourhood plan. However, it is a useful way to demonstrate to an examiner that the plan “contributes to the achievement of sustainable development”¹⁸.

For parish’s that are required to prepare SEA’s, Lewes District Council advise that a Sustainability Appraisal (incorporating a SEA), appropriate to the content and level of detail of the plan, is prepared to inform the neighbourhood plan and satisfy the [Basic Conditions](#) against which a neighbourhood plan is examined. The additional work in producing a SA can be minimal as you will be following the same stages as for the SEA.

3) How and when does the SEA need to be prepared?

If required, the Strategic Environmental Assessment would be undertaken by the parish council (or consultants) with guidance and assistance from Neighbourhood Planning Officers. It is important that the SEA helps to shape and inform the neighbourhood plan and therefore its production needs to be closely integrated into the plan making process and not seen as an ‘add on’. The SEA will need to be published alongside the draft neighbourhood plan for the first statutory (Regulation 14) consultation. It will therefore be influential in informing the plan.

SEA’s are sometimes used as a way of legally challenging a neighbourhood plan and so it is important to make sure that your SEA is robust and meets the legal requirements to avoid the possibility of a challenge.

4) What is the relationship between a SEA and site selection?

This question should be read in conjunction with the Site Assessment Guidance Note prepared by Lewes District Council

The SEA Regulations require plan-makers to assess ‘reasonable alternatives’. Therefore, various options for development in your neighbourhood plan (including sites considered for housing allocations) should be appraised through the SEA. The findings of these appraisals will help to inform the sites allocated in your neighbourhood plan. It is also recommended that a Site Assessment Report is also prepared to assess and justify sites selected in a clear and robust manner. This can be done in a way that ties in the SEA. Decisions on what policies to take forward in the neighbourhood plan, including the allocations proposed, should not be made until all reasonable and realistic options have been appraised.

5) Where can I find good practice examples of SEA’s?

SEA’s are seen as common practice for neighbourhood plans now. Links to good practice examples can be found below:

[Cringelford \(Norfolk\) Neighbourhood Plan SEA](#)

[Turners Hill \(Mid Sussex\) Neighbourhood Plan SEA](#)

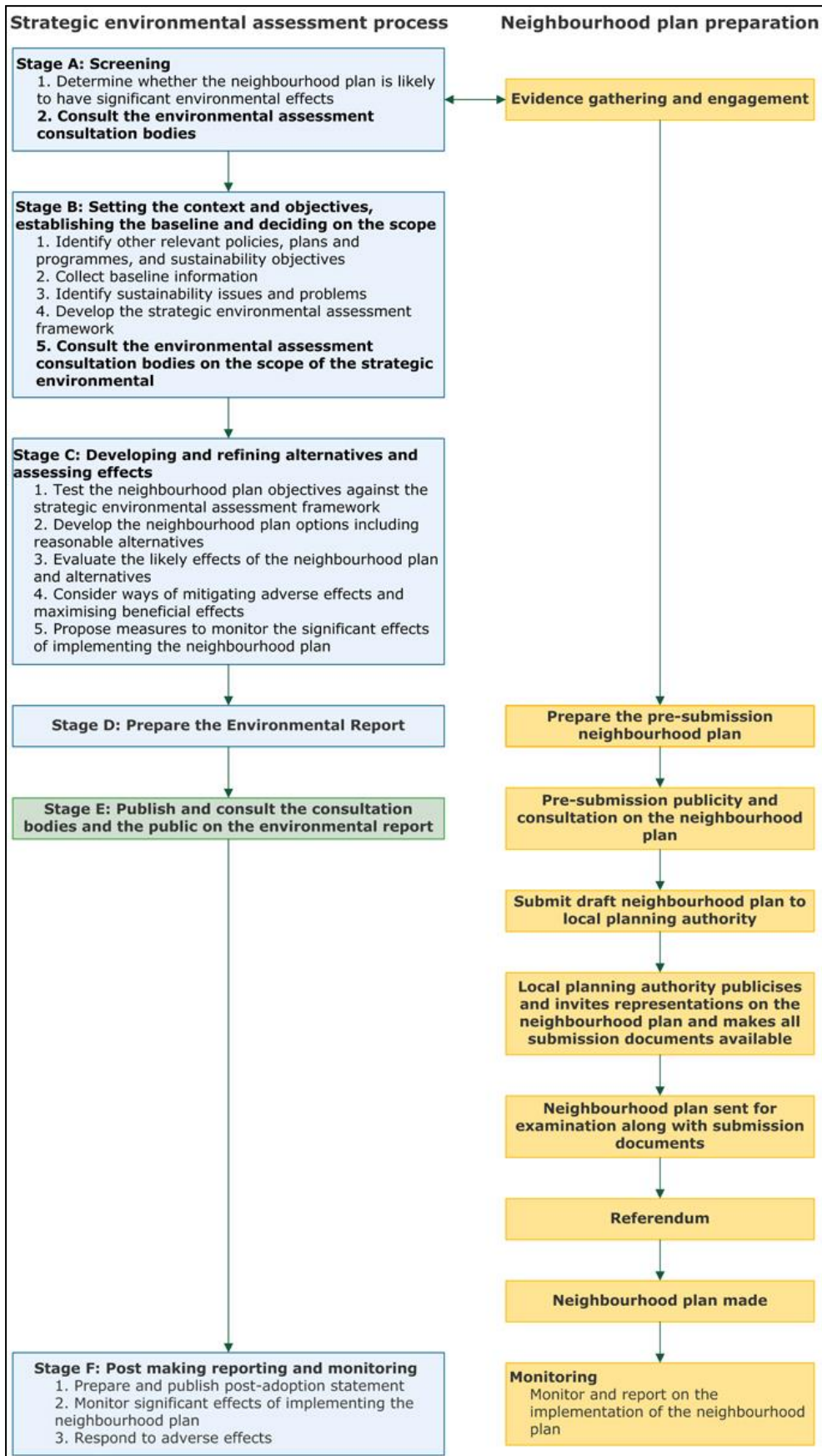
6) What is the relationship between a SEA and a Habitats Regulations Assessment (HRA)

Under the Habitats Regulations 2010, those making land use plans are required to carry out a Habitat Regulation Assessment (HRA) to ensure the protection of the integrity of sites protected by European law. Local planning authorities are required to undertake a screening assessment to determine whether a plan is likely to have significant effects on any protected sites. This will be done on a case by case basis when a firm idea of the scope and scale of the plan has been established.

¹⁸ One of the Basic Conditions against which a neighbourhood plan is examined.

In the event that a Habitat Regulation Assessment is required, the district council will provide advice and assistance to the parish council on the steps to take. It is also likely that a Strategic Environmental Assessment (SEA) will be required in such cases. Further details of the Lewes District Core Strategy HRA can be found [at this link](#).

Appendix 1 – SEA Process Diagram



Appendix B – Evidence Base

The list below contains all those documents compiled, collected and reviewed in the process of preparing this report. All are available to view via the Wivelsfield Parish Council website's link to Comm21 website neighbourhood plan pages. Hard copies can be viewed on request at the Parish Council.

Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Infrastructure, Facilities and Local Economy Focus Group (2014)
Closing Report for the Environment and Countryside Focus Group (2014)
Closing Report for the Transport and Traffic Focus Group (2014)
State of the Parish Report (2014)
WNP Site Assessments Report (2014)
Lewes District Local Plan Part 1 – Joint Core Strategy Submission Version, September 2014
Lewes District Council Local Plan (2003)
LDC Rural Settlement Study (2012)
LDC Strategic Housing Land Availability Assessment - Report (2013)
LDC Landscape Capacity Study (2012)
LDC Infrastructure Delivery Plan (2014)
LDC Strategic Flood Risk Assessment (2009)
ESCC Transport Position Statement on LDCS– Development Options (2011)
Environment Agency – Flood Risk Maps (2014)
Green Spaces Report from Environment and Countryside Focus Group (2014)
East Sussex in Figures

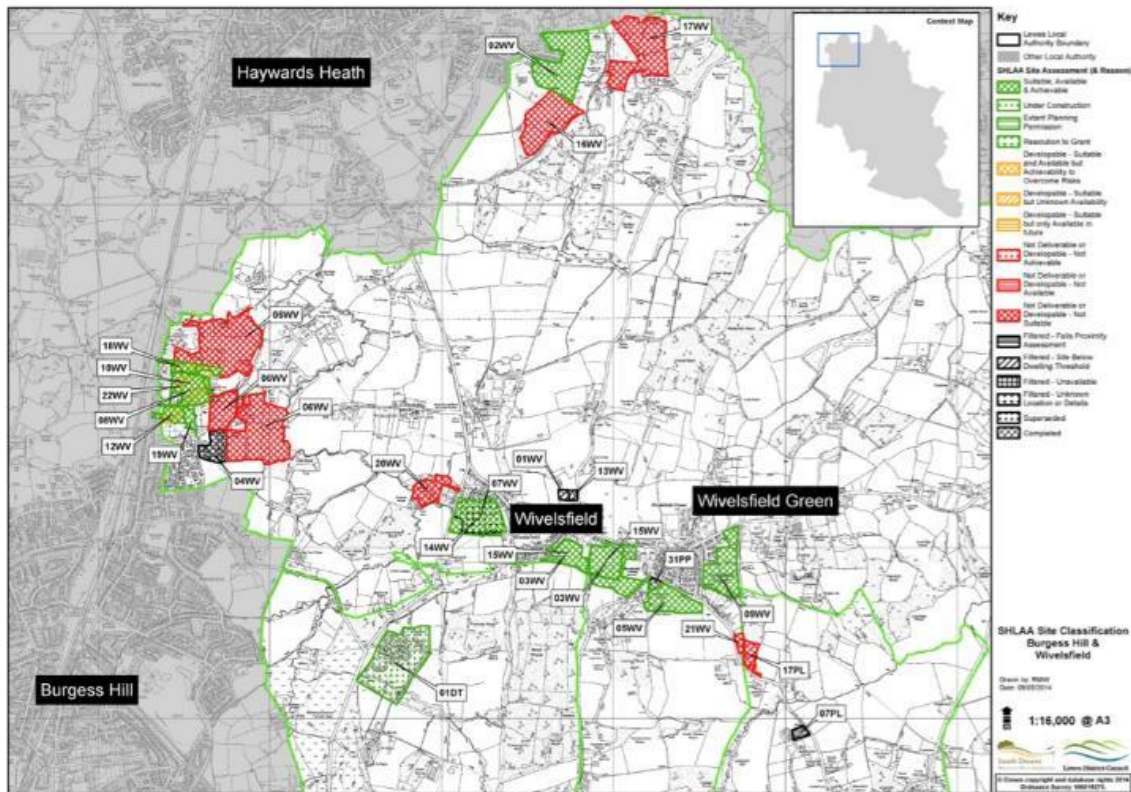
Appendix C – Strategic Housing Land Availability Assessment

The table G below contains a list of all the sites in the Parish assessed (or excluded from assessment) by LDC in the Strategic Housing Land Availability Assessment (SHLAA) from 2014. The summary plans showing the location of the sites are shown below as Plan M.

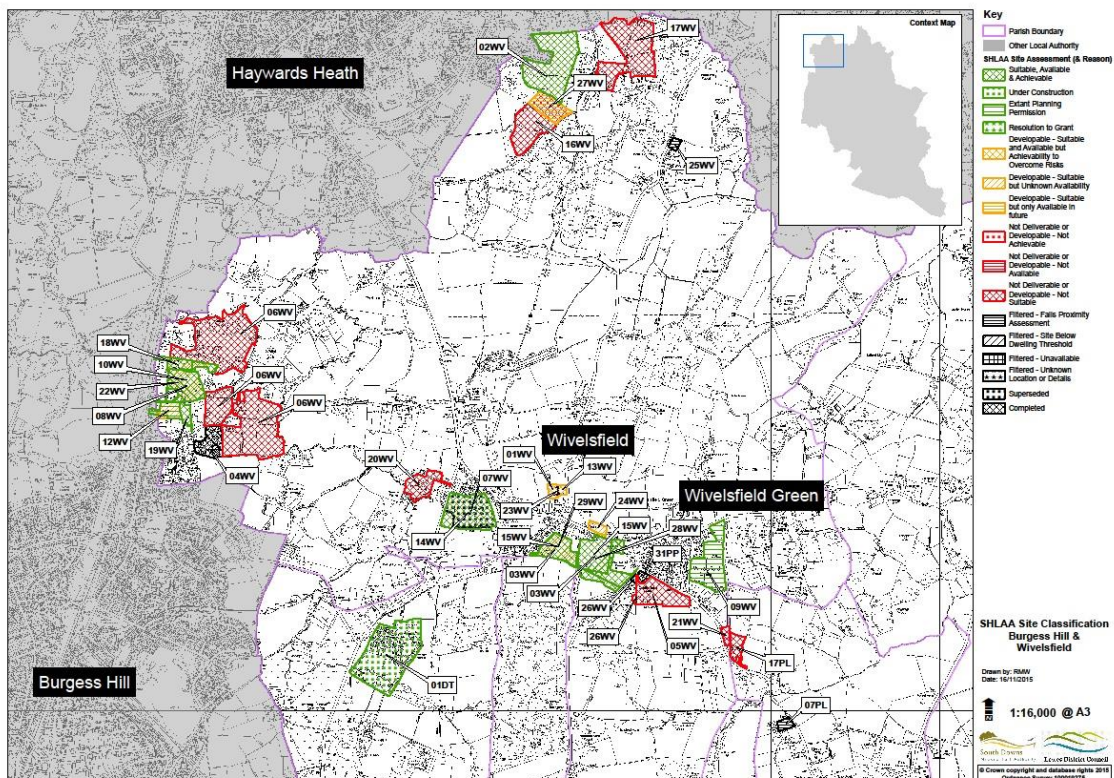
SHLAA ref.	Site address	No. of units
Suitable, Available & Achievable		
02WV	Land at Greenhill Way/Ridge Way nr. Wivelsfield (6ha)	175
03WV*	Land at Eastern Road/Green Lane (6ha)	150
05WV	Land at Coldharbour Farm, Wivelsfield Green (3.84ha)	65
08WV	The Homestead, Homestead Lane, Burgess Hill (3.6ha)	55
09WV	Land at North Common Road (4.5ha)	75
12WV	Land at Medway Gardens (1.1ha)	37
14WV	Land East of B2112, Wivelsfield (15ha)	100
15WV*	Eastern Road Wivelsfield (Wholly contained within 03WV) (6.13ha)	190
18WV	Land at The Nuggets, Valebridge Road (1.2ha)	14
19WV	Land at Oakfields, Theobalds Road (0.72ha)	10
22WV	Land at the Homestead and the Nuggets (n/a)	70
28WV*	Land South of Green Road	80
29WV*	Land at Eastern Road	50
Developable, Suitable but unknown Availability		
10WV	Land at east of Valebridge Road, Burgess Hill (6.5ha)	150
Not Deliverable, Developable or Suitable		
06WV	Antye Farm & Gamble Mead, Theobalds Road, Burgess Hill (24.9ha)	500
16WV	Site at Haywards Heath, east of Hurstwood Lane (6.7ha)	201
17WV	Site north of Abbots Leigh (9.1ha)	243
20WV	Springfield Industrial Estate B2112 (2.3ha)	40
21WV	Land between the Well House and Magpie Ridge (n/a)	6

Table G: Breakdown of SHLAA capacity – Wivelsfield Parish

**There is some confusion over the sites 03WV and 15WV, as the latter is described as being wholly contained in site 03WV but is of a larger size. This confusion will be clarified by Lewes District Council in due course. It has also been noted by the WNP steering group that the postal addresses in the table above do not conform to county and district boundaries. The 2015 SHLAA/SHELAA has now added 28WV to site 03WV and 29WV to site 15WV.*



Plan Ni: Lewes District SHLAA sites 2014 – Wivelsfield Parish



Plan Nii: Lewes District SHLAA sites 2015 – Wivelsfield Parish

Appendix D – Strategic Environmental Assessment Screening Opinion Update



Lewes District Council

Wivelsfield Neighbourhood Development Plan Strategic Environmental Assessment Screening Opinion Update

July 2015

1. The Screening Opinion below was published in February 2015 and concluded that it was not likely that the neighbourhood plan would have likely significant environmental effects. Since then, in response to changing circumstances, Lewes District Council has advised that an SA/SEA is required for the neighbourhood plan. This decision supersedes the February 2015 Screening Opinion and was made for the following reasons:

- As a precautionary measure to ensure that the requirements of the SEA Directive are met which is a key component of meeting the basic conditions¹⁹ against which a neighbourhood plan is examined;
- To ensure the Plan has regard to National Planning Practice Guidance²⁰;
- To ensure that sustainability is at the heart of the Wivelsfield Neighbourhood Plan, that all reasonable alternatives are assessed, and that the most sustainable options are delivered
- A Sustainability Appraisal/Strategic Environmental Assessment of the Lewes District Local Plan Part 2 has not yet been prepared.

19 <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

20 <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>



Lewes District Council

Wivelsfield Neighbourhood Development Plan Strategic Environmental Assessment Screening Opinion

4 February 2015

Introduction

1. Neighbourhood Development Plans are a relatively new tier of planning policy produced by local communities. When adopted, such plans will be used by local planning authorities to determine planning applications for the Neighbourhood Areas that they cover.
2. Wivelsfield Parish Council has had its entire Parish designed as a Neighbourhood Area which allows it to produce a Neighbourhood Development Plan.
3. The SEA regulations²¹ transpose the EU's SEA Directive²² into law. It requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Screening Opinion

4. As part of the process of making the Neighbourhood Development Plan, the Parish Council have requested a screening opinion to see whether a Strategic Environmental Assessment is required as part of the plan-making process. Such a requirement can be screened out if it is felt, based on the information available, that the Neighbourhood Development Plan would not have a likely significant environmental affect.
5. In order to assess the likely significance of the plan on the environment, the purpose of the plan has been appraised against the criteria detailed in the regulations and Directive. This analysis has been made in Table 1.
6. The District Council has based its screening opinion on the understanding that the Wivelsfield Parish Council will prepare a Neighbourhood Plan that:
 - will have policies consistent with national policy
 - will have policies consistent with existing and emerging local policies
 - will allocate around 30 homes in Wivelsfield Green
 - will base policies on the evidence it has gained from documents such as the State of the Parish Report.

²¹ Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

²² Known fully as Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment