



HAILSHAM TOWN COUNCIL

NEIGHBOURHOOD PLANNING COMMITTEE AGENDA

Notice is hereby given

of a meeting of the **Neighbourhood Planning Committee**, to be held at the Fleur-de-Lys Council Chambers/Meeting Rooms, Market Street, Hailsham, on

Thursday 4th January 2018 at 7.00 p.m.

1. **Public Forum**

A period of not more than 15 minutes will be assigned for the purpose of permitting members of the public to address the committee, or ask questions on matters relevant to the responsibilities of this committee, at the discretion of the Chairman.

2. **Apologies for Absence**

To receive apologies for absence from council and lay members of the committee.

3. **Declarations of Interest**

To receive notice of declarations of personal and prejudicial interest in respect of items on this agenda

4. **Minutes of Previous Meeting**

To note & adopt or amend the minutes of the meeting of the Neighbourhood Planning Committee held on Thursday 23rd November 2017.

5. **Update from Consultants, Sub-Groups and Progress Against Plan**

- To receive any update from the consultants
- To receive an update on the Regulation 14 (Draft Neighbourhood Plan) Consultation so far
- To discuss any other issues and progress made as required

6. **Communications and Branding**

To discuss any further requirements in communications and branding for the Hailsham Town Council Neighbourhood Plan, with specific reference to preparations for the Draft Plan Consultation event scheduled for 19th January

7. **Hellingly Parish Council Regulation 14 Consultation**

To formulate a response to Hellingly Parish Council's Regulation 14 Draft Neighbourhood Plan Consultation.

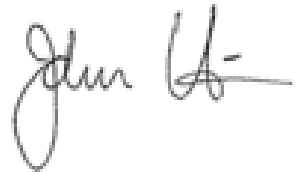
8. Vicarage Field Shops – Wealen District Council Ownership

To update the committee and discuss the implications of WDC's purchase of the Vicarage Field Shopping precinct

9. Financial Statement

To note the financial statement of expenditure against budget for the project and discuss the budget if necessary

Dated 20th December 2017



JOHN HARRISON
Town Clerk

Committee Membership

Cllr N. Collinson
Cllr C. Collinson-O'Toole
Cllr N. Coltman
Cllr B. Holbrook
Cllr P. Holbrook
Cllr M. Laxton
Cllr Glenn Moore
Cllr Graham Moore
Cllr J. Puttick

Non-Council Members

Ms H. Deehan
Mr K. Hinton

Substitute Members

Cllr F. Berry
Cllr G. Blake-Coggins
Cllr A. Clarke
Cllr L. Collinson
Cllr G. De Jongh

Cllr R. Grocock
Cllr A. Willis

**HELLINGLY NEIGHBOURHOOD DEVELOPMENT
PRE-SUBMISSION PLAN**

November 2017

Introduction

Hellingly Neighbourhood Development Plan – Introduction

The Localism Act of 2011 has been heralded by Government as giving communities direct power to develop and deliver a shared vision for their neighbourhood and deliver the sustainable development they need.

For the first time this Act introduced new powers to enable local communities to shape and influence development in their area through the production of Neighbourhood Development Plans. These Plans can set out policies and proposals in relation to developments and use of land within a particular area.

Through the Localism Act such plans, once successfully adopted form part of the statutory Development Plan for the area and carry material weight in the determination of planning proposals.

Neighbourhood Development Plans must still however have regard to National Planning Policy and should not be in conflict with the Local Plan (in this case the Plan of Wealden District Council). They should seek to support, rather than prevent, growth.

Whilst the District Council is currently developing its latest Local Plan the relevant 'Development Plan'/Local Plan consists of Wealden's Core Strategy (adopted in February 2013) together with a number of 'saved' Policies¹ from its previously adopted Local Plan. It is against this Policy background that the Neighbourhood Development Plan is required to show general conformity.

Following widespread public consultation with residents of Hellingly Parish and various local interest groups this draft Neighbourhood Development Plan has been developed in response to local needs, issues and concerns. Its proposed policies and policy objectives closely reflect the views expressed throughout the various consultation phases and aim to deliver that shared neighbourhood vision as expressed by Government.

The stated broad objectives of the Plan together with its draft Policies, proposals and recommendations seek to accommodate anticipated future growth in the most sustainable way by directing development to the most appropriate areas and by the protection of areas most sensitive to change.

At the end of each proposed draft Policy there is a reference to the relevant Wealden Core Strategy policies and saved policies which underpin that particular policy and its proposed wording.

Additionally the Plan seeks to retain as far as possible the essentially rural character of the parish whilst retaining the identity and character of its 4 principal settlements.

To quote from National Policy advice this Neighbourhood Development Plan "*provides a powerful set of tools for local people to ensure they get the right types of development for their community*".

¹ Saved Policies have to be agreed to be saved by the relevant Secretary of State. A full list of Wealden Districts saved policies can be found on the District Council's website www.wealden.gov.uk.

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Protection of the Rural Character of the Area

Hellingly Neighbourhood Development Plan (NDP)

Introduction

1. The NDP has evolved with two simple but widely supported broad aims:
 - a) **To protect the rural character of the area**
 - b) **To retain the separate character and identity of the four main settlements in the Parish (Hellingly Village, Lower Horsebridge, Lower Dicker and Roebuck Park)**
2. This part of the draft NDP is accordingly set out in two principal sections with text and background information setting out why these two broad aims are important for Neighbourhood Planning in Hellingly and how, by proposing particular policies and protections, these broad aims can be met.
3. This NDP is intended to cover the period up to 2028 which is the date that the currently emerging draft Wealden Plan is understood to be working to. The essential vision of the NDP is:

“that the growth proposed for Hellingly Parish within the emerging Wealden Plan will have been successfully delivered, with all appropriate supporting infrastructure and in the most suitable locations locally. Hellingly will remain an essentially rural parish providing a green and accessible lung for the growing town of Hailsham.”

Section 1 – Protection of the Rural Character of the Area

4. For the purposes of developing the NDP the whole of the Parish of Hellingly has been appropriately designated following publication and consultation by Wealden District Council. In this regard protection of the rural character of the Area can be read as synonymous with the rural character of the Parish.
5. Following the extensive consultation exercises carried out as an integral part of developing a NDP for Hellingly Parish the broad aim of protecting the rural character of the area received wide support. This high level of support is reflected in both Phase 1 and Phase 2 Public Consultation Reports² which are produced as supporting papers for the NDP itself. Indeed, from the responses to the questionnaires which were sent to all of those on the Parish electoral role 92% supported the stated broad aims of the NDP.
6. As a rural parish lying immediately to the north of the rapidly expanding town of Hailsham Hellingly faces particular and significant challenge in meeting the broad stated aims of the NDP whilst reasonably contributing to meeting wider housing needs in Wealden District. Hellingly has therefore worked closely with Wealden in developing its Plan.

² Supporting Papers - HNDP/S2 Public Consultation Phase 1 June 2016
HNDP/S3 Public Consultation Phase 2 Nov 2016

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7. The more recent development of Roebuck Park at some 450 units has contributed significantly to the 20% increase in the population of the parish over the last 5 years³ and current planning permissions now being built out at Park Road further contribute to a fear of rurality being lost and the parish becoming suburbanised.
8. The emerging Wealden Local Plan proposes that the nearby town of Hailsham should grow by some 2,420 homes over its plan period and it is probable that a not insignificant amount of the housing proposed will be in Hellingly Parish.
9. Neighbourhood Plans are required to have regard to National Planning Policy and to not be in conflict with the Local Plan (in this case the Plan of Wealden District). Whilst it is therefore recognised that there will be growth within Hellingly Parish it is felt appropriate, in order to better guide any such future growth to the best and most sustainable locations, for the NDP to be developed in significant part showing where new development should be resisted – whether that be by reason of landscape quality, flooding, biodiversity, amenity or sustainability reasons.

Landscape Quality and Character

10. The landscape quality of the Parish of Hellingly has been the subject of a number of recent studies, including one commissioned by the District Council in seeking how best to explore the most appropriate areas for development.⁴
11. As part of the NDP process a Topic Paper detailing these study findings, along with more local knowledge of the topography, geology and landscape of the Parish⁵ has been prepared to support the proposal that part of Hellingly Parish should be designated as a locally valued landscape. This proposal was overwhelming supported by 94% of those residents who responded to the consultation questionnaire on the NDP. This is an approach supported by the National Planning Policy Framework (NPPF) which confirms that the planning system should

“contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.”
12. The northern part of the Parish is included in the East Sussex County Landscape Assessment for the South Slopes of the High Weald as

“an intricate and small scale landscape with a strong pattern of hedgerows” and
“this landscape of gentle valleys and slopes affords good views of the Downs.”
13. Key characteristics include streams draining into the river Cuckmere, a close network of small woods and hedges, winding lanes with scattered farms, cottages and linear settlements often on ridges.
14. These national, county and local landscape assessments all point to the very pronounced contrast between the northern and southern parts of the Parish – between the predominantly pastoral undulating southern slopes of the High Weald and the more open arable countryside in the south of the Parish. A plan showing

³ Topic Paper 1 – Hellingly Parish Profile (para. 9)

⁴ C Blandford Associates 2014

⁵ Topic Paper - HNPD/T2 Landscape

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the area proposed to be designated as a locally valued landscape is shown on the NDP proposals map.

15. These physical attributes are considered to be special for Hellingly for a number of reasons. Firstly, they are recognised in national, county and more local assessments as being different from the more arable areas to the south. Secondly, their intimate and small scale nature provides a quintessentially rural and unspoilt character to much of the parish which the NDP is seeking to protect and is widely supported locally. Thirdly, significant development in the area would not only fail to contribute to and enhance the natural and local environment as required by the NPPF but would also be likely to be remote from any range of services and thus not sustainable development in many respects.
16. Wealden has recently updated and published further evidence on landscape character and ecology⁶ as part of its emerging Plan. This identifies the key characteristics of discrete areas within the Parish described as Ridges and Slopes, Ridges and Valleys and Open Clay Vales. The study also notes previous work on accessible pastoral green space⁷ and the important links identified by the Cuckoo Trail and Wealdway long distance recreational route. In particular this study identified a number of areas of green infrastructure deficit associated with the urban area of Hailsham.
17. The importance of this locally valued landscape is accordingly twofold. Firstly as a cherished and attractive environment leisure and natural conservation resource to residents but secondly as an easily accessible green lung and leisure/recreational facility for the growing town of Hailsham. Such facility, easily accessed from the town via the Cuckoo Trail, is increasingly important in light of the anticipated growth of Hailsham over Wealden's Plan period. The widely acknowledged benefits of accessible natural green space further emphasise the appropriateness of recognising such value through designation as a locally valued landscape.
18. The requirements of the emerging Wealden Plan for some expansion of Hailsham to meet wider housing needs through possible allocation of some land in Hellingly would not be affected by designation of the northern part of the Parish as a locally valued landscape. This is because there are better, more sustainable locations for growth identified in the District Councils Local Plan.

Policy HNPD1 – Area of Locally Valued Landscape

Within the Hellingly Locally Valued Landscape Area as identified on the proposals map the inherent visual qualities and distinctive character of the area will be protected. Development will only be permitted that is not detrimental to the rural character, scenic quality or visual benefit of the area.

Where development proposals have the potential to impact upon the area a landscape assessment will be required to assess the level of impact. Where

⁶ Landscape and Ecology Studies – Landscape Partnership 2017

⁷ Wealden Green Infrastructure Study – C Blandford Associates 2016

Policy HNDP1 – Area of Locally Valued Landscape (Continued)

impacts are identified proposals should incorporate the recommendations of this assessment. Where such impacts cannot be satisfactorily mitigated development will not be permitted.

- 1. development will not be permitted if it is considered detrimental to the scenic quality or rural character of the area or impacts on the rural setting of public footpaths.***
- 2. development, where appropriate, will be required to show how the character of the area and its biodiversity can be enhanced through provision of additional tree planting and other landscaping measures and ecological improvements.***
- 3. long distance views of the South Downs from public vantage points will be protected from obtrusive developments.***
- 4. developments will be required to demonstrate that lighting proposals are the minimum required for security and or working purposes.***
- 5. the potential for light trespass or glare will be proven to be minimised.***

(Core Strategy Policies – WCS13, WCS12. Saved Policies EN8, EN12, EN14, EN17)

Amenity Green Space/Local Green Space

19. The recognition, identification and protection of green spaces within the parish is important not only to retaining the character, including the essentially rural character of the parish, but also in terms of the value that the community attaches to such spaces.
20. There are a number of areas of green space within Hellingly that are valued for their recreational and amenity role in addition to the contribution that they make to local character and appearance, nature conservation, leisure opportunities and community value and use. These areas are additional to those nationally and locally designated sites such as Ancient Woodlands and Sites of Special Scientific Interest (SSSIs) but have local and specific importance in the context of Neighbourhood Plans.
21. Their importance is primarily based upon their social, recreational and appearance value, but many also have indirect biodiversity value and can act as a physical or visual connection between other green spaces.
22. National planning policy guidance⁸ encourages local communities through the production of local and neighbourhood plans, to identify for special protection green areas of particular importance to them. By designating land as Local Green Space

⁸ NPPF – March 2012 para. 76

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local communities will be able to rule out new development other than in very special circumstances.

23. The identification of such land (as Local Green Space) should be consistent with the local planning of sustainable development and complement investment in the provision of homes, jobs and other essential services.
24. The NPPF emphasises that Local Green Space designation should be used
 - *Where the green space is in reasonably close proximity to the community it serves.*
 - *Is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - *Where the green area is local in character and is not an extensive tract of land.*
25. Policies for managing the development of land within a Local Green Space should be consistent with policies for Green Belts. These aims include the prevention or check of the unrestricted sprawl of large built up areas, to prevent neighbouring towns from merging into one another and to assist in safeguarding the countryside from encroachment.
26. Wealden's recently published Open Space Study⁹ provides an area profile that includes Hellingly Parish and which identifies an under supply in the quantity of green space across Hellingly, Arlington and Hailsham. Under supply in allotments, amenity green space and parks and recreation grounds are highlighted. It is accordingly considered vital that existing valued facilities are protected and that opportunities be taken where possible to address acknowledged under provision of some 22ha.
27. Within Hellingly Parish it is considered that there are a number of potential areas that are valued locally and which meet the criteria set down in national guidance. These candidates for designation as Local Green Spaces are:
 1. Hellingly Country Park (at Roebuck Park)
 2. Lower Horsebridge Recreation Ground
 3. Field adjacent to Hellingly Village Hall (Festival of Transport, Circus, Horse Carriages, Long Dogs)
 4. Lower Dicker Cycling and Playground
 5. Park Wood, Hellingly
 6. Union Corner Allotment Site, Lower Horsebridge
 7. Various land/green spaces Lower Dicker (other possibly from Village Character Studies)
28. These areas are proposed to be designated as Local Green Space within the Hellingly NDP with the intention that they shall be protected for the community and

⁹ Wealden Open Space Study 2016-2028 – Area Profiles Hellingly and Arlington Parish Councils and Hailsham Town Council

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their amenity value and also because they contribute generally to biodiversity and the local green infrastructure network.

Policy HNDP 2 – Local Green Space

Local Green Space as shown on the Proposals Map and used, managed and enjoyed by the local community will be protected from new development. Opportunities for increased enjoyment and accessibility to these spaces will be encouraged and supported.

Planning permission for development which would result in the loss or reduction of an identified Local Green Space will only be granted in the following circumstances:

- 1. Where it can be demonstrated that the land no longer has any visual, recreational, amenity or ecological value to the community; or***
- 2. An area of equivalent value (size and/or interest) is provided in the locality in compensation.***

(Core Strategy SPO11, WCS13 Saved Policies LR1, LR3, LR5)

Flooding – Including Surface Water Flooding

29. Flooding and the issue of flooding is a particular and regular occurrence within the parish including surface water flooding which is not covered in any comprehensive way by official (Environment Agency or East Sussex County Council) records or mapping and has hitherto relied upon local knowledge to identify both the scale, scope, location and regularity of the problem.
30. The NPPF confirms that

“inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk and where development is necessary, making it safe without increasing flood risk elsewhere” (NPPF para. 100)
31. Section 9 of the Flood and Water Management Act 2010 places a duty upon both the Environment Agency and lead local flood authority to develop, maintain, apply and monitor a flood risk management strategy and specifies “flood risk” as risk from surface run off, groundwater and ordinary watercourses.
32. A Preliminary Flood Risk Assessment (PFRA) was published in June 2011 in response to the requirements of the 2010 Act and this is shown in the NDP Topic Paper on flooding¹⁰. This map shows a cluster of flooding events clearly visible within the Parish largely composed of Southern Water flood incidents and Wealden District Council flood incidents. An area within the Hellingly Parish extending from

¹⁰ HNDP Topic Paper 5 – Flooding – 2017

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Lower Dicker through Lower Horsebridge and up to Hellingly Village is also marked as being susceptible to surface water flooding. A photographic Appendix attached to HNDRP Topic Paper 5 shows the particular and regular impact of this problem.

33. The East Sussex Flood Risk Management Delivery Plan 2015-16 identifies, amongst a number of key objectives, the need to:

“improve the evidence base and local understanding of flood risk and also to avoid increasing flood risk by preventing inappropriate development.”

34. Hellingly Parish contains a number of main rivers and ordinary watercourses as well as numerous drainage ditches not shown on the County Surface Water Management Plans (SWMP). The priority areas identified in the SWMP focus upon the town of Hailsham as this is naturally where there is greater numerical risk of flooding properties.
35. Hellingly Parish, particularly in the southern part sits on heavy Wealden clay and in recorded official figures show no records of flooding of farmland, including surface water flooding which is especially prevalent in Hellingly.
36. This problem has been worsened by a number of related factors including the higher topography to the north from the southern slopes of the High Weald. Secondly, the scale of new developments within the Parish and where proposed sustainable drainage systems have not proved wholly effective and thirdly, local concern and experience around the raising of levels on development sites to alleviate site specific problems which merely transfer problems to adjacent land.
37. Whilst the use of sustainable urban drainage systems (SUDS) is encouraged in major developments currently there is no compulsion to do so, merely a series of non-statutory technical standards reflecting principles of quality, amenity and biodiversity. This has made it difficult to appropriately address such matters when considering the impacts of new developments upon surface water run-off, surface water flooding and flood resilience generally including impacts on adjoining or other land.
38. 94% of those who responded to the HNDRP questionnaire confirmed that they would support policies identifying areas prone to flooding, including surface water flooding and where development should be resisted. From local knowledge and through the work locally of the Environment Agency and East Sussex County Council as lead flood risk authority it is possible to identify those areas within Hellingly that are prone to flooding and which should therefore be avoided by directing development elsewhere. The proposals map identifies those such areas and where draft HNDRP Policy 2 applies.
39. This approach is considered to be wholly compliant with national policy (NPPF) in seeking to direct new development away from areas at high risk of flooding. The NPPF provides further detailed guidance and encouragement to the development of policies specifically aimed at addressing issues of flooding, including surface water flooding so prevalent within parts of Hellingly Parish and the potential of development if inadequately addressed, to exacerbate flooding elsewhere.

Protection of the Rural Character of the Area

40. The NPPF guidance confirms¹¹ that the aim of the sequential test is to steer development to areas with the lowest probability of flooding. It further confirms that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
41. Where this is not possible the exception test can be applied if appropriate. This requires that the development provides wider sustainability benefits to the community to outweigh flood risk. Further that flood risk assessment must demonstrate that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible will reduce flood risk overall. The NPPF reaffirms at paragraph 103 that, when determining applications local planning authorities should ensure that flood risk is not increased elsewhere.
42. This latter issue is of particular relevance to the parish where regular and frequent surface water flooding has taken place, and as identified in supporting Topic Paper HNDP 8¹² is clearly exacerbated where significant raising of levels on existing development sites occurs. Local evidence has accordingly led to development of a Policy to address this particular issue, in line with both the requirements and guidance set out in the NPPF.

Policy HNDP 3 – Areas at Risk of Flooding

Within the area identified on the HNDP Proposals Map as an Area at Risk of Flooding development proposals will be resisted unless the proposal has other public benefits that clearly outweigh the risk of flooding to properties or where the risk can be shown to be satisfactorily mitigated.

Where development is considered appropriate the developer shall provide a suitable sustainable drainage scheme that shall meet the requirements of the whole site. In addition, the scheme will need to demonstrate no adverse impacts from flood risk, including of surface water flood risk, on adjoining land. In implementation of an agreed SUDS scheme opportunities should be sought to contribute to locally identified Biodiversity Opportunity Areas and Biodiversity Action Plans.

(Core Strategy SPO9, SPO10, WCS12, WCS14)

43. As identified in the supporting Topic Paper on flooding¹³ parts of Hellingly are particularly susceptible to flooding, including surface water flooding in the areas surrounding the Cuckmere and Bull rivers which run through the Parish. Both the Cuckmere and the Bull rivers are flash rivers which are prone to significant and rapid rises in water levels following periods of heavy and prolonged rain.
44. Flood risk assessments for Hellingly will need to take particular account of local records, including those of surface water flooding and the flooding of agricultural

¹¹ NPPF – National Planning Policy Framework 2012

¹² HNDP Topic Paper 5 – Flooding – April 2017

¹³ HNDP Topic Paper 5 – Flooding – April 2017

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land which are currently not covered on the official records of East Sussex County Council as the responsible body in respect of flood risk.

45. Assessments of risk from flooding for development purposes should accordingly seek to model for worse case scenarios and cover assessments of local conditions carried out over a minimum of three occasions during the months of November through to the end of January when problems of flooding are most prevalent.

Policy HNDP 4

- 1. To minimise the risk of flooding within Hellingly Flood Risk Assessments for development purposes will be required to assess runoff from the total area of the development site, including from any associated landscaping and not solely from impermeable surfaces. Such assessments will include an assessment of the risk of flooding, including surface water flooding, to adjoining land.***
- 2. There will be a presumption against land raise on development sites in view of the high risk and incidence of surface water and other flooding in Hellingly, including to agricultural land. Where land raise is proposed permission will only be granted where mitigation can be shown to satisfactorily deal with any identified risk. Mitigation will be required to be to the satisfaction of the Local Planning Authority and East Sussex County Council as flood authority.***

(Core Strategy SPO9, SPO10, WCS14, Saved Policies EN1, EN4)

Natural Environment, Nature Conservation and Biodiversity

46. The conservation and enhancement of the natural environment together with the identification and designation of wildlife corridors that should be protected for their nature conservation and biodiversity interest was also strongly supported (94%) by responses to the consultation phases of the NDP.
47. The parish contains a number of important sites which, through their formal designation, are afforded a level of environmental protection. These include sites identified as of county wide importance, (local wildlife sites) and a number of Ancient Woodlands identified on Natural England's Inventory of Ancient Woodlands. These environmental assets are protected through the application of relevant policies and national guidance by Wealden District as the Local Planning Authority.
48. Topic Papers 8¹⁴ have been produced to support the provision of additional, more specific and localised policies to further protect the natural environment of the parish. This supporting evidence has been provided by the Sussex Biological Records Centre and Sussex Wildlife Trust and builds upon earlier work that identified the critical role played by the existence of wildlife corridors and hubs in

¹⁴ HNDP Topic Paper 8 (i) – Nature Conservation and Biodiversity - March 2017 and HNDP Topic Paper 8 (ii) – Wildlife Hubs and Natural Capital – August 2017

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ensuring a healthy and permeable natural environment to enable provision of areas for feeding, effective movement, breeding and spread of species.

49. The challenges facing the natural environment from the impacts caused by development are significant. These include the loss of and further fragmentation of existing habitat as well as other direct impacts of noise, cat predation on local species, light pollution and disturbance caused by humans and human activity generally.
50. The protection of and enhancement of these wildlife corridors and hubs is not only critical to maintaining the biodiversity and nature conservation of the parish but also in respect of providing these vital linkages to other sites to the north and most importantly southwards to the internationally designated site of the Pevensy Levels.
51. The identification and protection of the areas is wholly consistent with advice in the NPPF which confirms that the planning system should contribute to and enhance the natural environment by

“minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”

52. National Guidance further encourages that, to minimise impacts on biodiversity, planning policies should

“identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.”

Hellingly’s Nature Conservation Assets – Developing Green and Blue Infrastructure Policies

53. In 2011 the Government published Biodiversity 2020 ‘Strategy for England’s Wildlife and Ecosystem Services’ which itself built upon the earlier Natural Environment White Paper.
54. The NPPF¹⁵ drew on these principles of protecting and enhancing biodiversity and creating ecological networks. It’s core principles include:
 - *The planning system should contribute to and enhance the natural and local environment by establishing ecological networks that are more resilient to current and future pressures.*
 - *Setting out a strategic approach in Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.*

¹⁵ NPPF 2012 paras 109, 114, 117, 165

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- *Mapping local ecological networks, including the hierarchy of sites of importance, wildlife corridors and stepping stones for habitat restoration or creation and promotion of preservation, restoration and recreation of priority habitats.*

55. At the local level neighbourhood planning has the potential to be a key factor in identifying local priorities for nature conservation and ensuring these are taken into consideration in the planning process.

Local Wildlife Sites

56. Formerly known as Sites of Nature Conservation Importance, Local Wildlife Sites (LWS) are identified at a county level and typically form a network of sites recognised as being of local nature conservation importance.

57. The Parish hosts 3 Local Wildlife Sites. These have recently been re-surveyed and their citations revised in 2016 to include some changes and updated management recommendations.

CW14 – Hellingly Cemetery – includes considerable areas of species rich grassland

CW67 – Cowden Wood Meadow – an area of wet woodland and marsh with rare species with fern vegetation

CW97 – Jarvis’s, Nobody’s Wood and Park Wood complex – a large block of predominantly ancient semi natural woodland on the southern edge of the High Weald.

Biodiversity Opportunity Areas

58. Biodiversity Opportunity Areas (BOA) are designed to promote a targeted landscape scale approach to conserving biodiversity in Sussex and identify the greatest opportunities for habitat creation and restoration as promoted by the NPPF.

59. Three BOA’s intersect with Hellingly Parish and are identified on the Proposals Map.

River Cuckmere habitat link. This BOA follows the mid reaches of the Cuckmere, eastwards towards the Pevensey catchment covering the natural floodplain of the river. It is an important area for a range of rare birds and provides opportunity for restoration of more naturally functioning floodplains and wetlands.

Cuckoo Trail habitat link. This link has benefits for people, urban wildlife and the migration and spread of species. It is particularly important in the conservation and enhancement of wildlife habitats and ecological networks between nearby built up areas.

Pevensey and Cuckmere Valley link. This BOA was identified to ensure that green corridors, ecological and hydrological links are retained between the

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headstreams of the Cuckmere and Pevensy Levels catchments. It includes land on 4 major development sites to the west and northwest of Hailsham including land in Hellingly Parish.

Wildlife Hubs and Stepping Stones

60. Such areas are identified within the NPPF as being important to the overall delivery of biodiversity objectives. A number of such hubs and green infrastructure corridors have been identified within Hellingly and are also shown on the Proposals Map.

Hurst Haven – leading from Park Wood to the Pevensy Levels. The Haven is one of the main tributaries leading to the internationally protected Pevensy Levels Special Area of Conservation. This parish hub provides the basis of a landscape buffer zone between north east Hailsham and the Puckeridge Stream to limit the human impacts on the Levels themselves.

Hellingly Mill – is currently recorded as the most biodiverse area of the parish, both in terms of species numbers and designated species present. The central position of this hub and its location on the main river add to its value as a blue-green corridor. The popular Cuckoo Trail passes adjacent to the site giving it added community value as part of a wider ecological network.

North West hub/Wellshurst – The Wellshurst golf course and surroundings, including the Cowden Wood Meadow LWS and the ancient woodland patches at Wallets/Old Barn Cottage to the south east also provide a significant hub for biodiversity. It is located in the High Weald Natural Character Area for notable expansive views and intrinsic landscape character of rolling hills, wooded ghylls and small fields with abundant hedgerows. Local footpaths add to its community value.

Evidence for a Blue-Green Infrastructure Network

61. Taken together, the identification and existence of these natural assets (LWS and Wildlife Hubs and links) together with the BOAs provide the basis for Policies seeking to protect this Blue-Green Infrastructure.
62. Such an approach was strongly supported by those responding to the NDP Questionnaire. Recent work undertaken to support the policies in the NDP¹⁶ has confirmed the benefits of such in ensuring the preservation of key natural capital functions essential for local people including:
- Clean air
 - Noise reduction
 - Water purification
 - Access to nature
 - Local climate regulation

¹⁶ HNPP Topic Paper 8(ii) – Wildlife Hubs and Natural Capital – August 2017

63. This work has enabled mapping of these key assets of the Natural Environment and these are shown on the Proposals Map as supporting the following policies.

Policy HNDP 5 – Green and Blue Infrastructure

Green and blue infrastructure assets as shown on the Proposals Map will be protected and enhanced by ensuring all development proposals :

- ***Are based upon survey work carried out within the last 2 years***
- ***Maintain and enhance the integrity of the green and blue infrastructure***
- ***On or immediately adjacent to green or blue infrastructure assets clearly demonstrate, through use of up to date ecological information, that proposals will not harm the integrity or function of that feature and the benefits it provides. Where necessary proposals will include the identification of evidence and mitigation measures sufficient to avoid any harm to the green and blue infrastructure.***
- ***Clearly demonstrate how the overall function and integrity of the green or blue infrastructure will be enhanced to provide net gains. Proposals should include a management plan to ensure the effective long term implementation and management of those green and or blue infrastructure assets.***

(Core Strategy SPO1, WCS12, WCS13, Saved Policies EN12, EN13, EN14, EN15, EN16)

Policy HNDP 6 – Biodiversity

Biodiversity will be protected and enhanced by ensuring development

- ***is informed by up to date ecological information and considers cumulative impacts.***
- ***contributes and takes opportunities to improve, enhance, manage and restore biodiversity so that there is a net gain in biodiversity including through the creation of new protected sites and locally relevant habitats and incorporating biodiversity features within developments.***
- ***minimises habitat and species fragmentation through appropriate design and maximises opportunities to enhance restore and connect natural habitats to increase coherence and resilience.***

Policy HNDP 6 – Biodiversity (Continued)

- ***of 5 or more houses will be required to produce an ecological management plan that ensures effective long term implementation and management of biodiversity features.***

(Core Strategy SPO1, WCS12, WCS13, Saved Policies EN12, EN13, EN14, EN15, EN16

Support for the Rural Economy

64. Much of the existing rural character of Hellingly is derived from farming activity and the mix of land use between agriculture, settlements and woodland. Whilst as described in the sections on landscape quality the agricultural use in the south of Hellingly is more dominated by arable than the smaller field sizes and more pastoral nature of land in the north it is undoubtedly the case that agricultural use contributes significantly to the overall rural character of the area.
65. For the NDP to help meet the broad aim of retaining this rural character it is considered appropriate to provide a policy framework which supports a prosperous agricultural economy¹⁷. Many farms within the parish have already successfully diversified their mainstream farming activities through for example, development of rural workshops, tourism and leisure uses. Continued support for diversification was identified in the HNDP Topic Paper on Farming as being crucial for the future of farming in the Parish.
66. The NPPF encourages planning policies to support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. The guidance confirms that local and neighbourhood plans should:
- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas both through the conversion of existing buildings and well-designed new buildings.*
 - *Promote the development and diversification of agricultural and other land based rural businesses*
 - *Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.*
67. A number of those farmers attending the discussion group confirmed how vital their diversification had been and other land based rural businesses confirmed the value of uses such as equestrian and tourism/leisure to the overall maintenance of farming generally.

¹⁷ HNDP Topic Paper 6 – Farming – April 2017

Protection of the Rural Character of the Area

68. The NPPF, in encouraging possible policies for diversification, does emphasise the need for proposals to respect the character of the countryside, for well-designed buildings and for developments to be sustainable. With these important provisos, such support should not compromise the retention of the rural character of Hellingly.
69. Subject to compliance with these requirements and other policies within the NDP, Policy HNDP 7 seeks to support farm diversification and rural economic growth. This proposed approach was supported by 68% of those who responded to the NDP questionnaire sent to all Hellingly residents on the electoral register.

Policy HNDP 7 – Rural Economy

Subject to compliance with other policies in the NDP proposals for the diversification and development of agricultural and other land based rural businesses will be supported. Developments will be required to demonstrate that they are truly sustainable by providing economic, social and environmental benefits locally. In supporting such proposals developments will be required to demonstrate safe and suitable access, high quality design in any new buildings and that the character of the countryside/rural area is not adversely affected.

(Core Strategy SPO1, Saved Policies DC5, DC6, DC7)

Preservation of the rural character of the Parish – Isolated dwellings in the Countryside

70. The NPPF confirms that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. The guidance continues by stating that this, for example, might be where there are groups of smaller settlements and where development in one village may help support services in a nearby village.
71. The NPPF further confirms that local planning authorities should avoid permitting new isolated homes in the countryside unless there are special circumstances.¹⁸ This approach is wholly supported with the NDP and where it is acknowledged that the development of unjustified isolated dwellings with the Parish would lead to a diminution of the rural character of the area which the Plan is aiming to conserve.
72. Historically proposals have come forward for agricultural and other rural workers or businesses where a countryside dwelling was argued as necessary to carry out the enterprise.
73. The NPPF clearly states that such proposals in the countryside should be avoided unless there are special circumstances such as:
- *The essential need for a rural worker to live permanently at or near their place of work in the countryside*

¹⁸ NPPF – March 2012 para.55

Protection of the Rural Character of the Area

- *Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets, or*
 - *Where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting, or*
 - *The exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
 - a) ***Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas***
 - b) ***Reflect the highest standards of architecture***
 - c) ***Significantly enhance its immediate setting, and***
 - d) ***Be sensitive to the defining characteristics of the area.***
74. These exception tests are rightfully demanding since the proliferation of, often large, isolated dwellings in open countryside can have an adverse and unfortunately suburbanising effect in open countryside.
75. Whilst not seeking to oppose genuine agricultural or rural land management start ups the essential need to live on the premises has sometimes been overstated and the designs and size of dwellings proposed seemingly beyond the means of those wishing to start up in farming.
76. However as an integral part of the early consultation on the NDP there was a positive response to the question asking whether residents supported the provision of new homes for those wishing to farm or manage land within the Parish for agricultural or land management purposes. Such a Policy will also help young farmers and families wishing to farm or manage land within Hellingly.
77. Of those who responded to the NDP questionnaire some 77% indicated that they would support a Policy encouraging such provision.¹⁹
78. Whilst setting stringent tests for such proposals the NPPF contains no guidance on what constitutes or how to define essential need albeit it is usually this exception that is argued to the general planning presumption against new isolated dwellings in the countryside. It is therefore considered appropriate to seek to further define circumstances where these necessarily rigorous tests will need to be met. It is also considered important from a Policy perspective to define “the countryside” as being any location outside of any Local Plan allocation or land outside of any designated Development Boundary/Core Area within Wealden’s Emerging Local Plan.

¹⁹ NDP Support Paper HNDP/S3 – Public Consultation Phase 2 Analysis of Questionnaire Responses.

Policy HNDP 8 – Isolated New Dwellings

Proposals for isolated new dwellings in the countryside will not be permitted unless the relevant special circumstances set down in the NPPF are met in full together with the criteria below.

- 1. Where an essential need to live at or near the place of work is argued proposals will need to satisfactorily demonstrate that this need cannot otherwise be met nearby. The essential need to live on the land as opposed to merely the greater convenience of it will be satisfactorily proven. This should include a detailed assessment of the functional needs of the enterprise as well as a financial assessment of the investment and sustainability of the enterprise over the long term. Proposals for any new dwelling should be able to justify the scale of the dwelling when assessed against the nature of and investment on the agricultural or local enterprise.***
- 2. Where proposals for new isolated dwellings are argued on innovative architectural and design grounds (NPPF) proposals will be required to provide a detailed assessment of how they significantly enhance their immediate setting and are sensitive to the defining characteristics of the area.***
- 3. The requirements at HNDP 8 (2) are in addition to meeting the stated NPPF tests regarding outstanding innovative design and architectural standards.***

(Core Strategy SPO1, Saved Policies GD2, DO2, EN27)

Housing provision and housing type

79. From the questionnaire responses²⁰ received regarding support, or otherwise, for particular types of housing this was a question that received a relatively mixed response. However, in the light of the significant levels of growth recently experienced in the parish, coupled with the additional amount proposed within Wealden's emerging draft Local Plan very few residents (5%) felt that the NDP should seek to allocate more housing over and above that proposed in the Wealden Plan.
80. Within the overall context of growth likely to come forward under the District Plan there was a reasonably high level of support for homes for the elderly (51% of 186 respondents) and also for starter homes (37% of 135 respondents). In respect of housing types 23% of respondents supported provision of bungalows with a fairly even split supporting self build (13%), 1-2 bed (13%), 2-3 bed (15%) and 3-4 bed (12%). Support for larger 5 bed plus homes was markedly lower at 5%.
81. The NDP, in acknowledging that Wealden's emerging Plan will set Policies for a mix of housing generally deemed appropriate for the District, would accordingly wish to particularly support those applications coming forward under Wealden's

²⁰ HNDP Support Paper – Public Consultation Phase 2 – November 2016

Protection of the Rural Character of the Area

allocations where i) the principle of development is acceptable, ii) which better reflect the views expressed on housing types in response to the NDP questionnaire.

82. In this regard the NDP responses indicated a high level of support for the provision of homes for the elderly. These views were further detailed in discussion groups and where support for small single storey units with small gardens was envisaged. This type of accommodation being seen as potentially similar to that in the 'Cedars' development in North Hailsham.
83. This type and design of housing could possibly be successfully accommodated to the north of Station Road where the scale, mass and form of existing residential development is substantially of bungalows of modest size.
84. Elsewhere within the general housing allocations expected to be proposed through Wealden's Plan the NDP would wish to encourage a high percentage of smaller starter homes, shared ownership homes and those for key workers. These categories of housing type were supported by 37%, 17% and 42% of respondents to the NDP questionnaire respectively.

Policy HNDP 9 – Housing Type

Where the principle of new residential development is appropriate and subject to compliance with other policies in the Development Plan, proposals that provide for a high percentage of homes for the elderly and starter homes/shared ownership (2-3 bed or smaller) will be supported.

(Core Strategy SPO3, Saved Policies HG5)

Retention of the Separate Character and Identity of the Four Main Settlements

Section 2 – Retention of the separate character and identity of the four main settlements in the Parish (Hellingly Village, Lower Horsebridge, Lower Dicker and Roebuck Park)

Introduction

85. This section of the NDP sets out the background to each of the 4 settlements seeking to identify and define their special character and how by proposing particular Policies and policy criteria for each, their separate character and identity can be maintained.
86. During the Phase 1 consultation period and as part of the various discussion groups held a number of residents expressed great concerns at the amount of development that had recently taken place within the Parish and at the amount of new development proposed to be built within Wealden Districts Emerging Local Plan.
87. Comments such as “Hellingly has been developed beyond recognition” and “I am worried that Hellingly will lose its rural charm” were commonplace²¹ together with concerns that “there is no demarcation of boundaries, Hellingly is now joined with Horsebridge and similarly that is joined to Hailsham”.
88. It is unsurprising therefore that this second broad objective of the NDP, namely to retain the separate identity and character of the 4 main settlements in the Parish, received wide support. Neighbourhood Plans provide an opportunity for a locally built consensus of what is deemed appropriate for an area in terms of establishing what is important and should be retained and respected. It is also the case that modern off the peg designs within developments of all scales have led to concerns regarding the loss of local character and identity together with perceived losses of some potentially worthy buildings through redevelopment.
89. Through its NPPF²² the Government has expressed its clear support for good design and confirms that good planning is indivisible from good design. In furthering its support for this the NPPF states that both Local and Neighbourhood Development Plans should develop robust and comprehensive policies that clearly set out the nature and quality of development that will be expected for the area.
90. For the purposes of the Hellingly NDP it is considered that these policies should be based upon a clear understanding of the history, topography, identity and character of the area and its 4 principal settlements. This is to help ensure meeting one of the principal agreed objectives; namely retention of character and identity. This is considered wholly consistent with both the NPPF (National Policy) and the Wealden Local Plan adopted Core Strategy which confirms support for promotion of local distinctiveness through good design in all development.²³

²¹ Neighbourhood Plan Support Paper HNBP/S3 – Public Consultation Phase 2

²² NPPF – Governments National Planning Policy Framework March 2012

²³ Core Strategy Strategic Planning Objective SPO13

Retention of the Separate Character and Identity of the Four Main Settlements

Background

91. In order to better identify and thus seek to retain those specific and defining settlement characteristics and buildings which have helped to shape the 4 principal settlements within the Parish the NDP has commissioned detailed Village Character Assessments for each²⁴. These are produced as Topic Paper 7 to support the NDP.
92. These describe the qualities and characteristics which are appreciated and valued by residents, local people and visitors. In so doing they also provide guidance for the Local Planning Authority, the Parish Council, developers and residents on what would be appropriate within new developments.
93. In the context of this Hellingly NDP they help to provide an evidence base to develop Policies and Policy criteria which can then be used in the determination of future development proposals. Their aim is to help retain the character and identity of the settlements concerned.
94. Although these statements draw upon the past to explain how this has shaped the present character of the village, the focus of the Village Character Statements is in looking forward to the future and probable character of the village then.
95. This set of Statements has been prepared to support the NDP. It seeks to define what makes each settlement special, what contributes positively to their character and what should be protected and preserved. This includes identifying designated heritage assets and their settings together with opportunities for enhancement and what kind of development would be appropriate or inappropriate.
96. The Policies and Policy criteria stemming from this work, together with the Village Character Statements themselves, form an important part of the NDP which, once adopted will form part of the Statutory Development Plan.
97. Under section 38(6) of the Planning and Compulsory Purchase Act 2007 applications shall be determined in accordance with the Plan unless material circumstances indicate otherwise.

The Character and Identity of the 4 Settlements

98. Although Wealden District Council adopted the Wealden Design Guide as a Supplementary Planning Document (SPD) in 2008 this is a generic document that applies across the whole of the District. Within the SPD it identifies the key characteristics of the Low Weald – within which Hellingly Parish lies – and provides generic information on traditional materials and building types. However, it is not specific and was never intended to capture the identity and character of each settlement.
99. Our Village Character Statements are settlement specific and where development is considered acceptable and provided it respects the character of that settlement

²⁴ Topic Paper HNDP/T7 – Village Character Assessments – July 2017

Retention of the Separate Character and Identity of the Four Main Settlements

the Policies proposed are supportive. The Statements help to build a better understanding between developers, the local community and the planners.

100. A more detailed history of the evolution of the 4 settlements can be found within the Character Assessments themselves. This section of the Plan seeks to outline a brief appraisal of the village scape/built form as exists today followed by specific Planning and other development recommendations in the form of Policies and Policy criteria.
101. Many small scale extensions and alterations to residential properties are able to be undertaken without the need for planning permission under what are known as 'permitted development rights'. Accordingly the settlement specific policies relating to design principles and design criteria in this NDP will apply only to those proposals where planning permission is required. It is however also considered that they can provide useful guidance in design matters to those carrying out works under permitted development.

Hellingly Village

102. The present day village of Hellingly remains as a relatively small village settlement and intact historically. Ribbon development has been limited as the Village is enclosed to the south east and west by the Cuckmere River. It is also subject to flood risk. The absence of a defined Development Boundary (within which the principle of development is generally viewed as acceptable by the planners) together with a designated and recently expanded Conservation Area has, along with the presence of important listed buildings, also helped constrain new development.
103. The church and churchyard is on raised ground and is the focus of the village from which its structure and form is created. Many of the properties have small front gardens adding interest to the street scene with a variety of building materials evident including red and grey brick, tile hanging, flint elevations and plain clay tiles to roofs.
104. To the north of the church a row of cottages provides an intimate and attractive backdrop in a diversity of form and materials but with a predominance of the Sussex vernacular. This arrangement provides visual interest in the overall pattern and grain of development and adds greatly to the historic atmosphere and feel of the village. A number of properties have attractive perimeter hedges of yew and laurel adding a distinctive structural element to the scene and enhancing the character of the village.
105. The sensitivity of the settlement and its landscape coupled with there being no development boundary, has generally protected Hellingly. Nevertheless there is evidence of change that is causing a degree of degradation in the quality and character of the village. This includes loss of historic elements such as traditional windows, doors, enclosures, the application of false shutters and obtrusive siting of satellite dishes.
106. Other pressures include the proposed provision within Wealden Districts emerging Local Plan of growth within or adjacent to an identified 'Core Area'. Overall the

Retention of the Separate Character and Identity of the Four Main Settlements

spatial arrangement, pattern and grain of Hellingly may well be harmed by inappropriate or excessive new development.

107. To help ensure the retention of the identity and character of Hellingly village and protect it from inappropriate development new developments will only be permitted where the following Policy and Policy criteria are met. This focus on preserving the setting of the designated Heritage Assets and positively contributing to the character and appearance of the Conservation Area is consistent with the adopted Development Plan and NPPF and the duty placed on Planning Authorities by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy HV1

New development within Hellingly Village Character Area will be required to clearly demonstrate

- a) How it conserves and contributes to the character and appearance of the designated Conservation Area including key views into, through and out of the designated area. Further, how it conserves and contributes to the retention of the character and identity of Hellingly Village.***
- b) How it protects the historic development pattern of the settlement and avoids unnecessary and inappropriate incursions that detract from this pattern. This should seek to also ensure retention of existing field patterns along with hedgerows and trees along boundaries.***
- c) Supports the preservation and enhancement of designated heritage assets and their settings.***
- d) Use of designs that respect traditional and locally distinctive materials including their usage such as plain clay tile for roofing materials and tile hanging.***

Unwarranted and unjustified development that erodes the rural character and identity of Hellingly and does not meet the above criteria will be resisted. Where extensions or ancillary buildings are proposed these should also, in addition to the above criteria

- e) Clearly be subordinate to the host building and respect the setting of designated assets.***
- f) Respect traditional and locally distinctive materials. Brickwork should match the bind and pointing of the host building.***
- g) Where additional car parking or garages are proposed they should be unobtrusive.***

(Core Strategy SPO2, Saved Policies EN19, EN20, EN21, EN22, EN27)

Hellingly Village – Key Design Principles

108. The key design principles referred to in Policy HV1 regarding the contribution of proposed development to the conservation and character of the area are concerned with ensuring that the separate character and identity of Hellingly village is retained. Both the NPPF and Planning Practice Guidance clearly indicate that design quality is a crucial planning consideration on all sites – character and identity are key components of this. Through the Village Character Assessments and settlement specific Policies it is considered that a range of design criteria can be justified to assist in the development of schemes that can be successfully accommodated without diminishing character and identity.

Policy HV2 – Specific Design Criteria Hellingly Village

- ***Standard designs should be avoided***
- ***Roofs of extensions and ancillary buildings should match the pitch of the host buildings***
- ***Front dormers and roof extensions should be resisted***
- ***Extensions to existing dwellings should be subordinate to the host building. Overly large extensions will be resisted***
- ***New brickwork should match the colour, texture bond and pointing of the host building***
- ***Loss of traditional timber doors, canopies and windows will be resisted***
- ***Removal of chimney stacks will be resisted***

(Core Strategy SPO2, Saved Policies EN19, EN20, EN21, EN22, EN27)

109. Wealden's Draft Submission Plan of March 2017 proposed the development of 30 additional homes within or adjacent to an identified 'Core Area' for Hellingly Village; to be developed over the Plan period. At the time of publication of this draft Plan there was no background information or assessment available as to how this figure was reached or where 30 units might be accommodated.
110. The enlarged Conservation Area was formally designated by the District Council in March 2017 and extends westwards to include Broad Farmhouse, northwards to include Hill Harbour House and eastwards to Hellingly Watermill. It now includes 35 buildings and structures of which 21 are statutorily listed as being of (national) architectural or historic significance.
111. It is therefore of concern locally that a proposal to almost double the number of structures within, ironically, a recently extended Conservation Area can be successfully accommodated whilst remaining true to the purposes of both this

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enlarged designation of the conservation and enhancement of Listed Buildings and their settings generally.

112. The likelihood of being able to do so successfully is significantly further diminished when one considers that Hellingly is located on a low promontory between the confluence of 2 rivers, the Bull and the Cuckmere. The fields surrounding the village flood regularly²⁵ and the flat floodplain around Hellingly is integral to its setting and character, affording views to the church from various vantage points, most notably along the A267.
113. In response to this issue and the lack of detailed site assessment in the draft Wealden Plan (March 2017) to support the number of houses being proposed a comprehensive assessment was carried out as part of the Village Character Assessment work. This work, which is detailed in HNPD Topic Paper 7²⁶, has assessed the ability of land within or adjacent to the proposed 'Core Area' to accommodate housing development without unduly compromising the integrity, character or setting of the constituent and many Listed Buildings and the (enlarged) Conservation Area generally.
114. This approach is considered to have had appropriate regard to National Planning Policy which indeed also includes clear advice in respect of the conservation and enhancement of Heritage Assets.
115. This detailed assessment work has positively sought to identify where new residential development might successfully be accommodated and provided an indication of the number of homes that might be delivered. However, this exercise has identified that such opportunities are indeed limited and that it would not be possible to deliver 30 units without significant conflict with much of the policy guidance both in the NPPF, the adopted Wealden Plan and relevant Acts in respect of Conservation Areas and Listed Buildings.
116. This conclusion is considered to be wholly consistent with the adopted Development Plan and Saved Policies of the District Council and is taken forward within the 'Recommendations' section of the NDP in respect of Hellingly Village.
117. It is also considered an approach that is all square with the provisions in respect of Neighbourhood Plans identified in the Localism Act which confirmed such plans

“give communities direct power to develop and deliver a shared vision for their neighbourhood and deliver the sustainable development they need”²⁷

and

“provides a powerful set of tools for local people to ensure they get the right types of development for their community”²⁸

²⁵ HNPD Topic Paper 5 – Flooding – April 2017

²⁶ HNPD Topic Paper 7 – Village Character Assessments – July 2017

²⁷ NPPF March 2012 para 183

²⁸ NPPF March 2012 para 189

Hellingly Village – Recommendations

118. Wealden District Councils recently adopted enlargement of the formally designated Conservation Area is welcomed. It now includes 35 buildings and structures, 21 of which are statutorily listed as being of architectural or historic interest²⁹.
119. However designation of a Conservation Area is not an end in itself but the start of a continuing process of preservation and enhancement. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:
- “it shall be the duty of a Local Planning Authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their areas which are Conservation Areas “and that those proposals” shall be submitted to a public meeting in the area to which they relate”*
120. No such proposals have been formulated or published at any time since the designation of Hellingly Conservation Area in 1972. In response to a written query on this issue Wealden’s Head of Planning and Environmental Services has confirmed how a Management Plan can set out how development pressure and neglect can be managed to ensure Conservation Areas retain their special qualities.
121. Public concern has been expressed on a number of occasions about changes that have adversely affected the character and appearance of the Conservation Area, particularly in the closed churchyard. It is considered important in seeking to retain the character and identity of Hellingly Village that a Management Plan is now urgently prepared including proposals for the preservation and enhancement of the area. This would also meet National Policy which refers to such matters as a duty upon the Local Planning Authority rather than any discretionary power.

Recommendation 1 – HV R1

In line with National Policy and as a matter of urgency, Wealden District Council be requested to produce a Management Plan for the Hellingly Conservation Area in consultation with local residents, the Parochial Church Council, the Parish and County Council. Such Plan to include the closed churchyard and to produce positive proposals for the preservation and enhancement of the Conservation Area.

122. The impact of traffic within Hellingly Village has also been mentioned often in the various responses to consultation on the preparation of the NDP. This includes concerns regarding use of local winding narrow roads as a cut through/rat run to the A22 in addition to the significant traffic congestion in the vicinity of the Village Hall and local primary school where the existing inadequacy of parking provision leads to a proliferation of cars being parked along local, in essence, country lanes.

²⁹ HNDP Topic Paper 3 – Heritage Assets – June 2017

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123. The District Council has long recognised the need for some form of traffic management scheme to be designed and implemented for Hellingly and indeed developer contributions have been collected for this purpose. What is now needed is for relevant bodies to produce such a scheme. Localised issues centred upon the problems especially prevalent at the primary school at the beginning and end of the school day are also referred to in the Education paragraphs in Section 3 – Infrastructure, of the Plan.
124. Unfortunately although a widely recognised problem, discussions with the local landowner to relieve parking pressure for the Village Hall by increased provision, through release of land have proved unsuccessful.
125. Whilst the design and especially the implementation of traffic management measures may require additional resources, Section 106 developer contributions, together with future income from Community Infrastructure Levy (CIL) can help to ensure delivery of appropriate solutions. These might usefully consider more coordinated and consistent responses from appropriate bodies to the flooding of local roads within Hellingly Village in times of heavy rain.

Recommendation 2 – HV R2

Wealden District Council in liaison with East Sussex County Council as Highways Authority produce a traffic management scheme for Hellingly to help alleviate existing problems. Any such scheme to be the subject of public consultation and amendment as necessary prior to implementation.

Recommendation 3 – HV R3

Wealden District Council be strongly advised that its emerging Plans proposal to accommodate an additional 30 houses within the Hellingly Core Area is inconsistent with its own adopted Development Plan and with National Policy in respect of Conservation Areas and Listed Buildings and the duty placed upon Local Planning Authorities regarding such matters.

Lower Horsebridge

126. There is no reference to ‘Horsebridge’ or Little Horsebridge in the Domesday Book of 1086. Horsebridge is a derivation of Herstbridge although how it became 2 smaller settlements (Lower and Upper) as both lie along the same route is not known. Both lie within the Manor of Michelham and were referred to as wastelands. They were once covered with woodland during the Middle Ages but the forests were depleted due to timber being required for building and to fuel local iron furnaces.
127. Lower Horsebridge is located some 2.7km from Hailsham and straddles both sides of the A271 a historic route that connected with the A22 and ran between Battle and Uckfield. The route may have been in existence from medieval times but was

Retention of the Separate Character and Identity of the Four Main Settlements

formalised under the Turnpike Act of 1754. A Toll House was erected on the A271 close to the junction with North Street.

128. The river Cuckmere meanders through the landscape of the Low Weald to the south and east of Lower Horsebridge. The tributary to the east and a drain to the south east is crossed by the A271 with the Cuckmere itself being crossed at 'Mill Bridge' and meandering on to a mill referred to as Horsebridge Mill. This structure, built in 1902 is currently unoccupied and lies outside of the settlement of Lower Horsebridge.
129. The village and land surrounding are liable to flooding because of the proximity of the Cuckmere and its tributaries. Because of these natural constraints the field pattern has survived relatively well to both sides of the A271.
130. Lower Horsebridge has evolved over time to its present form which is a combination of a nucleated settlement in the vicinity of North Street, with linear development. Over time the village has seen additional development extending northwards (along North Street) and to the south west on both sides of the A271. The southern section of the A271 in the centre of Lower Horsebridge remains largely undeveloped with a large recreation ground affording views southwards.
131. A key feature of the settlement is its rural setting and context. This is very pronounced on the approach to the village and within its core where the southern side of the road is largely undeveloped and permits long views over the recreation ground and Low Weald landscape. The pattern of development to the north is generally loose enabling views of the trees and countryside beyond. In contrast post war infilling facing the recreation ground has added a somewhat suburban and discordant character.
132. Lower Horsebridge is not designated as a Conservation Area and no designations have come forward from the Local Authority, nevertheless there are a number of buildings within the settlement that occupy key locations, lead as landmarks, create interesting townscape groups and possibly have earlier origins than their appearance reveals: these include the Kings Head, the Post Office, Rose Cottage and Burleigh Cottage.
133. The 1998 Wealden Local Plan refers to Lower Horsebridge as "*consisting primarily of inter-war and post war frontage development along the A271*". In this reference it is considered that the historical value and evolution of Lower Horsebridge has been underestimated and that the historical evolution and presence of some important listed and non listed buildings within the settlement contribute greatly to its character and identity.
134. Local distinctiveness derives from its historic landscape and pattern of uses, primarily pastoral farming. In recent times the role of the recreation ground has replaced some of this agricultural use but remains an important space in ensuring the character of the settlement is respected.
135. In spite of being a settlement with no development boundary within the Wealden Local Plan and where, countryside policies of restraint prevail Lower Horsebridge is

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under threat from new housing developments in particular infill housing and possible new allocations on land east of North Street.

136. There are locations where small scale development has been proposed as adjacent to the Kings Head and where well designed schemes may successfully be able to be accommodated. Other more major schemes within or adjacent to the settlement, which is described in Wealden's emerging plan, as unsustainable, pose a serious risk to eroding the distinctiveness, identity and character of Lower Horsebridge.
137. To help ensure the retention of the identity and character of Lower Horsebridge Policy LHB1 will apply to all new development.

Policy LHB1

Where the principle of new development within Lower Horsebridge Character Area is considered appropriate proposals will be required to clearly demonstrate

- a) How it supports the preservation and enhancement of designated heritage assets and their settings.***
- b) Acknowledgement of buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings and show how the development has no adverse impact upon such buildings.***
- c) How the proposed development protects the historic development pattern including any important views of the countryside between and beyond buildings.***
- d) Support for the use of designated areas of land for amenity purposes.***
- e) That there is no erosion of the sense of openness and rural character of the existing setting of the settlement.***
- f) How it promotes the use of locally distinctive materials including brick, tile hanging and plain tiled roofs together with use of or retention of traditional windows, doors, porches and shop fronts where they exist.***

Where new development is considered acceptable, subject to other policies within the NDP developments shall

- g) Ensure they respect the prevailing scale, mass, footprint, materials and appearance of positive and locally distinct buildings.***
- h) Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.***

(Core Strategy SPO13, Saved Policies EN14, EN18, EN27, LR1)

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138. Through the Village Character Assessments and settlement specific Policies it is considered that a list of design criteria can be justified to assist in the development of schemes that will retain the identity and character of Lower Horsebridge.

Policy LHB2 – Specific Design Criteria – Lower Horsebridge

- ***Standard designs should be avoided***
- ***New dwellings should not exceed two storeys in height***
- ***Roofs should be pitched to no less than 40 degrees***
- ***Front dormers and roof extensions should be resisted***
- ***Extensions to existing dwellings should clearly be subordinate to the host building***
- ***As a general principle gaps between existing buildings should be retained and not encroached upon or reduced***
- ***Traditional features elements and proportions should be respected***

(Core Strategy SPO13, Saved Policies EN18, EN27)

Lower Horsebridge Recreation Ground

139. The Wealden Local Plan Issues Options and Recommendations consultation document published in December 2015 confirmed that the Council was exploring the provision of a sports park in light of the significant growth proposed for Hailsham and the surrounding area. However, the draft plan of March 2017 made no such provision either as a Policy proposal or as a proposed site allocation.
140. Whilst such provision, were it to be made, would be welcomed in this strategic growth area it would do little to address existing levels of under provision³⁰. It is considered important therefore in the context of this NDP that efforts be made to increase the capacity of existing facilities. The most recent Open Space Study (2017)³¹ demonstrated an even more extreme under provision within its Area Profile for the parishes of Hellingly and Arlington and Hailsham Town Council areas.
141. The Lower Horsebridge Recreation Ground comprises a full size rugby pitch, a smaller training rugby pitch, a cricket pitch, bowling green and equipped children's playground. It is the main sports facility in Hellingly Parish and located next to the boundary with Hailsham.

³⁰ Wealden District Council – SPG Outdoor Playing Space 2003

³¹ Wealden District Council Open Space Study 2016-2028 Area Profile Hellingly and Arlington Parish Councils and Hailsham Town Council Sept 2017

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142. Recent housing development within the area arising from proposals in Wealden's adopted Core Strategy have meant that the acknowledged open playing space deficiency in North Hailsham and Hellingly has increased significantly.
143. Towards the end of 2016 a proposal was submitted to develop land to the south of the Kings Head public house and east of the Lower Horsebridge Recreation Ground³². The application proposed 10 dwellings fronting onto the A271 and formed part of a field known locally as the 'fairground field'. An undertaking offered at the time proposed the transfer of additional land to the Parish Council for public recreational use only.
144. This application was supported by the Parish Council although it was subsequently withdrawn for technical reasons. There is however no reason to believe that the undertaking will be withdrawn if and when an application is re submitted.
145. As part of the consultation upon the NDP local clubs using the recreation ground at Lower Horsebridge have confirmed that the existing shortage of car parking was a major impediment to any increased use. Further discussions with users of the recreation ground confirmed a need for an indoor facility with changing, toilets and storage.³³
146. To prevent the existing under provision of outdoor playing space in the area from worsening it is proposed that the area previously offered to the Parish Council through the undertaking that accompanied application WD/2016/281/MAJ be allocated for public open space in the event that the application or its successor is approved. This matter is taken forward under the Recommendations Section for Lower Horsebridge.

Lower Horsebridge Recommendations

147. Lower Horsebridge is described within the emerging Wealden Local Plan (March 2017) as an unsustainable settlement owing to its limited range of facilities. A proposal to therefore allocate land for housing in North Street was therefore not supported locally and seemed to run contrary to a number of key principles within both the NPPF and the Development Plan.
148. It is understood that a better and more appropriate location again within the Parish has been proposed within the major application site currently being developed out south of New Road and north of the A271. Such approach by Wealden is supported by the NDP and is reflected in the recommendation below. It is understood that the employment provision originally envisaged for the land in question is to be accommodated within the strategic employment site identified for Lower Dicker.

³² HNPP Support Paper 2 – Public Consultation Phase 1

³³ HNPP Topic Paper 9 – Outdoor Playing Space (para. 19)

Recommendation 1 – LHB R1

That Wealden District Council does not allocate further land for residential development at North Street, Lower Horsebridge since this can be better accommodated on a more sustainable site elsewhere in the Parish and as an integral part of an existing wider residential development.

149. Because of the nature of Lower Horsebridge being traversed by the main A271 road it is considered important locally for further traffic calming measures to be designed and implemented. The sinuous nature of the A271 does make crossing difficult and it will be especially important to improve matters should enhancement of parking and provision of leisure/recreation facilities at the recreation ground come to fruition.

Recommendation 2 – LHB R2

Wealden District Council in liaison with East Sussex County Council as Highways Authority seek to produce traffic calming solutions for Lower Horsebridge. In particular these should take into account enhanced provision of facilities at the Lower Horsebridge recreation ground. Any such scheme to be the subject of public consultation and amendment as necessary prior to implementation.

Recommendation 3 – LHB R3

Wealden District Council be advised that the previously submitted application WD/2016/281/MAJ is considered to be a sustainable proposal, providing that the previously offered understanding to donate land to the Parish for leisure/recreation purposes is confirmed, the proposal is strongly supported. Such proposal would meet the Districts own policies and objectives of addressing under provision and enhancement of such facilities.

(Core Strategy SPO11, Saved Policy LR8)

Lower Dicker

150. Lower Dicker is a dispersed linear settlement straddling the A22 from the Boship Hotel close to the Boship roundabout to the south at the junction with the A267 and the Golden Cross Hamlet to the west. Exception to this linear form occurs along roads running perpendicular to the A22 including Coldharbour Lane and Camberlot Road to the south side and Hackhurst Lane to the north.
151. Analysis of historic mapping clearly demonstrates the varying influences upon the spatial character of Lower Dicker including deforestation and the formation of the early A22 through the Turnpike Act 1754. The quality of land and its enclosures as

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common land as well as the location of brick and tile kilns together with associated encroachment or, in a number of cases, grants of land from the Manor of Laughton have also had marked influence on settlement pattern.

152. Because it does not follow the nucleated pattern of most settlements within the District any appreciation of its present form requires an understanding of this local history. Buildings tend to front onto the road with the houses predominantly being semi-detached pairs and short terraces interspersed with fields and hedges. Although having a semi urban appearance in parts, due to the presence of former brick fields and common the overall character of the area is better described as semi rural.
153. Two families were the dominant brick makers in the Dicker – the Guys and the Goldsmiths but by the end of the Napoleonic wars only 2 brick makers were left in business on the east side of the A22.
154. In the mid 19th century Uriah Clark took over the Goldsmiths brickyard near Boship Green and turned it into the Dicker Pottery. This business merged with the neighbouring Boship Green Pottery and survived into the 20th century specialising to some extent in paving bricks but attempts to expand and modernise in the 1920s came to nothing. By the time the road transport took over from the railways the Dicker Brickworks had ceased production.
155. Today some of the brickfields have reverted to agricultural use and the same stretch of road is accessed by Little Hackhurst Farm, Ade's Farm, Caldicotts Farm. Parsons Grove Farm, Knights Farm and Palmers Farm.
156. Within this linear settlement in a rural setting constant glimpses of farmland and more distant views southwards to the Downs contribute positively to the local character.
157. There are a number of buildings within Lower Dicker that contribute positively to its character and identity and potentially meet a number of the criteria for local listing. Where buildings are considered to display positive attributes such as the Zoar Chapel and the late 19th century red brick houses with decorative work and some buildings with tile hanging these can be considered as non designated heritage assets with appropriate policy references to help ensure retention of their character and identity.
158. Although Wealden District Council has acknowledged Lower Dicker as having a distinctive character derived from its historic land uses its local distinctiveness has perhaps been undervalued. It has certainly been under threat from modern infill developments and housing schemes which over time have begun to erode the unique character and appearance of the settlement. This despite it being a settlement with no identified development boundary in the Wealden Plan and where countryside policies of restraint prevail.
159. Within the emerging draft Wealden Plan (March 2017) the main issue arising in respect of Lower Dicker is the proposal to improve the A22 corridor in association with a proposed A22 employment sector and an allocation of some 38,000 sq metres of employment floor space. This is an unspecified allocation within a newly

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proposed Development Boundary which, at the time of drafting, is proposed solely for the purposes of employment rather than residential use.

160. This proposed designation could have a drastic and adverse impact upon the character and identity of Lower Dicker by eroding a significant area of rural and agricultural land that contributes positively to the distinctive character and history of the settlement. Whilst it may well be preferable to accommodate much needed employment space near the A22 corridor the proposed 'Development Boundary' approach with no assessment of optimum sites and commensurate specific allocations to accommodate 38,000 sq metres of floor space is considered to underestimate the value and history of the unique history and character of Lower Dicker. A more considered and detailed appraisal of where, precisely, such employment need can be provided – and by allocation rather than a potentially ambiguous Development Boundary approach is preferable.
161. This would enable a more refined assessment of options and constraints to better conserve the identity and character of the settlement.
162. For the purposes of this NDP and to help ensure the retention and character of Lower Dicker the following Policy will apply to development that is otherwise considered appropriate.

Policy LD1

Where considered acceptable in principle new development within Lower Dicker Character Area will be required to clearly demonstrate

- i) How it supports preservation and enhancement of designated heritage assets and their settings.***
- ii) Acknowledgment of buildings that make a positive contribution to the character of the area and its appearance through designation as locally listed buildings and how their scheme respects and supports these characteristics and does not impact adversely upon them. This includes the Zoar Chapel.***
- iii) How it protects the historic pattern of development clusters of built form and the important gaps between and view of the countryside between and beyond.***
- iv) No erosion of the sense of openness and rural character of the settlement.***
- v) Where new development is considered acceptable, respect for the prevailing scale, mass form materials and appearance of positive and locally distinct buildings.***
- vi) Use of locally distinctive materials including brick, tile hanging and plain tiled roofs.***

Policy LD1 (Continued)

- vii) That, in the case of modern or contemporary buildings that are acceptable in principle, they respect the prevailing settlement pattern and grain are of high quality and make a positive contribution to the identity of Lower Dicker.**
- viii) Retention of existing field patterns along with hedgerows and trees along boundaries.**

(Core Strategy SPO13, Saved Policies EN14, EN18, EN27)

163. Through the detailed Village Character Assessments³⁴ carried out to support work on retaining the identity and character of the settlements within the Parish the following design criteria will apply.

Policy LD2 – Specific Design Criteria – Lower Dicker

- Standard designs should be avoided**
- New dwellings should not exceed two storeys in height**
- Roofs should be pitched to no less than 35-40 degrees**
- Front dormers and roof extensions should be resisted**
- Extensions to existing dwellings should clearly be subordinate to the host building**
- Gaps between existing buildings should be retained and not encroached upon or reduced**

(Core Strategy SPO13, Saved Policies EN18, EN27)

164. The March 2017 draft of the Wealden Local Plan proposes the development of 38,600 sq m of employment space within a newly proposed 'Development Boundary' for Lower Dicker³⁵. No specific areas or allocation for the delivery of these 38,000 sq m are proposed although the District Council has confirmed through it's officers that the Development Boundary approach is only intended to promote the provision of employment provision and not residential development.
165. Whilst acknowledging and supporting the principle expressed in the draft Wealden Plan of proposing strategic employment and economic growth within the important A22 growth corridor the non identification or allocation of where, precisely, this 38,000 sq m will be accommodated, is of concern.

³⁴ HNDP Topic Paper 7 – Village Character Assessments July 2017

³⁵ Draft Wealden District Council Submission Local Plan March 2017

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166. As expressed at paragraph 160 of the NDP and within the Village Character Assessment this proposal could have a drastic and adverse impact upon the identity and character of Lower Dicker. For this reason the Village Character Assessments³⁶ specifically commissioned to support the NDP have, in the case of Lower Dicker provided a bespoke, more considered and detailed appraisal of where such significant employment provision (38,000 sq m) can best be provided.
167. This approach is considered entirely consistent not only with Wealden's identified strategic need but also with one of the primary purposes of Neighbourhood Plans in seeking to ensure how local identity and character can also be preserved. This positive influence upon local development is further seen as one of the core proposals of the neighbourhood planning process and is underpinned by detailed analysis of the historic social and landscape character and identity of the settlement.
168. The village character assessment undertaken to support the NDP has therefore identified those areas where it is considered such employment provision as is required might best be accommodated whilst minimising any adverse impact upon the character and identity of Lower Dicker. This information will be forwarded to the District Council for early consideration and as part of the recommendations to Wealden.
169. In seeking to retain the identity and special characteristics of the settlement it is considered important to ensure that there is no additional build up to the road frontages along the A22 as this would significantly compromise the sense of rurality. It would also have an adverse impact upon and downgrade the role of the green setting of Lower Dicker.
170. It is further important for the social and historical identity of the settlement to retain existing field boundaries and to utilise locations where there are existing accesses for development of employment space.
171. As an adjunct to this Policy recommendation to Wealden it is concluded that there is no reason to retain the proposed Development Boundary approach put forward by Wealden.
172. This matter is taken up further in the Recommendations section for Lower Dicker that follows.

Lower Dicker Recommendations

Recommendation 1 – LD R1

That Wealden District Council:

- i) Acknowledge the detailed Village Character Assessment for Lower Dicker and the ensuing proposed preferred locations of land to enable delivery of 38,000 sq m of employment land close to the A22 growth corridor***

³⁶ HNPD Topic Paper 7 – Village Character Assessments – July 2017

Recommendation 1 – LD R1 (Continued)

- ii) Recognise that this work will best enable the retention of the identity and character of the settlement whilst also delivering their strategic identified employment need***
- iii) Do not progress the idea of proposing a Development Boundary for Lower Dicker since this is considered unnecessary and would lead to uncertainty in delivery and probable greater adverse impact of development outside of the optimum areas now put forward.***

173. There are other matters which affect Lower Dicker and which are considered worthy of mention in seeking to make clear recommendations to other bodies whose decisions impact upon the area of the NDP and, most importantly, its residents.
174. The former Dicker Pottery Site³⁷ which has played such a significant part in the history of Lower Dicker, was taken over by a Plastics Moulding Company (Shep Plastics) but now lies vacant.
175. The site is identified and allocated as a potential Waste Transfer Station within the 2015 adopted version of the East Sussex Waste and Minerals Plan. However the various assessments and deliberations surrounding this preceded Wealden's own emerging thoughts regarding the strategic employment need for 38,000 sq m of employment space on the other side of the A22.
176. From comments received during the discussion groups held as part of the NDP consultation process it would now seem sensible, indeed preferable, for any waste transfer facility that might in future be required, to be located within the wider employment provision located on the North of the A22.
177. This could additionally prove beneficial in helping housing provision insofar as this could release the Shep Plastics site for residential development which would be more in keeping with its neighbours including the nearby Zoar Chapel identified as a local heritage asset as a positive and important building in Lower Dicker.
178. A development showcasing the characteristic local dwellings often of paired residences displaying quality facing bricks with vitrified headers laid in Flemish bond with decorative diamond patterns could provide a far more sensitive and localised solution for the former pottery site. This could not only reflect and respect the local traditions and materials but also make a modest but important contribution to local housing need. It is estimated that the site could accommodate 15 units.

³⁷ HNDP Topic Paper 7 – Village Character Assessments – July 2017

Recommendation 2 – LD R2

- i) That Wealden District Council in liaison with East Sussex County Council seek to accommodate any local waste transfer station requirement north of the A22 thereby releasing the former Dicker Pottery (Shep Plastics) site for residential development.***
- ii) Seek to encourage and if appropriate allocate the land for such residential use together with indicative design principles to reflect local traditions, styles and materials.***

179. Traffic, both its volume and speed together with the associated adverse impacts from pollution does unfortunately have a significant impact along this stretch of the Dicker. Whilst recent endeavours to slow through traffic and improve the safety for road users have had benefit more could be done to improve the lives of residents. Issues of air pollution caused by traffic remain a concern and one which will only increase with the increasing use of the A22.

Recommendation 3 – LD R3

That East Sussex County Council together with those bodies responsible for the monitoring of air pollution levels be requested to increase their efforts in the monitoring of traffic impacts in the area to design and implement solutions to enhance road safety and reduce local air pollution issues. Such schemes to be the subject of widespread consultation prior to their implementation.

Roebuck Park

- 180. Roebuck Park village development occupies the site of the former Hellingly Hospital. The hospital originally known as the East Sussex County Asylum, lies on slightly elevated ground to the north of Hailsham and the complex was built on 400 acres of land that was formerly the Park Farm near Hellingly Village.
- 181. The hospital was closed in 1994 and the site and buildings lay unused until 2010 when work commenced to develop a large proportion of the land for housing with approximately 450 homes.
- 182. The area identified on the approved Masterplan as the 'village centre' has not yet been built out. This element was designed to act as a focus for the new settlement and to connect the residential user to the retained original hospital buildings. Implementation of this remains important if the development is not to become a dormant 'suburban village'.
- 183. The original parkland that formed the grounds to the hospital complex was laid out in 1903 by the accomplished Kew Gardens landscape architect William Golding. The grounds fell into a poor state of repair after the closure of the hospital however

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much of the structure remained and was largely restored as part of the Roebuck Park development.

184. The historic focus of Roebuck Park was the hospital buildings and landscaped grounds and a number of the original buildings remain to provide reference to this period in the evolution of the village.
185. To the north of the retained hospital buildings and The Drive is an area of ancient woodland known as Park Wood that provides an attractive backdrop to the village and is an important landscape feature in the village and wider area. A number of historic farm buildings to the south, including Park Farm on New Road also formed part of the hospital estate. These buildings remain on the edge of open countryside.
186. The new development along The Drive covers some 25 hectares of which 13.75 hectares is a community parkland now owned and managed by Hellingly Parish Council. This area includes play areas, allotments, sports pavilion and cricket green. The built development is essentially contained in 2 areas, each having a distinctive style and layout wherein the park remains the central focus of the settlement.
187. Properties on the southern fringe of Roebuck Park have elevated and commanding views over the parkland and the new residential buildings have sought to adopt typical Victorian, as well as some of the hospital vernacular detailing roof pitch and materials. The lower Roebuck Park area draws on more traditional Sussex materials and detailing with tile hanging, brick and clay tile roofs. The streets are predominantly orientated east west providing a physical and visual connection with The Drive and the parkland.
188. The landscape structure of the parkland, woodland and surrounding farmland is a much valued, sensitive and important characteristic of the area. The relatively recent development of Roebuck Park has created an attractive parkland development albeit quite dense and urban in its rural context. Inadequate and poorly conceived parking provision does detract from some parts of the development.
189. There are a number of potential issues which could impact adversely upon the overall character and identity of Roebuck Park. Potentially the most significant would be the loss of parkland habitats and structural landscape due to poor maintenance or further encroachment from development. This would be exacerbated by any major loss of farmlands to the south and west and the erosion of current open aspects resulting in a merging of traditional settlement boundaries and loss of the village identity.
190. Loss of any of the worthy retained hospital buildings would also lead to a marked lessening of character and historic identity. In this regard the former chapel building, an attractive Arts and Crafts style structure remains in a poor state of repair and is currently unused and boarded to prevent further vandalism.
191. The non development of the proposed village centre and shops could potentially mean that the settlement would remain a large housing estate with much reduced

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opportunity to evolve into a distinctive village settlement and where its own sense of community and identity would be weakened.

192. To help ensure the retention of the identity and character of Roebuck Park Policy RB1 will apply to all new development.

Policy RP1

Where the principle of new development within Roebuck Park Character Area and its setting, (as defined in the Proposals Map), is acceptable it will be required to clearly demonstrate:

- i) How it supports and does not adversely impact upon the parkland setting of Roebuck Park.***
- ii) How it supports the provision of local facilities within or adjacent to the retained former hospital building to serve the development given its distance from local services.***
- iii) That it reflects and retains important open views within and from the development including:***
 - i) views over parklands to the South Downs National Park***
 - ii) views to the ancient woodland to the North***
 - iii) views towards the hospital buildings and the church***
 - iv) views from the south towards the parklands and Roebuck Park***
- iv) How designated heritage assets and non-designated heritage assets including those relating to the former Hellingly Hospital are preserved and protected including their settings.***

Development that erodes the sense of openness and rural character of the setting of the development will be resisted.

(Core Strategy SPO2, SPO13, Saved Policies EN17, EN18, EN27)

193. In order to secure retention of the character and identity of the settlement the following design criteria will apply.

Policy RP2 – Specific Design Criteria – Roebuck Park

- Roofs should be pitched to no less than 45 degrees***
- Designs of dwellings should be grouped to help reinforce local identity***
- New dwellings should be no higher than 2 storeys with ‘true attics’***

Policy RP2 – Specific Design Criteria – Roebuck Park (Continued)

- ***Where new development is considered acceptable it should provide for suitable and appropriate levels of parking ensuring that garages, car parking courts and spaces are unobtrusive. Blocks of garages should be avoided in any additional housing developments. On street parking should be avoided.***

(Core Strategy SPO2, SPO13, Saved Policy EN27)

Roebuck Park Recommendations

194. Amongst those concerns expressed by residents in relation to Roebuck Park the lack of any social or community facilities including for younger persons, featured highly.
195. Early implementation of the village centre proposals identified within the approved Masterplan supporting the development of Roebuck Park is seen as an important element if these issues are to be addressed. Implementation of this social focus was always intended to connect the residents to the retained hospital buildings, including the chapel (now boarded up) and is important in preventing the effect of a somewhat isolated suburban village.
196. The chapel building itself is an attractive Arts and Crafts style structure but remains unused and boarded up to prevent further vandalism. Although in a poor state of repair it is of local character and historic significance, A social cum youth and community use for the building would not only help address some of the local issues raised but would also help safeguard this worthy building from further deterioration. As referred to in Section 3 of the NDP (Infrastructure) it is also conceivable that the building, along with other uses, could host some limited health centre facility.

Recommendation 1 – RPR1

That Wealden District Council liaise with and encourage development and other interests as appropriate to bring forward early implementation of the ‘village centre’ focus identified within the Masterplan for Roebuck Park including proposals for a multi purpose community and social use of the former Hellingly Chapel building.

197. Allied to concerns regarding the lack of community and social facilities other comments received in respect of Roebuck Park reflected the inadequacy of youth and adult leisure facilities/public open space.
198. The original requirements for outdoor playing space associated with Roebuck Park were for 2 ha of land to be allocated for a full size playing pitch, a junior playing pitch and children’s play areas in the grounds of Hellingly Hospital. In the event the junior playing field was never delivered.

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199. The Wealden Core Strategy allocated land for some 600 dwellings in North East Hailsham, close to the parish boundary. Planning permissions have now been granted for some of the allocated sites but again with no provision for youth and adult leisure and recreation. The shortfall of youth and adult provision has worsened considerably from Wealden's 2003 Supplementary Planning Guidance (SPG) on Outdoor Play Space and which acknowledged that for Hailsham

“the existing facilities cumulatively account for less than 40% of the National Playing Fields Association (NPFA) requirement”.

200. These NPFA standards require 2.4 ha of outdoor playing space per 1,000 population of which 1.6-1.8 ha should be youth/adult play space. As already noted Hellingly recreation grounds and playing fields help meet the needs of Hailsham.
201. It is estimated that some 2.8 ha of parks and recreation grounds including sports pitches, should be provided (from NPFA requirements) first to meet the needs of the new residential development north and south of New Road as proposed in the emerging draft Wealden Plan (March 2017)³⁸. The significant under supply of amenity green spaces and recreation grounds is also highlighted in Wealden's most recent study of public open space.³⁹
202. It would be advantageous if such a site were to be connected to and become part of Hellingly Country Park. This would facilitate maintenance and management and allow for some sharing of facilities. Such approach would also strengthen the existing green network as recommended in Wealden's draft Plan and help preserve the countryside setting of Roebuck Park.
203. Wealden's draft Plan confirms that the provision of good quality open space and opportunities for sport and recreation provide an important contribution to the health and wellbeing of communities in addition to ecological and landscape functions. They also help promote community cohesion and development.

Recommendation 2 – RPR2

That Wealden District Council require the provision of an outdoor playing area for youth and adult recreation of a minimum of 2.8 hectares as a physical extension to Hellingly Country Park to serve the new residential development north of New Road Hellingly and nearby. And further be requested to urgently address the significant under provision of parks and recreational open space identified within the 2017 Wealden Open Space Study for Hellingly and Arlington Parishes and Hailsham Town.

Heritage Assets and Non-Designated Heritage Assets

204. Within the detailed Village Character Assessments⁴⁰ carried out to support the NDP a schedule of Listed Buildings is provided for each settlement – Hellingly Village,

³⁸ Draft Wealden Local Plan paragraph 3.9 (March 2017)

³⁹ Wealden Open Space Study 2016-2028 – September 2017 – Hellingly, Arlington and Hailsham

⁴⁰ HNBP – Topic Paper 7 – Village Character Assessment July 2017

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Lower Horsebridge, Lower Dicker and Roebuck Park. These are attached as Appendix 1 to the Plan.

205. These designated heritage Assets receive the highest level of protection from inappropriate development or redevelopment. This includes the setting of that particular building/Heritage Asset as set within the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.
206. Within areas formally designated as Conservation Areas as in the case of Hellingly Village all unlisted buildings can be deemed as non-designated heritage assets and this is a material consideration in the determination of planning applications.
207. Local lists (of buildings of importance) compliment national designations in building a sense of place, identity and history for communities and localities. Such lists are considered essential to the proper understanding of settlements and their evolution and in helping retain a distinctive character and identity. Local listing highlights heritage assets that are of local interest and importance in order that this may be given due and appropriate consideration when change is proposed.
208. Appendix 2 sets out the relevant criteria for identifying Locally Listed Buildings. By using the generic expression 'heritage asset' the NPPF also allowed for other buildings of local interest to be considered as Locally Listed or non-designated heritage asset.
209. There are a number of buildings and historic features within the Parish and its 4 principal settlements that have local heritage value and are worthy of consideration in making planning decisions. Potential candidates are not required to meet all of the criteria listed but might be considered worthy for aesthetic interest, historical association, landmark status, social and community value. Others may be considered owing to their rarity or group value.
210. Those buildings or heritage assets considered worthy of local listing are identified on the Proposals Map accompanying the NDP and where Policy LH1 will apply.

Policy LHA1

All development affecting a non-designated heritage asset (local list) or its setting will be required to clearly demonstrate:

- i) How it conserves, preserves, respects and enhances the heritage asset and its setting including through use of design, materials and understanding of the heritage importance of the building or asset***

Development proposals requiring the demolition or substantial redevelopment of a local heritage asset will be refused.

Policy LHA1 (Continued)

Development proposals which seek to support the restoration and conversion/reuse of local heritage assets including for social or community purposes will be supported subject to the setting and character of the building being conserved.

(Core Strategy SPO2)

Section 3 – Infrastructure

Recommendations to Providers

211. Hellingly Parish covers an essentially rural area immediately to the north of the town of Hailsham. It abuts the equally rural parishes of Arlington and Chiddingly to the west, Horam to the north and Herstmonceux to the east.
212. Recent significant residential developments within the Parish itself and also Hailsham town, coupled with further anticipated growth from Wealden Districts Local Plan have caused great concerns locally in respect of infrastructure capacity.
213. The local road network is seen by many as at overcapacity and facilities such as health, education and open space provision are severely stretched or acknowledged as being underprovided. Of constant concern, as expressed during the preparation of this draft Plan is the fact that not one of the major providers of service seems able to forward plan provision. Residents are often left with the feeling that it is very many years after the development occurs that some limited provision is made, if at all.
214. This general under provision and ‘infrastructure stretch’ contributes significantly to people’s often rather jaundiced, but maybe justifiable, view of development. Wealden’s adopted Core Strategy Policy WCS7 seeks to ensure sufficient capacity in existing infrastructure to accommodate development and to keep such matters under regular review. The following sections highlight some of the more pressing infrastructure matters for the Parish that require addressing.

Roads and Transport

215. The Parish is crossed by 3 ‘A class’ roads, the A22 (Uckfield to Eastbourne), the A267 (Hailsham to Tunbridge Wells) and the A271 (Hellingly to Bexhill). In addition there are several minor roads and lanes within Hellingly. The A22 is noted within Wealden’s emerging plan as a growth corridor for employment although significant traffic congestion already occurs on stretches of this route during peak hours.
216. Traffic speeds, road safety and congestion are all concerns for residents. The A roads are all, in part, subject to speed restrictions⁴¹ and away from the A roads speed restrictions apply. However the section of the A267 from the Boship roundabout northwards to Wellshurst Golf Club and significant parts of the more rural lanes are subject only to the national speed limit of 60 mph – this in spite of a significant increase in the volume of traffic resulting from present and proposed developments.

⁴¹ HNDP Topic Paper No 4 – Infrastructure – August 2017

Roads and Transport – Recommendations

That East Sussex County Council as Highways Authority be asked to

- i) Provide a comprehensive road design for the area west of the Cuckoo Trail and North of the A271 to provide suitable and safe access to and egress from the present and proposed developments using Park Road and the A271. Such design to discourage and reduce use of Station Road by through traffic and improving traffic calming through Hellingly Village.***
- ii) To extend speed restrictions (40mph) along the length of the A267 from the Boship roundabout to Wellshurst Golf Club and on the entire length of presently unrestricted C207 (Grove Hill – North Corner – Horebeech Lane from Mill Lane to Horam).***

Education

- 217. The Parish has an old Victorian primary school catering for children between the ages of rising 4 to 11 and 2 play groups, both privately owned. Older children within Hellingly travel to secondary schools in Hailsham, Ringmer, Heathfield and Willingdon.
- 218. The resultant significant growth arising from new developments both present and proposed means that the present 1 form entry parish primary school is oversubscribed. A new 2 form entry primary school is proposed and a site in Park Road is identified for this purpose.
- 219. The age and condition of the buildings in which the existing primary school is housed, the use of portacabins, lack of footpaths to the school as well as its location on the outskirts of the village close to the fast flowing traffic on the A267 all suggest that the logical solution to the under provision of primary school places would be to relocate to the new site and develop this as a 3 form entry facility⁴².
- 220. Although there is a shortage of secondary places in the Hailsham area it is inevitable that secondary provision for the parish be concentrated in existing but enhanced facilities in the nearby towns. In this regard the Education Authority need to accelerate implementation of earlier ideas to develop a separate sixth form campus on land already identified in Hailsham and for which developer contributions have already been obtained.

⁴² HNDP Topic Paper No 4 – Infrastructure para 22 – August 2017

Education – Recommendations

That East Sussex County Council

- i) Be requested to progress, as a matter of urgency, development of a new primary school facility on land already identified at Park Road.***
- ii) Give early consideration and decision as to whether this should be for a 2 or 3 form entry facility given the difficulties experienced at the existing primary school site and avoiding the prospect of a new facility competing with the existing school and thereby potentially affecting the viability of both.***
- iii) Urgently progress provision of separate and enhanced sixth form and secondary provision at Hailsham Community College in order to adequately address needs arising from new and proposed developments within Hellingly and Hailsham itself.***

Sport and Recreation

- 221. There is a recreation ground at Lower Horsebridge a cricket pitch at Hellingly Country Park, a golf course (Wellshurst) off the A267 and a specialist cycle track at Lower Dicker. There are also several locally valued and important green spaces with public access including a significant area of Ancient Woodland at Park Wood, the Cuckoo Trail and Hellingly Country Park at Roebuck Park. The Parish has one allotment garden off the A271 and a second is being provided as part of the Roebuck Park development. The nearest leisure centre, providing a swimming pool and gymnasium is in Hailsham.
- 222. As identified in Topic Paper 9 Open Space Provision on public open space and in the emerging Wealden Plan the facilities for youths and adult open space for the nearby town of Hailsham account for less than 40% of the National Playing Fields Association (NPFA) requirements for a town of its size.
- 223. The projected significant growth of residential development within Hellingly Parish and the neighbouring town of Hailsham means that this under provision will only worsen unless assertive action is taken by the District Council to address matters. The existing facilities within the Parish, including at Horsebridge and Roebuck Park are already shared with a number of Hailsham Clubs.

Sport and Leisure – Recommendations

That Wealden District Council

- i) As local Planning Authority ensure that existing significant levels of under provision are urgently addressed including through support for and necessary allocation of land for a strategic sports facility for the growing town of Hailsham and surrounding areas. To use developer contributions and Community Infrastructure Levy receipts to deliver such a facility.***
- ii) Require the provision of an outdoor playing area of a minimum of 2.8 hectares for adult and youth recreation, as a physical extension to Hellingly Country Park to serve the new residential development north of New Road, Hellingly and nearby.***
- iii) Bring forward clear and enforceable proposals for the early implementation of sporting, leisure and social facilities as a requirement of its proposed residential developments in the Wealden Plan. Such proposals to be supported by a strategic overview and recommendations for levels, timing and type of provision required to service proposed growth within the Hellingly/Hailsham area.***

Digital Connection

- 224. Although parts of the Parish receive mobile telephone coverage this is patchy and reception intermittent. Additionally with the existence of several providers the quality of connection can vary significantly. There remain significant “notspots” within the more rural parts of the parish meaning that a landline connection remains the only reliable option. Consequently the availability of such technology as smart meters and the ability to control equipment within the home from a remote mobile is still something not available to many.
- 225. Equally the prospect of fast fibre optic connection is not widely available throughout the parish. Although the Government and BT boast of the service being available to 95% of the population the experience in Hellingly is somewhat different.
- 226. With the significant investment provided by East Sussex County Council and the Government BT is installing fibre optic cabling along main roads but the speed of download remains dependent upon the last section of the wire connection (which remains copper cabling) and the distance from any fibre related cabinets.
- 227. The ‘promised’ minimum speed of 10mgs for everyone is certainly not being achieved throughout Hellingly for all but the newest of developments and with download speeds of less than 2mgs and often under 1mg being fairly common. Given the drive by Government for improved access for all to digital online communication this is clearly not considered acceptable. It is a positive disadvantage to businesses wishing to establish themselves in the area, to those

Infrastructure

wishing to or required to work from home and to all those wishing to access goods and services that quite simply are not available locally.

Digital Communication – Recommendation

That British Telecommunications be required to provide the Governments' recommended minimum download speed of not less than 10mgs to all properties within the Parish and to improve mobile coverage so as to significantly reduce or eliminate all "notspots" within the Parish.

Retail, Employment and Other Services

228. The nearest Regional and Sub regional shopping and employment centres are in Eastbourne, Hastings, Tunbridge Wells and Brighton. The nearest local service centre for shopping, education, health and personal and professional services is Hailsham.
229. Given the proximity of Hailsham and the services available in the town there is limited retail offer within the Parish. The probability is that no major retail space would prove economic however the availability of local convenience shops is something that may need to be addressed in any new developments. Whilst such services may be difficult to attract the significant recent and proposed growth within Hellingly, together with its population profile, does indicate that it may be prudent to consider the provision of convenient low level health care facilities within wider community facility buildings.

Retail, Employment and Other Services – Recommendations

- i) That the Eastbourne, Hailsham and Seaford Clinical Commissioning Group provide a surgery or healthcare facility as part of the new housing being developed off Park Road or within any community facility/village centre associated with Roebuck Park.***
- ii) Wealden District Council consider and seek to encourage the provision of local service shops for personal and professional services in association with new development proposed for the parish.***

Sewerage

230. With very few exceptions it is considered that new developments within the Parish can reasonably be connected to mains drainage. This is clearly the approach favoured by the providers of waste water infrastructure and other than in exceptional circumstances this approach is considered wholly reasonable and supportable.

Sewerage – Recommendation

That Wealden District Council as Local Planning Authority be asked to require that all new developments within the parish that are capable of being joined to mains drains to be connected to the main sewers.

Conclusion

231. As indicated in the introduction to this section on Infrastructure much of local peoples' frustration with and suspicion of new development, stems from an acknowledged and locally all too apparent 'stretch' of or inadequacy of provision.
232. This in turn leads to local issues of for example traffic congestion or enhanced unsustainability of development whereby children of primary school age currently have to attend schools on the far side of Hailsham or residents have to travel to access even basic health services.
233. With the recent significant existing and proposed growth within the Parish all Infrastructure providers have both a moral as well as a legislative duty to appropriately plan for and provide for a growing population. Developers too can play their part, through developer contributions and Community Infrastructure Levy. To achieve this successfully however the various providers of services must develop clear and concise delivery plans, based upon better understanding of local rate of growth and their impact upon the local community .
234. It is hoped that the early implementation of the Recommendations contained within this Neighbourhood Development Plan will greatly assist in ensuring assimilation of new development in a more sustainable and acceptable way than has occurred to date.

Implementation

Section 4 – Implementation

235. As indicated in Section 1 of this NDP it is probable that a not insignificant amount of the new residential development being proposed within the Wealden Local Plan will need to be found within Hellingly Parish.
236. The NDP has clearly acknowledged this fact and sought to develop policies to help guide this development to the most appropriate and sustainable areas. It has also sought to recommend, to other bodies, actions and initiatives to help address local issues and concerns. Policies have been aimed at meeting the 2 broad objectives of the Plan, namely, protection of the rural character of Hellingly and retention of the identity and character of its settlements.
237. The new and likely significant developments arising from Wealden's proposals will bring resources to the Parish in the form of Community Infrastructure Levy (CIL). Whilst it will ultimately be for the Parish Council to decide its priorities for CIL expenditure the NDP can clearly assist in identifying issues that should be supported. Such resources may also be augmented by developer contributions collected by the Local Planning Authority through legal agreements.
238. Local issues and initiatives that have been identified through the NDP process and which are considered important to support from locally generated (Parish) CIL revenue are set out below. Until more detailed analysis of solutions and costings is available these are not ranked in any order of priority. Instead they are identified as issues of local concern or aspiration that have been identified by residents and where an injection of CIL support could assist early implementation of solutions.
- i) The enhancement of parking, leisure and recreational facilities at Lower Horsebridge recreation ground.
 - ii) The enhancement of community, social leisure and recreational facilities at Roebuck Park. These to include facilities associated with any enlarged Country Park/Public Open Space and the initial and ongoing costs of establishment of community facilities in the former Hellingly Hospital chapel or other suitable building.
 - iii) The production and implementation of a Management Plan for the recently enlarged Hellingly Conservation Area. This to include the closed churchyard.
 - iv) Assistance in the design and implementation of traffic management/traffic calming solutions throughout the parish.
 - v) Support for a comprehensive Phase I habitat survey of the wildlife interest of the parish and consequent support to landowners for the appropriate management of key sites (hubs) and green corridors.
 - vi) Support for schemes from each of the 4 principal settlements that help conserve and enhance their local identity and character.

Implementation

239. Discussions may also be required with other providers of services e.g. education and health to see whether additional parish CIL support can be utilised to enhance the levels of provision that these other bodies are statutorily required to provide.

Steering Group and Project Team Membership

Steering Group Membership

Councillor Barby Dashwood-Morris – Hellingly Parish Council
Councillor John Puttick – Hailsham Town Council
Diane Aldridge
Sarah Cottingham
Nina Downes
Rev. David Farey
Ann Mills
William Short
Sylvia Skinner

Project Team Membership

Councillor John Blake – Project Team Leader
Councillor David White
Diane Aldridge – Steering Group Chair
David Phillips – Planning Consultant
Jenny Hoodless – Parish Clerk
Suzanne Collins – Project Team Support

Listed Buildings in Hellingly, East Sussex

Hellingly Village	
Grade II	1, 2, and 3 Church Path, Church Lane, Hellingly
Grade II*	Broad Farmhouse North Street, Hellingly
Grade II	Devey's Cottage Church Road, Hellingly
Grade II	Globe Place Mill Lane, Hellingly
Grade I	Horselunges Manor 1 Station Road, Hellingly
Grade II	K6 Telephone Kiosk opposite Church of St Peter and St Paul (Hailsham 843700) Church Lane, Hellingly
Grade II	Littlegates Church Road, Hellingly
Grade II	Old Thatch North Street, Hellingly
Grade II	Priors Cottage Mill Lane, Hellingly
Grade II	Priors Grange Mill Lane, Hellingly
Grade II	Rosemary Cottage Church Lane, Hellingly
Grade II	School House, Flint Cottage and Cloisters Church Lane, Hellingly
Grade II	Sunnyholme Church Lane, Hellingly
Grade II*	The Mill Building at the Old Water Mill Mill Lane, Hellingly
Grade II	The Mill House at the Old Water Mill Mill Lane, Hellingly
Grade I	The Parish Church of St Peter and St Paul Church Lane, Hellingly
Grade II	The Priest House Church Road, Hellingly
Lower Dicker	
Grade II	Boship Farm Hotel A22, Hellingly
Grade II	The Fair Place Mansers Lane, Hellingly
Lower Horsebridge	
Grade II	Brook House A271, Hellingly

Appendices

Grade II	Busbridge House A271, Hellingly
Grade II	Croft Cottage A271, Hellingly
Grade II	Milepost at Horse Bridge on the North Side of the A271 Hellingly
Grade II	Olive House B2104, Hellingly
Grade II	The Cottage (Antiques) A271, Hellingly
Grade II	The Spa Stores North Street, Hellingly
Roebuck Park	
Grade II	Barn at Park Farm Hellingly
Grade II	Granary and Oasthouse, Hellingly Hospital to North West of Park Farmhouse Hellingly
Grade II	Park Farmhouse Hellingly
Other Areas	
Grade II	Barn to North East of Leabridge Farm Farmhouse, North Street, Hellingly
Grade II	Barn to South West of Rock Harbour Farmhouse Hellingly
Grade II	Barn to South West of Stone Farmhouse Mill Lane, Hellingly
Grade II	Barn, including attached cart shed and stable at Holmbush Farm North Street, Hellingly
Grade II*	Carter's Corner Place, Cowbeech Hellingly
Grade II	Cherry Tree Hellingly
Grade II	Cherry Tree House North Street, Hellingly
Grade II	Garden Walls to South West of Carter's Corner Place Hellingly
Grade II	Grove Hill House Grove Hill, Hellingly
Grade II	Grovebridge Grove Hill, Hellingly
Grade II	Hatches Farmhouse Coldharbour Road, Arlington
Grade II	Hawkridge Cottage at Perrylands Farm Hellingly
Grade II	Hill Harbour House Hellingly
Grade II	Knightbridge House Grove Hill, Hellingly

Appendices

Grade II	Leabridge Farmhouse North Street, Hellingly
Grade II	Lobdens North Street, Hellingly
Grade II	Mount Pleasant Hellingly
Grade II	Old Tiles Church Lane, Hellingly
Grade II	Pheasants Wood Grove Hill, Hellingly
Grade II	Popp's Farmhouse Hellingly
Grade II	Rock Harbour Farmhouse Swansbrook Lane, Chiddingly
Grade II	Shawpitts Farmhouse Hellingly
Grade II	Springham Farmhouse Grove Hill, Hellingly
Grade II	Stone House Farmhouse Vicarage Lane, Hellingly
Grade II	Swansbrook Farmhouse Hellingly
Grade II	The Vicarage Mill Lane, Hellingly
Grade II	Vicarage Cottage Vicarage Lane, Hellingly
Grade II	Wellshurst North Street, Hellingly
Grade II	West Street Farmhouse Swansbrook Lane, Chiddingly
Grade II*	Winkenhurst North Street, Hellingly
Grade II	World's End Farmhouse Hellingly

Criteria for identifying Locally Listed Buildings

The National Planning Policy Framework (NPPF) provides the overriding definition of what is a Designated Heritage Asset:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation'.

By using a generic expression of 'heritage asset', the NPPF, also allowed for the other buildings of local interest to be considered as 'Locally Listed Buildings' or non-designated heritage assets. A 'Heritage Asset' is therefore defined as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation'.

Heritage assets embrace all manner of features but not all potential heritage assets are of a quality to be worthy of designation and protection at the national level. However, there are likely to be historic features within the District that have local heritage value, and are worthy of consideration in making planning decisions. The following criteria will assist in identifying and selecting such assets. Potential candidates are not required to meet all of the criteria. Some may be considered worthy of local listing for their Aesthetic Interest, Historical Association, Landmark Status as well as Social and Communal Value. Others may be due to Rarity and Group Value.

Age:	The age of an asset may be an important criterion taking account of distinctive local characteristics or building traditions.
Rarity:	Appropriate for all assets as judged against local characteristics.
Aesthetic Interest:	The intrinsic design of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value:	Grouping of assets with a clear visual design or historic relationship.
Archaeological Interest:	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological, in the form of buried remains, in the structure of a building, or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Appendices

Archival Interest:	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association:	The significance of a local of any kind may be enhanced by a significant historical association of local or national note, including links to important figures.
Designed Landscape Interest:	The interest attached to locally important historic designated landscapes, parks and gardens, which may relate to their design or social history. This may complement a local green space designation for green areas of particular importance to local communities for their current use.
Landmark Status:	As asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be signalled out as a landmark within the local scene.
Social and Communal Value:	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

HELLINGLY NEIGHBOURHOOD DEVELOPMENT PRE-SUBMISSION PLAN

Consultation Questionnaire

Please use this questionnaire to feedback any comments that you may have on the Neighbourhood Development Plan (NDP). Please return completed questionnaires either to clerk@hellingly-pc.org.uk or to The Village Hall, North Street, Hellingly, East Sussex, BN24 5PQ.

We welcome your views to enable the Plan to be developed and shaped to best meet local needs/wishes.

Policy HNDP1 – Area of Locally Valued Landscape

Within the Hellingly Locally Valued Landscape Area as identified on the proposals map the inherent visual qualities and distinctive character of the area will be protected. Development will only be permitted that is not detrimental to the rural character, scenic quality or visual benefit of the area.

Where development proposals have the potential to impact upon the area a landscape assessment will be required to assess the level of impact. Where impacts are identified proposals should incorporate the recommendations of this assessment. Where such impacts cannot be satisfactorily mitigated development will not be permitted.

- 1. development will not be permitted if it is considered detrimental to the scenic quality or rural character of the area or impacts on the rural setting of public footpaths.***
- 2. development, where appropriate, will be required to show how the character of the area and its biodiversity can be enhanced through provision of additional tree planting and other landscaping measures and ecological improvements.***
- 3. long distance views of the South Downs from public vantage points will be protected from obtrusive developments.***
- 4. developments will be required to demonstrate that lighting proposals are the minimum required for security and or working purposes.***
- 5. the potential for light trespass or glare will be proven to be minimised.***

(Core Strategy Policies – WCS13, WCS12. Saved Policies EN8, EN12, EN14, EN17)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 2 – Local Green Space

Local Green Space as shown on the Proposals Map and used, managed and enjoyed by the local community will be protected from new development. Opportunities for increased enjoyment and accessibility to these spaces will be encouraged and supported.

Planning permission for development which would result in the loss or reduction of an identified Local Green Space will only be granted in the following circumstances:

- 1. Where it can be demonstrated that the land no longer has any visual, recreational, amenity or ecological value to the community; or***
- 2. An area of equivalent value (size and/or interest) is provided in the locality in compensation.***

(Core Strategy SPO11, WCS13 Saved Policies LR1, LR3, LR5)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNPD 3 – Areas at Risk of Flooding

Within the area identified on the HNPD Proposals Map as an Area at Risk of Flooding development proposals will be resisted unless the proposal has other public benefits that clearly outweigh the risk of flooding to properties or where the risk can be shown to be satisfactorily mitigated.

Where development is considered appropriate the developer shall provide a suitable sustainable drainage scheme that shall meet the requirements of the whole site. In addition, the scheme will need to demonstrate no adverse impacts from flood risk, including of surface water flood risk, on adjoining land. In implementation of an agreed SUDS scheme opportunities should be sought to contribute to locally identified Biodiversity Opportunity Areas and Biodiversity Action Plans.

(Core Strategy SPO9, SPO10, WCS12, WCS14)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 4

- 1. To minimise the risk of flooding within Hellingly Flood Risk Assessments for development purposes will be required to assess runoff from the total area of the development site, including from any associated landscaping and not solely from impermeable surfaces. Such assessments will include an assessment of the risk of flooding, including surface water flooding, to adjoining land.***
- 2. There will be a presumption against land raise on development sites in view of the high risk and incidence of surface water and other flooding in Hellingly, including to agricultural land. Where land raise is proposed permission will only be granted where mitigation can be shown to satisfactorily deal with any identified risk. Mitigation will be required to be to the satisfaction of the Local Planning Authority and East Sussex County Council as flood authority.***

(Core Strategy SPO9, SPO10, WCS14, Saved Policies EN1, EN4)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 5 – Green and Blue Infrastructure

Green and blue infrastructure assets as shown on the Proposals Map will be protected and enhanced by ensuring all development proposals :

- Are based upon survey work carried out within the last 2 years**
- Maintain and enhance the integrity of the green and blue infrastructure**
- On or immediately adjacent to green or blue infrastructure assets clearly demonstrate, through use of up to date ecological information, that proposals will not harm the integrity or function of that feature and the benefits it provides. Where necessary proposals will include the identification of evidence and mitigation measures sufficient to avoid any harm to the green and blue infrastructure.**
- Clearly demonstrate how the overall function and integrity of the green or blue infrastructure will be enhanced to provide net gains. Proposals should include a management plan to ensure the effective long term implementation and management of those green and or blue infrastructure assets.**

(Core Strategy SPO1, WCS12, WCS13, Saved Policies EN12, EN13, EN14, EN15, EN16)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 6 – Biodiversity

Biodiversity will be protected and enhanced by ensuring development

- is informed by up to date ecological information and considers cumulative impacts.***
- contributes and takes opportunities to improve, enhance, manage and restore biodiversity so that there is a net gain in biodiversity including through the creation of new protected sites and locally relevant habitats and incorporating biodiversity features within developments.***
- minimises habitat and species fragmentation through appropriate design and maximises opportunities to enhance restore and connect natural habitats to increase coherence and resilience.***
- of 5 or more houses will be required to produce an ecological management plan that ensures effective long term implementation and management of biodiversity features.***

(Core Strategy SPO1, WCS12, WCS13, Saved Policies EN12, EN13, EN14, EN15, EN16

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 7 – Rural Economy

Subject to compliance with other policies in the NDP proposals for the diversification and development of agricultural and other land based rural businesses will be supported. Developments will be required to demonstrate that they are truly sustainable by providing economic, social and environmental benefits locally. In supporting such proposals developments will be required to demonstrate safe and suitable access, high quality design in any new buildings and that the character of the countryside/rural area is not adversely affected.

(Core Strategy SPO1, Saved Policies DC5, DC6, DC7)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNPD 8 – Isolated New Dwellings

Proposals for isolated new dwellings in the countryside will not be permitted unless the relevant special circumstances set down in the NPPF are met in full together with the criteria below.

- 1. Where an essential need to live at or near the place of work is argued proposals will need to satisfactorily demonstrate that this need cannot otherwise be met nearby. The essential need to live on the land as opposed to merely the greater convenience of it will be satisfactorily proven. This should include a detailed assessment of the functional needs of the enterprise as well as a financial assessment of the investment and sustainability of the enterprise over the long term. Proposals for any new dwelling should be able to justify the scale of the dwelling when assessed against the nature of and investment on the agricultural or local enterprise.**
- 2. Where proposals for new isolated dwellings are argued on innovative architectural and design grounds (NPPF) proposals will be required to provide a detailed assessment of how they significantly enhance their immediate setting and are sensitive to the defining characteristics of the area.**
- 3. The requirements at HNPD 8 (2) are in addition to meeting the stated NPPF tests regarding outstanding innovative design and architectural standards.**

(Core Strategy SPO1, Saved Policies GD2, DO2, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HNDP 9 – Housing Type

Where the principle of new residential development is appropriate and subject to compliance with other policies in the Development Plan, proposals that provide for a high percentage of homes for the elderly and starter homes/shared ownership (2-3 bed or smaller) will be supported.

(Core Strategy SPO3, Saved Policies HG5)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HV1

New development within Hellingly Village Character Area will be required to clearly demonstrate

- a) How it conserves and contributes to the character and appearance of the designated Conservation Area including key views into, through and out of the designated area. Further, how it conserves and contributes to the retention of the character and identity of Hellingly Village.***
- b) How it protects the historic development pattern of the settlement and avoids unnecessary and inappropriate incursions that detract from this pattern. This should seek to also ensure retention of existing field patterns along with hedgerows and trees along boundaries.***
- c) Supports the preservation and enhancement of designated heritage assets and their settings.***
- d) Use of designs that respect traditional and locally distinctive materials including their usage such as plain clay tile for roofing materials and tile hanging.***

Unwarranted and unjustified development that erodes the rural character and identity of Hellingly and does not meet the above criteria will be resisted. Where extensions or ancillary buildings are proposed these should also, in addition to the above criteria

- e) Clearly be subordinate to the host building and respect the setting of designated assets.***
- f) Respect traditional and locally distinctive materials. Brickwork should match the bind and pointing of the host building.***
- g) Where additional car parking or garages are proposed they should be unobtrusive.***

(Core Strategy SPO2, Saved Policies EN19, EN20, EN21, EN22, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy HV2 – Specific Design Criteria Hellingly Village

- ***Standard designs should be avoided***
- ***Roofs of extensions and ancillary buildings should match the pitch of the host buildings***
- ***Front dormers and roof extensions should be resisted***
- ***Extensions to existing dwellings should be subordinate to the host building. Overly large extensions will be resisted***
- ***New brickwork should match the colour, texture bond and pointing of the host building***
- ***Loss of traditional timber doors, canopies and windows will be resisted***
- ***Removal of chimney stacks will be resisted***

(Core Strategy SPO2, Saved Policies EN19, EN20, EN21, EN22, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Recommendation 1 – HV R1

In line with National Policy and as a matter of urgency, Wealden District Council be requested to produce a Management Plan for the Hellingly Conservation Area in consultation with local residents, the Parochial Church Council, the Parish and County Council. Such Plan to include the closed churchyard and to produce positive proposals for the preservation and enhancement of the Conservation Area.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 2 – HV R2

Wealden District Council in liaison with East Sussex County Council as Highways Authority produce a traffic management scheme for Hellingly to help alleviate existing problems. Any such scheme to be the subject of public consultation and amendment as necessary prior to implementation.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 3 – HV R3

Wealden District Council be strongly advised that its emerging Plans proposal to accommodate an additional 30 houses within the Hellingly Core Area is inconsistent with its own adopted Development Plan and with National Policy in respect of Conservation Areas and Listed Buildings and the duty placed upon Local Planning Authorities regarding such matters.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Policy LHB1

Where the principle of new development within Lower Horsebridge Character Area is considered appropriate proposals will be required to clearly demonstrate

- a) How it supports the preservation and enhancement of designated heritage assets and their settings.**
- b) Acknowledgement of buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings and show how the development has no adverse impact upon such buildings.**
- c) How the proposed development protects the historic development pattern including any important views of the countryside between and beyond buildings.**
- d) Support for the use of designated areas of land for amenity purposes.**
- e) That there is no erosion of the sense of openness and rural character of the existing setting of the settlement.**
- f) How it promotes the use of locally distinctive materials including brick, tile hanging and plain tiled roofs together with use of or retention of traditional windows, doors, porches and shop fronts where they exist.**

Where new development is considered acceptable, subject to other policies within the NDP developments shall

- g) Ensure they respect the prevailing scale, mass, footprint, materials and appearance of positive and locally distinct buildings.**
- h) Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.**

(Core Strategy SPO13, Saved Policies EN14, EN18, EN27, LR1)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy LHB2 – Specific Design Criteria – Lower Horsebridge

- ***Standard designs should be avoided***
- ***New dwellings should not exceed two storeys in height***
- ***Roofs should be pitched to no less than 40 degrees***
- ***Front dormers and roof extensions should be resisted***
- ***Extensions to existing dwellings should clearly be subordinate to the host building***
- ***As a general principle gaps between existing buildings should be retained and not encroached upon or reduced***
- ***Traditional features elements and proportions should be respected***

(Core Strategy SPO13, Saved Policies EN18, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Recommendation 1 – LHB R1

That Wealden District Council does not allocate further land for residential development at North Street, Lower Horsebridge since this can be better accommodated on a more sustainable site elsewhere in the Parish and as an integral part of an existing wider residential development.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 2 – LHB R2

Wealden District Council in liaison with East Sussex County Council as Highways Authority seek to produce traffic calming solutions for Lower Horsebridge. In particular these should take into account enhanced provision of facilities at the Lower Horsebridge recreation ground. Any such scheme to be the subject of public consultation and amendment as necessary prior to implementation.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 3 – LHB R3

Wealden District Council be advised that the previously submitted application WD/2016/281/MAJ is considered to be a sustainable proposal, providing that the previously offered understanding to donate land to the Parish for leisure/recreation purposes is confirmed, the proposal is strongly supported. Such proposal would meet the Districts own policies and objectives of addressing under provision and enhancement of such facilities.

(Core Strategy SPO11, Saved Policy LR8)

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Policy LD1

Where considered acceptable in principle new development within Lower Dicker Character Area will be required to clearly demonstrate

- i) How it supports preservation and enhancement of designated heritage assets and their settings.**
- ii) Acknowledgment of buildings that make a positive contribution to the character of the area and its appearance through designation as locally listed buildings and how their scheme respects and supports these characteristics and does not impact adversely upon them. This includes the Zoar Chapel.**
- iii) How it protects the historic pattern of development clusters of built form and the important gaps between and view of the countryside between and beyond.**
- iv) No erosion of the sense of openness and rural character of the settlement.**
- v) Where new development is considered acceptable, respect for the prevailing scale, mass form materials and appearance of positive and locally distinct buildings.**
- vi) Use of locally distinctive materials including brick, tile hanging and plain tiled roofs.**
- vii) That, in the case of modern or contemporary buildings that are acceptable in principle, they respect the prevailing settlement pattern and grain are of high quality and make a positive contribution to the identity of Lower Dicker.**
- viii) Retention of existing field patterns along with hedgerows and trees along boundaries.**

(Core Strategy SPO13, Saved Policies EN14, EN18, EN27)

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Policy LD2 – Specific Design Criteria – Lower Dicker

- ***Standard designs should be avoided***
- ***New dwellings should not exceed two storeys in height***
- ***Roofs should be pitched to no less than 35-40 degrees***
- ***Front dormers and roof extensions should be resisted***
- ***Extensions to existing dwellings should clearly be subordinate to the host building***
- ***Gaps between existing buildings should be retained and not encroached upon or reduced***

(Core Strategy SPO13, Saved Policies EN18, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Recommendation 1 – LD R1

That Wealden District Council:

- i) Acknowledge the detailed Village Character Assessment for Lower Dicker and the ensuing proposed preferred locations of land to enable delivery of 38,000 sq m of employment land close to the A22 growth corridor***
- ii) Recognise that this work will best enable the retention of the identity and character of the settlement whilst also delivering their strategic identified employment need***
- iii) Do not progress the idea of proposing a Development Boundary for Lower Dicker since this is considered unnecessary and would lead to uncertainty in delivery and probable greater adverse impact of development outside of the optimum areas now put forward.***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 2 – LD R2

- i) That Wealden District Council in liaison with East Sussex County Council seek to accommodate any local waste transfer station requirement north of the A22 thereby releasing the former Dicker Pottery (Shep Plastics) site for residential development.***

- ii) Seek to encourage and if appropriate allocate the land for such residential use together with indicative design principles to reflect local traditions, styles and materials.***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 3 – LD R3

That East Sussex County Council together with those bodies responsible for the monitoring of air pollution levels be requested to increase their efforts in the monitoring of traffic impacts in the area to design and implement solutions to enhance road safety and reduce local air pollution issues. Such schemes to be the subject of widespread consultation prior to their implementation.

Do you support this policy

Yes

No

Do you have any comments; this can include changes to the wording of the Policy?

Policy RP1

Where the principle of new development within Roebuck Park Character Area and its setting, (as defined in the Proposals Map), is acceptable it will be required to clearly demonstrate:

- i) How it supports and does not adversely impact upon the parkland setting of Roebuck Park.***
- ii) How it supports the provision of local facilities within or adjacent to the retained former hospital building to serve the development given its distance from local services.***
- iii) That it reflects and retains important open views within and from the development including:***
 - i) views over parklands to the South Downs National Park***
 - ii) views to the ancient woodland to the North***
 - iii) views towards the hospital buildings and the church***
 - iv) views from the south towards the parklands and Roebuck Park***
- iv) How designated heritage assets and non-designated heritage assets including those relating to the former Hellingly Hospital are preserved and protected including their settings.***

Development that erodes the sense of openness and rural character of the setting of the development will be resisted.

(Core Strategy SPO2, SPO13, Saved Policies EN17, EN18, EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Policy RP2 – Specific Design Criteria – Roebuck Park

- ***Roofs should be pitched to no less than 45 degrees***
- ***Designs of dwellings should be grouped to help reinforce local identity***
- ***New dwellings should be no higher than 2 storeys with ‘true attics’***
- ***Where new development is considered acceptable it should provide for suitable and appropriate levels of parking ensuring that garages, car parking courts and spaces are unobtrusive. Blocks of garages should be avoided in any additional housing developments. On street parking should be avoided.***

(Core Strategy SPO2, SPO13, Saved Policy EN27)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Recommendation 1 – RPR1

That Wealden District Council liaise with and encourage development and other interests as appropriate to bring forward early implementation of the ‘village centre’ focus identified within the Masterplan for Roebuck Park including proposals for a multi purpose community and social use of the former Hellingly Chapel building.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Recommendation 2 – RPR2

That Wealden District Council require the provision of an outdoor playing area for youth and adult recreation of a minimum of 2.8 hectares as a physical extension to Hellingly Country Park to serve the new residential development north of New Road Hellingly and nearby. And further be requested to urgently address the significant under provision of parks and recreational open space identified within the 2017 Wealden Open Space Study for Hellingly and Arlington Parishes and Hailsham Town.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Policy LHA1

All development affecting a non-designated heritage asset (local list) or its setting will be required to clearly demonstrate:

- i) How it conserves, preserves, respects and enhances the heritage asset and its setting including through use of design, materials and understanding of the heritage importance of the building or asset**

Development proposals requiring the demolition or substantial redevelopment of a local heritage asset will be refused.

Development proposals which seek to support the restoration and conversion/reuse of local heritage assets including for social or community purposes will be supported subject to the setting and character of the building being converted.

(Core Strategy SPO2)

Do you support this policy Yes No

Do you have any comments; this can include changes to the wording of the Policy?

Roads and Transport – Recommendations

That East Sussex County Council as Highways Authority be asked to

- i) Provide a comprehensive road design for the area west of the Cuckoo Trail and North of the A271 to provide suitable and safe access to and egress from the present and proposed developments using Park Road and the A271. Such design to discourage and reduce use of Station Road by through traffic and improving traffic calming through Hellingly Village.***

- ii) To extend speed restrictions (40mph) along the length of the A267 from the Boship roundabout to Welshurst Golf Club and on the entire length of presently unrestricted C207 (Grove Hill – North Corner – Horebeech Lane from Mill Lane to Horam).***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Education – Recommendations

That East Sussex County Council

- i) Be requested to progress, as a matter of urgency, development of a new primary school facility on land already identified at Park Road.***
- ii) Give early consideration and decision as to whether this should be for a 2 or 3 form entry facility given the difficulties experienced at the existing primary school site and avoiding the prospect of a new facility competing with the existing school and thereby potentially affecting the viability of both.***
- iii) Urgently progress provision of separate and enhanced sixth form and secondary provision at Hailsham Community College in order to adequately address needs arising from new and proposed developments within Hellingly and Hailsham itself.***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Sport and Leisure – Recommendations

That Wealden District Council

- i) As local Planning Authority ensure that existing significant levels of under provision are urgently addressed including through support for and necessary allocation of land for a strategic sports facility for the growing town of Hailsham and surrounding areas. To use developer contributions and Community Infrastructure Levy receipts to deliver such a facility.***
- ii) Require the provision of an outdoor playing area of a minimum of 2.8 hectares for adult and youth recreation, as a physical extension to Hellingly Country Park to serve the new residential development north of New Road, Hellingly and nearby.***
- iii) Bring forward clear and enforceable proposals for the early implementation of sporting, leisure and social facilities as a requirement of its proposed residential developments in the Wealden Plan. Such proposals to be supported by a strategic overview and recommendations for levels, timing and type of provision required to service proposed growth within the Hellingly/Hailsham area.***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Digital Communication – Recommendation

That British Telecommunications be required to provide the Governments’ recommended minimum download speed of not less than 10mgs to all properties within the Parish and to improve mobile coverage so as to significantly reduce or eliminate all “notspots” within the Parish.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Retail, Employment and Other Services – Recommendations

- i) That the Eastbourne, Hailsham and Seaford Clinical Commissioning Group provide a surgery or healthcare facility as part of the new housing being developed off Park Road or within any community facility/village centre associated with Roebuck Park.***

- ii) Wealden District Council consider and seek to encourage the provision of local service shops for personal and professional services in association with new development proposed for the parish.***

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Sewerage – Recommendation

That Wealden District Council as Local Planning Authority be asked to require that all new developments within the parish that are capable of being joined to mains drains to be connected to the main sewers.

Do you support this recommendation

Yes

No

Do you have any comments; this can include changes to the wording of the recommendation?

Please let us know if you have any other comments or suggestions for additional information or matters that should be included in the Plan.

Thank you for taking the time to complete this questionnaire.

