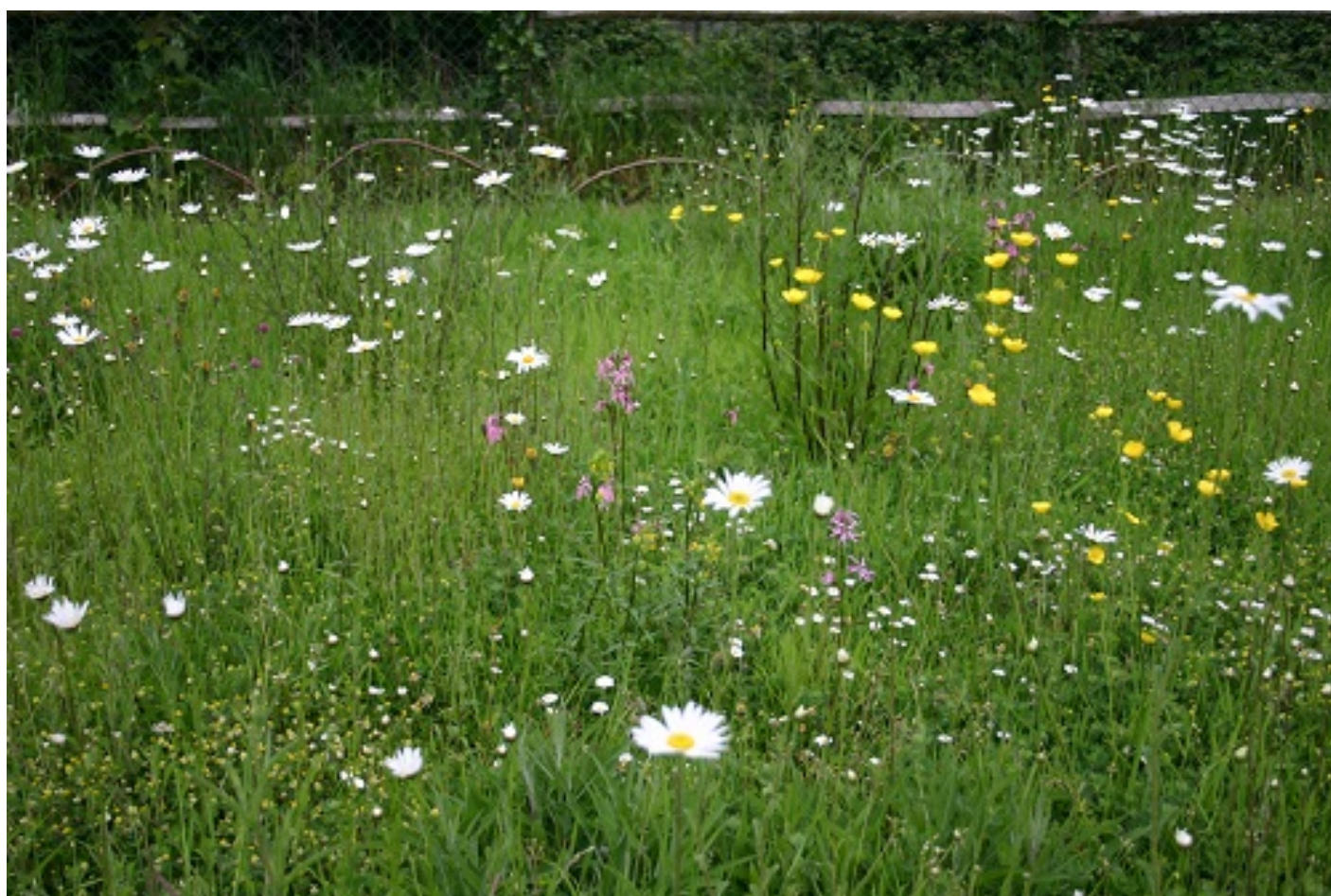


Wivelsfield Parish Neighbourhood Plan 2015 - 2030

State of the Parish Report



Published by Wivelsfield Parish Council

July 2014

Wivelsfield Parish Neighbourhood Plan

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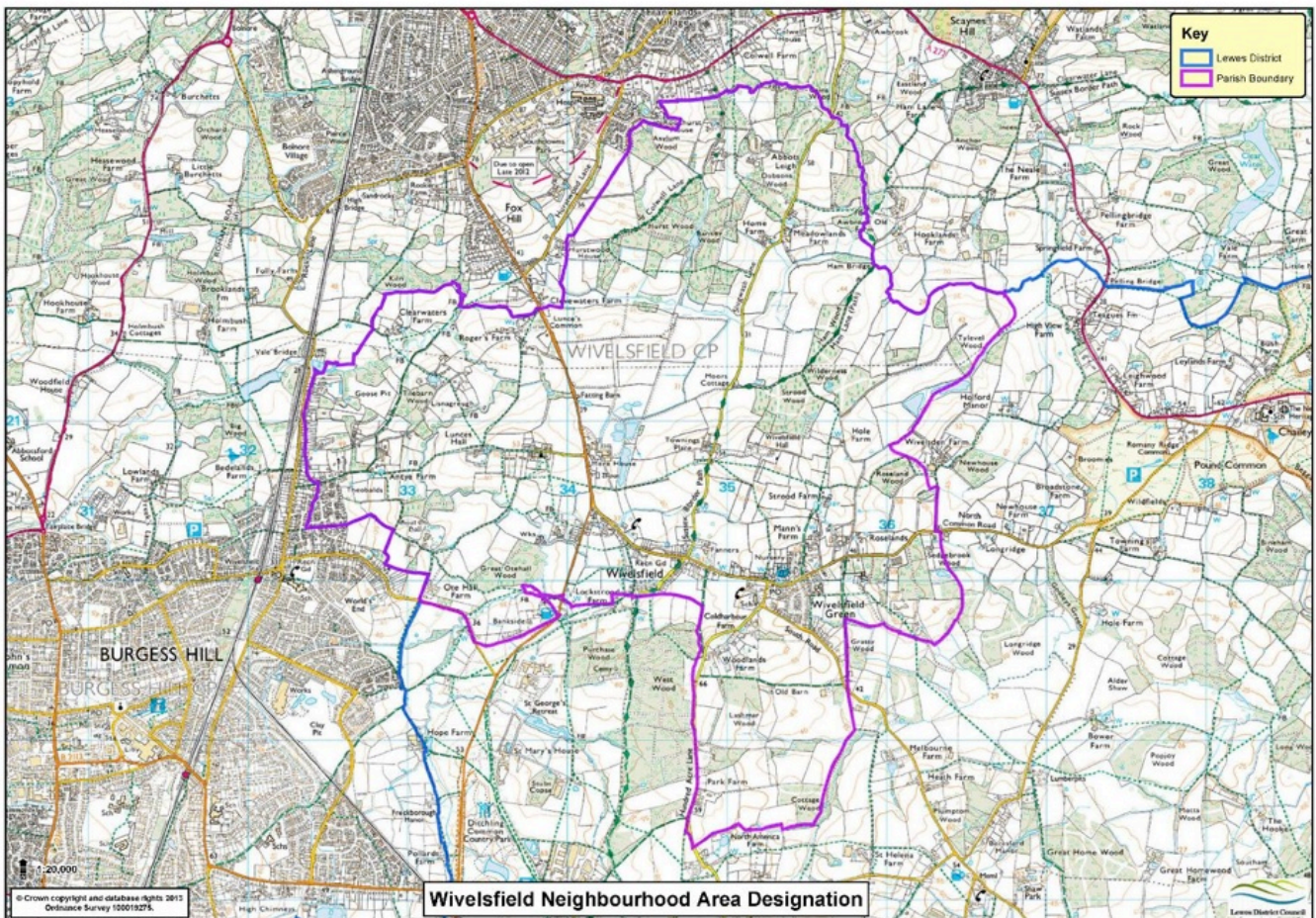
1. Introduction

Purpose

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

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

1.3 The purpose of this report is to summarise the evidence base and the context within which the WPNP will be prepared and by which the draft and final versions of the WPNP will be assessed and refined. In doing so, the report will provide the local community with a key starting point from which to embark on formulating the draft WPNP.



Plan A: Wivelsfield Parish Neighbourhood Plan Area

1.4 Lewes District Council has recently published its amendments to the Proposed Submission Core Strategy, and in regards to Wivelsfield Parish the amended document

states that another 100 homes (minimum) should be built during the plan period. This is another 100 new homes in the area of the parish bordering Burgess Hill in addition to the 30 new homes for Wivelsfield Green. The WPNP steering group has decided not to allocate sites for the area bordering Burgess Hill, hence the screening opinion by LDC will be based on the allocation of the 30 new homes in Wivelsfield Green area.

1.5 A screening opinion will be requested to LDC to determine if a Strategic Environmental Assessment (SEA) is needed. Should the screening opinion state that a SEA would be required, a SEA scoping report will be produced in a separate document.

Neighbourhood Development Plans

1.6 The WPNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

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

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

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

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

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

Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)".

The Plan Preparation Process

1.7 The process of preparing and seeking final adoption of the WPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. The intention of the Parish Council is to submit the WPNP to the local planning authority for approval and then for independent examination in 2015.

1.8 The process up to submission comprises three main stages:

- State of the Parish Report – this report summarising all the evidence on which the WPNP will be based
- Pre-Submission WPNP – a report that will comprise the draft vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period
- Submission WPNP – the final report that will take into account the representations received on the draft plan during the public consultation period for submission to the local planning authority

1.9 The SEA will be produced alongside the WPNP, firstly as a draft with the Pre-Submission Plan and later as the final SEA with the Submission Plan.

1.10 The WPNP will then be subject to an independent examination. Any recommendations made by the Examiner will be considered by the Parish Councils and LDC and the plan amended as necessary before being approved for a local referendum. If supported by a majority vote at the referendum, the WPNP will be adopted by the local planning authority as planning policy for the parish.

2. Parish Character

Wivelsfield

2.1 Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex, some 9 miles north of the town of Lewes and approximately 5 miles to the east of the main north-south A23 road which heads north to Crawley and south to Brighton. The Parish contains three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield also known as Theobalds.

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

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

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

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

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

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

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

2.8 The pattern of scatted farmsteads continued over the centuries with shops and an inn being built round the church in Tudor times. Additionally, a blacksmith and other travel related trades grew up at the junction of what is now Green Road and the roads to Chailey and Plumpton. The banks marking the boundaries of the Green can still be seen in

places, behind the 19th & 20th century houses that now line Green Road. When a second Post Office was placed here in the early 20th century it was known as Wivelsfield Green post office to differentiate it from the existing post office next to the church.

Selected Parish Statistics

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

Demographics¹

2.10 The usual resident population of the parish is 1,980 people (981 male, 999 female). Of these:

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

Demographics - Wivelsfield Parish

Age band	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
0 to 4	87 (4.4%)	5,052 (5.2%)
5 to 7	63 (3.2%)	3,158 (3.2%)
8 to 9	56 (2.8%)	2,071 (2.1%)
10 to 14	158 (8.0%)	5,551 (5.7%)
15	28 (1.4%)	1,136 (1.2%)
16 to 17	68 (3.4%)	2,336 (2.4%)
18 to 19	36 (1.8%)	2,077(2.1%)
20 to 24	108 (5.5%)	4,679 (4.8%)
25 to 29	73 (3.7%)	4,596 (4.7%)

¹

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

30 to 44	351 (17.7%)	16,907 (17.3%)
45 to 59	483 (24.4%)	20,541 (21.1%)
60 to 64	145 (7.3%)	7,214 (7.4%)
65 to 74	190 (9.6%)	10,889 (11.2%)
75 to 84	105 (5.3%)	7,731 (7.9%)
85 to 89	21 (1.1%)	2,232 (2.3%)
90 and over	8 (0.4%)	1,302 (1.3%)
All Usual Residents	1,980	97,502

Table A: Demographics – Wivelsfield Parish

Economic status of residents²

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

- 1,040 (71.5%) of whom were economically active:
 - 554 were Employed full-time (37.4% compared to 34.3% across District)
 - 229 were Employed part-time (15.7% compared to 15.3% across District)
 - 195 were Self-employed (13.4% compared to 13.9% across District)
 - 33 were Unemployed (2.3% compared to 3.3% across District)
 - 39 were Full-time students (2.7% compared to 2.7% across District)
- 414 (31.6%) of whom were economically inactive:
 - 217 were Retired (14.9% compared to 17.6% across District)
 - 72 were Students (5.0% compared to 3.7% across District)
 - 70 were Looking after home or family (4.8% compared to 3.9% across District)
 - 35 were Long-term sick or disabled (2.4% compared to 3.5% across District)
 - 20 were classified as Other (1.4% compared to 1.8% across District)

Occupations³

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

- 152 were Managers, Directors and Senior Officials (15.2% compared to 11.6% across the District).
- 198 were Professional Occupations (19.8% compared to 18.0% across the District).

²

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

³

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

- o 153 were Associate Professional and Technical Occupations (15.3% compared to 13.5% across the District).
- o 119 were Administrative and Secretarial Occupations (11.9% compared to 10.6% across the District).
- o 113 were Skilled Trades Occupations (11.3% compared to 12.9% across the District).
- o 87 were Caring, Leisure and Other Service Occupations (8.7% compared to 10.9% across the District).
- o 65 were Sales and Customer Service Occupations (6.5% compared to 7.6% across the District).
- o 41 were Process, Plant and Machine Operatives (4.1% compared to 5.8% across the District).
- o 70 were in Elementary Occupations (7.0% compared to 9.0% across the District).

Qualifications & Skills⁴

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

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

4

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

Industry and employment⁵

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

Industry	Parish Figure 2011 (number and %)	District Figure 2011 (number and %)
Agriculture, Forestry and Fishing	13 (1.3%)	386 (0.8%)
Mining and Quarrying	1 (0.1%)	20 (0.0%)
Manufacturing	65 (6.5%)	2,771 (6.1%)
Electricity, Gas, Steam and Air Conditioning Supply	9 (0.9%)	151 (0.3%)
Water Supply	1 (0.1%)	444 (1.0%)
Construction	89 (8.9%)	3,947 (8.7%)
Wholesale & Retail Trade	154 (15.4%)	6,657 (14.6%)
Transport & Storage	48 (4.8%)	2,203 (4.8%)
Accommodation and Food Service Activities	34 (3.4%)	2,267 (5.0%)
Information and Communication	60 (6.0%)	1,577 (3.5%)
Financial and Insurance Activities	83 (8.3%)	2,111 (4.6%)
Real Estate Activities	12 (1.2%)	748 (1.6%)

⁵

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=62&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403685615001&enc=1&dsFamilyId=2538>

Professional, Scientific and Technical Activities	73 (7.3%)	2,957 (6.5%)
Administrative and Support Service Activities	37 (3.7%)	2,048 (4.5%)
Public Administration and Defence	49 (4.9%)	2,799 (6.1%)
Education	104 (10.4%)	5,359 (11.8%)
Human Health and Social Activities Work	124 (12.4%)	6,267 (13.8%)
Arts, Entertainment and Recreation	39 (3.9%)	2,712 (6.0%)
Activities of Householders as employers	3 (0.3%)	92 (0.2%)
Activities of Extraterritorial Organisations and Bodies	0 (0.0%)	16 (0.03%)

Table B: Industry of Employment – Wivelsfield Parish

Housing⁶

2.15 There are 758 households located within the Parish:

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

2.16 There are 840 dwellings located within the Parish:

6

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129181&c=Wivelsfield&d=16&e=62&g=6474318&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1401718447762&enc=1&dsFamilyId=2481>

- 444 of these are Detached Houses/Bungalows (52.9% compared to 35.1% across the District)
- 244 of these are Semi-detached Houses/Bungalows (29.0% compared to 26.5% across the District)
- 116 of these are Terraced properties (13.8% compared to 19.1% across the District)
- 34 of these are Flats, Maisonettes or Apartments (4.0% compared to 18.9% across the District)
- 2 of these are Caravans or other Mobile or Temporary Structures (0.2% compared to 0.5% across the District)

Transport⁷

2.17 Of the 758 households:

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

Health⁸

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

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

Biodiversity⁹

2.19 There are no Sites of Special Scientific Interest within the Parish. The High Weald Area of Outstanding Natural Beauty lies to the north of the Parish and the South Downs National

7

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

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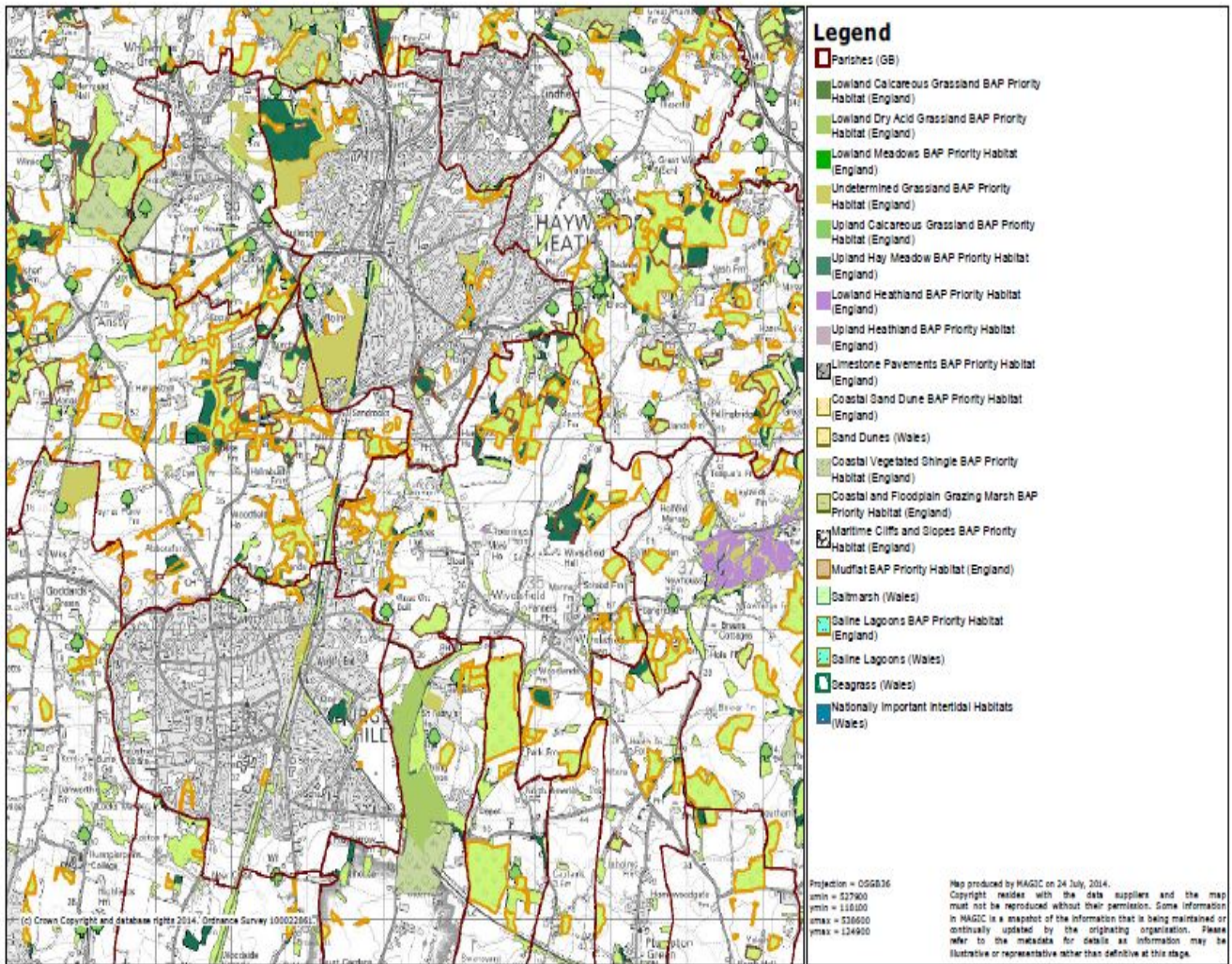
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⁹ <http://magic.defra.gov.uk/>

Park lies beyond the southern boundary of the parish. There are no national or local nature reserves within the Parish.

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

- Traditional Orchard Priority Habitat – 2 areas – one between Roselands and Mann’s Farm in the east of the Parish and one just south of Great Ote Hall in the west of the Parish
- Deciduous Woodland Priority Habitat – numerous areas concentrated around Gamble Mead in the west of the parish, south of the sewage work, at Hundred Acre Wood, South Wallers Wood and Cottage Wood in the south of the parish, at Sedgebrook Wood, Tiller Shaw and Winters Farm in the east of the parish and at Wilderness Wood, Tylevel Wood and Ham Wood in the north east of the parish and at Hurst Wood, Bankey Wood, Dobsons Wood, Asylum Wood, Rookhurst Wood, Copyhold Wood and Cutaway Wood in the north of the Parish.
- Multiple areas of Entry Level Stewardship Scheme to the east of Park Farm and at Lashmar Wood in the south of the parish, a large area from Oakwood Farm in the east to Ham Bridge in the north east of the parish, around Clearwaters Farm, south of Lunce’s Common, south of Antye Farm and north and south of the industrial estate in the west of the Parish.
- Entry Level plus High Level Stewardship Schemes covers significant areas in the parish. Areas include a zone between Peppers Hall extending northwards to Pallingford Brook, north west of South Colwell Farm, an area extending southwards from Rookhurst Wood to Moors Cottage, areas north and south of Mercers Wood.
- 2 small pockets of land is in Woodland Grant Schemes 1 at Tylevel Wood in the east of the parish and at Sedgebrook Wood in the south of the parish.
- 3 areas are in Woodland Grant Schemes 2 at Tylevel Wood in the east of the Parish, north of Meadowlands Farm in the north of the parish and around Moors Cottage in the centre of the parish.
- 5 areas are in Woodland Grant Schemes 3 at Sedgebrook Wood in the south of the parish, at Wilderness/Strood Wood, at Lunce’s Common, the southern portion of Dobson’s Wood and at Copyhold/Rookhurst Wood in the north of the parish.



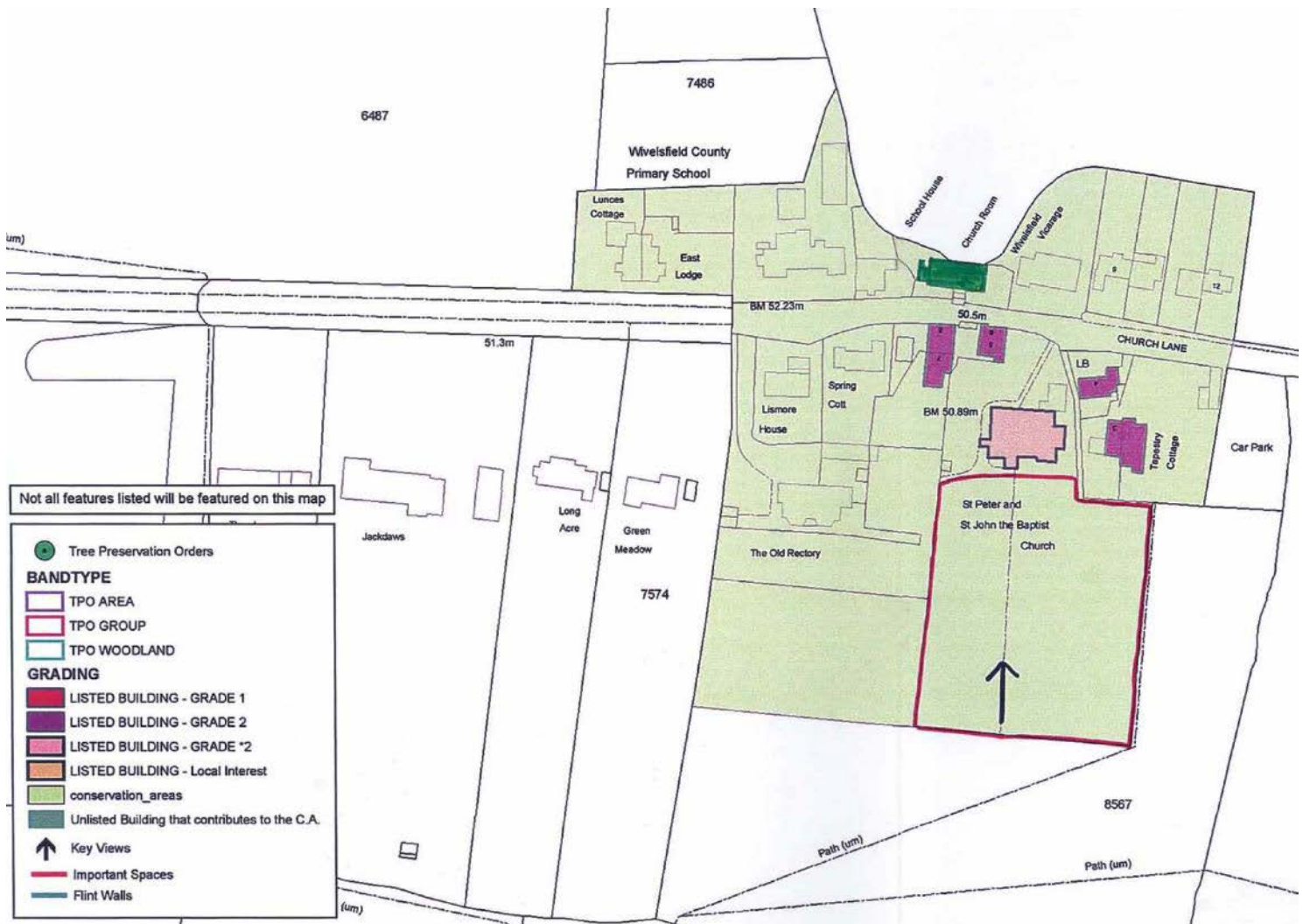
Plan B: Priority Habitat Areas

Heritage¹⁰

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

- Great Ote Hall, Janes Lane, Wivelsfield

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



Plan C: Wivelsfield Conservation Area¹¹

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

- Clearwaters Farmhouse, Clearwaters Lane, Burgess Hill
- More House, Ditchling Road, Wivelsfield
- The Parish Church of St Peter and St John the Baptist, Church Lane, Wivelsfield
- Railing to garden of More House west of wall of gazebo, Ditchling Road, Wivelsfield
- Ote Hall Chapel, Ditchling Road, Wivelsfield
- Bankside Farmhouse, Ditchling Road, Wivelsfield
- The Olde Cottage, Lunce's Common, Wivelsfield
- Roger's Farmhouse, Lunce's Common, Wivelsfield
- Jenners, Green Lane, Wivelsfield
- Theobalds, Theobalds Road, Burgess Hill
- Antye House, Theobalds Road, Burgess Hill
- Pepper Hall, Wivelsfield Green Road, Wivelsfield

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

- Abbots Leigh Place, Wivelsfield
- Sedgebrook, Wivelsfield Green
- Baldings, Wivelsfield Green Road, Wivelsfield
- Mann's Farmhouse, North Common Road, Wivelsfield
- Skinners, North Common Road, Wivelsfield
- Botches, North Common Road, Wivelsfield
- Windham Cottage, Church Lane, Wivelsfield
- Moat House, Ditchling Road, Wivelsfield
- Lockstrood Farmhouse, Ditchling Road, Wivelsfield
- The Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Baptistry to the Strict and Particular Baptist Chapel, Ditchling Road, Wivelsfield
- Tapestry Cottage, Church Lane, Wivelsfield
- Glebe Cottage & Chimney Cottage, 5 and 6, CHURCH LANE, Wivelsfield, Lewes, East Sussex
- Gazebo to south west of More House, garden walls to the west and south of gazebo, Ditchling Road, Wivelsfield

3. Community View on Planning Issues in the Parish

3.1 As part of the process of consulting with residents over the development of the WPNP, the Steering Group undertook and is still undertaking a range of community engagement activities in order to gather the opinions and views of residents.

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

Community involvement

3.3 To ensure residents and other key stakeholders have an input in the plan making process, the steering and focus group members undertook a number of public events and information sharing:

- Parish Council calls for volunteers from community at Village Day July 2013
- Steering Group formed comprising councillors and volunteers October 2013
- Annual Parish Meeting - 62 residents attended the formal launch of the Wivelsfield Parish Neighbourhood Plan which took place at the Wivelsfield Annual Parish Meeting on 13 March 2014 with 10 Display boards detailing SWOT analysis - asking community to add ideas
- Progress reported to Wivelsfield Action Group by email April 2014
- Letters and emails issued to stakeholder letters in April 2014 making them aware of the plan preparation and seeking engagement and information.
- Call for sites - Letters to landowners in March 2014. Advertisement calling for Landowners to come forward with sites for consideration on all Parish Notice Boards and website in April 2014. Sites offered displayed at open day
- A general neighbourhood plan survey and a detailed housing needs survey were undertaken in May 2014. (Flier delivered to all houses and email to all Wivelsfield Action Group reminding them to complete surveys May 2014)
- Parish Website and Wivelsfield Community21 website updated with various events (May June 2014)
- Primary School input - About 140 'leaves' were completed by the Primary School children giving their feedback on what they like about the parish and/or would like to see in the Parish.
- Chailey School input - 31 children of secondary school age completed our 'teenager questionnaire'.
- On Saturday 7th June, a neighbourhood plan open day was held at the School Hall and was attended by 153 residents. (Fliers delivered to all households and 150 reminder fliers sent via the primary school children's 'book' bags. Wivelsfield column in Mid Sussex Times twice announced Open Day in May and June with an email sent to all on Wivelsfield Action Group and posters on all parish notice boards)
- Neighbourhood Plan progress reported in Wivelsfield Newsletter June 2014
- Village Day - 12th July

Wivelsfield NDP Public Open Events

The Open Day took place in the Wivelsfield Primary School Hall from 10.00 to 14.00 hours. Approximately 20 display boards were erected to explain, inter alia, the reason for the Neighbourhood plan, the Key Stages in the Plan, Progress to date and information from each Focus Group. During the four hours some 153 members of the community attended.

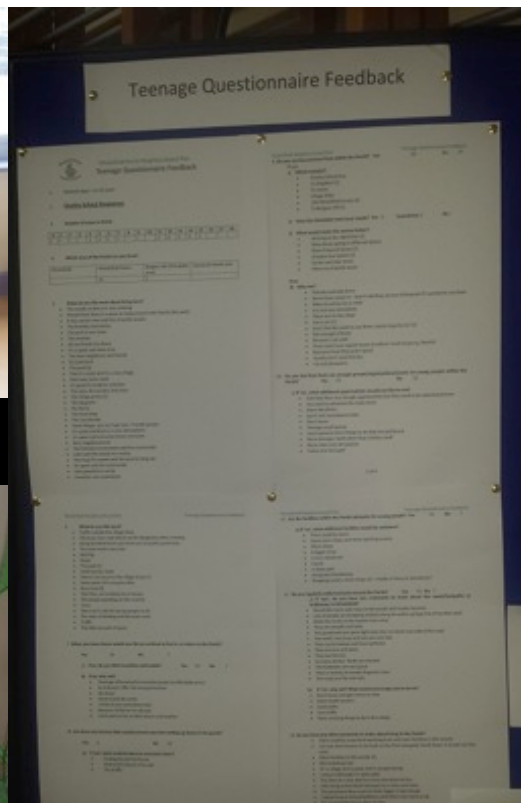


3.4 The Steering Group in their bid to ensure the views of all residents are represented in the plan, carried out engagement activities with the young children in the primary school with the support of the teachers and the teenagers in the parish. The young children took part in a tree activity by writing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

Wivelsfield NDP Primary School and Teenage Consultation



Primary School NDP Consultation



Teenage survey feedback at
Neighbourhood plan open day

Community Survey

3.5 The Steering Group developed and undertook a survey in order to gather opinions and views on the issues which the document should prioritise. This survey was undertaken in May 2014 and distributed to all households in the parish.

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

Household Survey

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

Housing & Development

- Just under half of those responding 100 (44.6%) indicated that they felt that the allocated minimum number of homes for Wivelsfield Parish over the next 15-20 years (30) was adequate, whilst 85 (38.0%) indicated that that it should be less than allocated minimum of 30, 29 (13.0%) that it should be more than 30 but less than 70 and 11 (4.9%) indicated a preference for more than 70.
- With regard to allocating sites for new homes, of the 225 respondents completing the question:
 - 164 or nearly three-quarters (72.3%) indicated a preference for the use of brownfield sites i.e. those previously used for commercial/building purposes;
 - 155 or just over two-thirds (68.9%) indicated that small infills on vacant plots within existing developments should be considered;
 - 12 (5.3%) indicated no opinion;
 - 11 (4.9%) indicated that greenfield development outside current building lines on the edge of Parish settlements should be considered;
- With regard to the need for additional non-residential developments in the Parish e.g. offices, an overwhelming number of respondents 185 (85.7%) indicated that they thought that there was no need, whilst 31 (14.4%) indicated that there was a need.
- When asked whether particular areas of the Parish should be protected from housing development, an overwhelming number of respondents 156 (79.2%) indicated that there were, whilst 41 (20.8%) indicated that there were not.

Just over two thirds of those responding 110 (62.2%) indicated that they would like to see housing and other community assets delivered via a Community Land Trust whilst 67 (37.9%) would not. *(A Community Land Trust (CLT) is a non profit community based organisation that develops housing or other assets at permanently affordable levels for long term community benefit. Benefits of a CLT are: locally-controlled, democratically accountable, it aims to become self-financing, provide community-based organisations with an asset to give them financial security and enable long-term planning and flexibility to meet local priorities. For more information on CLTs please visit www.communitylandtrusts.org.uk or www.ruralsussex.org.uk/service/Community-Land-Trust)*

Infrastructure, Facilities & Local Economy

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

- Just over three quarters of those responding 148 (75.1%) indicated that they did not think that there was adequate infrastructure in the Parish to promote new businesses (e.g. roads, parking, communications etc.) whilst 49 (24.9%) indicated that they thought that there was.
- Just over three quarters of those responding 150 (75.4%) indicated that they thought that there were enough sports facilities in the Parish, whilst 49 (24.6%) did not.
- Just over half of those responding 93 (55.0%) indicated that they did not feel that there should be more for young people to do in the Parish, whilst 76 (45.0%) indicated that they did.

Transport & Traffic

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

- 45 (29.0%) to Wivelsfield Station
 - 38 (24.5%) to Burgess Hill Station
 - 36 (23.2%) to other destinations
- Of the 136 respondents that indicated the times at which they require a bus service:
 - 85 (62.5%) indicated between 9am and 2pm
 - 54 (39.7%) between 7am and 9am
 - 50 (36.8%) between 5pm and 7pm
 - 43 (31.6%) between 3pm and 5pm
 - 32 (23.5%) between 12pm and 3pm
 - 27 (19.9%) between 7pm and 10pm
 - Just over half of those responding 121 (57.4%) indicated that they felt safe on the roads in the Parish, whilst 90 (42.7%) did not.

Environment & Countryside

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

Housing Needs Survey

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

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

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

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

3.11 Summary of part one:

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

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

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

- 12 households that had completed Part 2 of the survey were excluded from the subsequent analysis on the basis that they had sufficient income to obtain housing via the open market, that their current home was adequate in meeting their current housing requirements or that they did not possess a sufficiently strong local connection to the parish. This made them ineligible for affordable housing and given that they did not express a desire for market housing, they were excluded from that analysis also.

- A total of 15 households were identified as being in need of affordable housing, meeting the requirements of local connection, income and personal circumstances. 4 were located in Wivelsfield and 11 in Wivelsfield Green.
- 6 households that completed Part 2 of the survey expressed a desire to obtain open market housing. 3 were located in Wivelsfield and 3 in Wivelsfield Green

3.14 Of the 15 respondents in need of affordable housing in the whole of the parish:

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

Call for sites

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

Focus Groups

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

Housing & Development Focus Group

Vision:

3.17 To identify how the planning system can improve the parish through the promotion and control of future development proposals.

Objectives:

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

- To understand and use the AirS Housing Needs survey as a basis for considering Affordable Homes
- To propose key practical and achievable recommendations to the Steering Group



Comments arising from discussion

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

- The village does not need large developments
- Large developments are not sustainable
- The village should be able to deliver 30 houses in the Plan period
- New housing in Wivelsfield needs to support sustainability of the village as a community to attract both young families and elderly residents who will be able to stay in the village in their retirement.
- Utilise small sites wherever possible
- Use brownfield sites
- The village should be kept as a village and not be built into a town
- Affordable housing should be for those with the correct ties to the Parish
- Additional school places must be made available for the local children
- Need to maintain the viability of existing village amenities (e.g. school, pub, shop.)
- Resist large scale housing that will have a detrimental impact on the village. Prefer small scale developments
- Housing needs to be low energy as this is vital for the environment
- No development on greenfield sites, take brownfield sites first
- Houses should be environmentally friendly and preferably zero carbon
- Affordable housing is important, as is sheltered housing and properties aimed at the elderly.

- Need to ascertain the real need for housing – affordable, elderly, etc., as opposed to more 3 to 5 bedroom houses
- Wivelsfield has taken many new houses in last couple of years. Any new houses should be small scale fitted in around area – not large developments in one location
- Enough houses have been built in Wivelsfield Parish.
- Small diversity development for local needs only
- Roads at rush hours will immediately become more log jammed

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

Table C: Sites submitted by landowners in Wivelsfield Parish

Recent housing developments

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

Progressive Sustainable Development – Wivelsfield Parish

Decade	Description of Development	Number of Homes	Total Homes Built since 1950 (Approximate)
1950's	In the early 50's council housing was built (10 Homes) in Fair Place	10	10
1960's	The Eastern portion of what is now known as Wivelsfield Green developed relatively recently after the world famous Allwood Nursery site became available in the 1960's which enabled housing to be built in Downsvie Drive (43 homes) and Allwood Crescent (30 homes).	73	83
1980's	In the 1980's Charlwood Gardens & Road (99 homes)	99	182
1980's	Various singles and infills including Coppards Close, South Road, Green Road etc Estimate 35+	35	217
1980's	In the 80's older council housing at Green Corner was replaced (29 homes).	29	246
1980's	In 1988 houses were built in Downscroft and Hawthorn Close and Laurel Close off Charlwood Road (45 homes)	49	295
1990's	In the late 80's & early 90's Farncombe Close (23 homes) was added followed by Strood Gate (24 homes) in the 90's.	47	342
1990's	8 homes were built in Fair Place followed by another 8 homes.	16	358
1990's	Further West, Blackmores (16 homes) and Tanners Field (4 homes) were added in the 90's. Latest	20	378
2010's	In 2010 a development of 72 homes was built in the North Western corner of the Parish as	72	450

	Orchard Close, adjacent to Theobalds Road and Charlwood Gardens		
2010's	In 2012 an "Exception Site" development of 14 affordable houses was build at Shepherds Close, Coldharbour Farm on Hundred Acre Lane.	14	464
2010 's (expected)	Ridge Way site in the north of the Parish has been approved at Appeal for 62 houses.	62	526

Table D: Progressive Sustainable Development in Wivelsfield Parish Since 1950

Known Proposed Housing Developments

3.20 Ridge Way site in the north of the parish has been approved at appeal for 62 houses including 15 affordable homes. There is currently an appeal pending for mid-October 2014 for 75 houses on the land to the south of North Common Road. An outline planning application has been submitted for a development of 29 homes on land behind existing housing on the Eastern side of Valebridge Road. An outline planning application has been submitted for 30 houses on the land to the south of North Common Road (as well as the Appeal outstanding for 75)

Initial Housing Trajectory Presented in the Emerging Core Strategy

SITE REF.	LOCATION	POTENTIAL CAPACITY	BUILD RATE PER ANNUM	NOTIONAL START DATE	APRIL 2013 to MARCH 2018	APRIL 2018 to MARCH 2023	APRIL 2023 TO MARCH 2028
02WV	Land at Greenhill Ridge Way	140	40	2017	40	100	
03WV	Land at Eastern Road Green Lane	150	40	2015	120	30	
05WV	Land at Colharbour Farm South Road	65	40	2014	65		
08WV	The Homestaed, Homestaed Land B Hill	75	40	2016	75		
09WV	Land at North Common Road	55	40	2014	55		
10WV	Land East of Valebridge Road, B Hill	150	40	2018	0	80	70
12WV	Land at Medway Gardens	37	37	2014	37		

14WV	Land East of B2112 Ditchling Road	100	40	2015	100		
15WV	Land at Eastern Road	190	40	2015	120	70	
18WV	Land at the Nuggets Valebridge Road	14	14	2014	14		
19WV	Land at Oakfields Theobalds Road	10	10	2014	10		
TOTAL		986	381		636	280	70

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

Lewes District Council Housing Allocations as at May 2014

Settlement	Completions April 2010- April 2013	Commitment as at 1 April 2013	Housing Delivered on Strategic Sites	Housing to be delivered through subsequent allocation	Total
Springhills / Ridegway	0	0	175	0	175
West of Wivelsfield Parish	70	0	0	100	170
Wivelsfield Green	15	3	0	30	48
Total	85	3	175	130	393

Table F: Lewes District Council Housing Allocations as at May 2014

SWOT of Housing and Development Focus Group

Strengths

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

Weaknesses

- Three communities, Wivelsfield Green, Wivelsfield, Theobalds
- Pedestrian vulnerability on narrow pavements

Wivelsfield Parish Neighbourhood Plan: State of the Parish Report July 2014

- High house prices, high rental prices
- No parking for Travis Perkins and village shop
- No employment for our young people
- Stagnated house prices

Opportunities

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

Threats

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

Infrastructure, Facilities & Local Economy Focus Group

3.21 Feedback has drawn out a range of issues and opportunities, but with a large number of respondents wishing the village to remain unchanged as much as possible. *"The very essence of this village is the green and the woods and any change to this would ruin the village."*

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

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

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

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

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

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

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

3.28 Wivelsfield Parish has an average of 1.8 cars per household. This stems largely from the fact that there is little or no public transport, few local facilities and therefore the need to travel for shopping or work. There are issues with both the frequency, time of last bus and lack of Sunday service, whilst in the case of the number 40 (the Brighton service) the location of the nearest stop on the B2012 is far from convenient for the majority of the village residents. Wivelsfield Train Station is about a 2.5 mile drive but is very short of parking spaces. The more comprehensive rail service at Haywards Heath is almost 4 miles by road and Burgess Hill Station is over 3 miles away.

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

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

3.31 The west of the Parish is well served by EE, o2 and Vodafone. EE and O2 provide "OK" indoor & "Good" outdoor coverage for mobile calls to the majority of the villages of Wivelsfield and Wivelsfield Green however 3g internet coverage from both is weak and not suitable for mobile broadband.

3.32 Additional re-cycling drop boxes located around the parish would be welcomed.

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

3.34 The group has made the following recommendations for the WPNP:

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

SWOT of Infrastructure, Facilities & Local Economy Focus Group

Strengths

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

Weaknesses

- Limited local transport
- Limited local employment
- Limited activities for 11-17 age group
- Limited Infrastructure to cope with future development
- Two parts of village cut by main road
- Dangerous corner – Green Road/Eastern Road
- Slugwash Lane Dangerous and no safe pedestrian access
- Infrequent Bus times

Opportunities

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

Threats

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

Transport & Traffic Focus Group

Vision:

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

Objectives:

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

3.36 There is a lack of pavements in key areas, some of the roads throughout the parish have narrow pavements and with speeding traffic and larger vehicles using roads this can make them dangerous and hazardous for all but especially our young people. There are poorly maintained pavements in the village and in areas that are used daily by Chailey pupils to get to the coach and a main pavement towards the Primary school. Overgrowth from shrubs, hedges and weeds which when wet can make for a slippery surface. Dog excrement is a continuing problem again not only on our footpaths but some key pavements to local amenities.

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

3.38 The volume and speed of Lorries and Coaches coming through the parish, speed and volume of traffic in General and Bus timetables. Wivelsfield is due to have a new proposed road scheme which will reduce the speed limit along Green road and South road to 30 MPH and 20 mph outside the school.

3.39 The group has made the following recommendations for the WPNP:

- Installing and widening pavements where necessary to allow safe use by pedestrian to access key areas and amenities.

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

SWOT of Transport and Traffic Focus Group

Strengths

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

Weaknesses

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

Opportunities

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

- Car park near shop & school

Threats

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

Environment & Countryside Focus Group

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

Farming settlements have existed in Wivelsfield since at least Celtic times and the 'field' or 'feld' mentioned in the mid-8th century charter (Sussex Anglo-Saxon Charters, Part 1 in SAC lxxxvi, 42-101), means 'open area', synonymous with arable land and a farming community. The pattern of scattered farmsteads continued over the centuries and formed the green and pleasant landscape treasured by the overwhelming proportion of respondents (87.4%) to the recent Housing Survey

The countryside is actively farmed, primarily for livestock or livestock foodstuffs. On some farms both informal and, increasingly, formal land stewardship is undertaken for the benefit of wildlife. The rural character is much cherished by all residents.

Habitation sites exist in Wivelsfield from at least Celtic times. There are currently 28 listings (<http://www.britishlistedbuildings.co.uk/england/east+sussex/wivelsfield>); a substantial number of these are timber-framed, dating from c.1390 onwards. Within the parish there are a number of other houses of historical interest but whose owners have chosen not to have them Listed although some are of equal merit to those on the list above. There are numerous find sites in the parish (East Sussex Historic Environment Record), many associated with the various ancient trackways and drove roads, now footpaths and bridleways, running through the parish. These finds are accelerating, with building development and more sophisticated archaeological investigation methods, and increasingly indicate the rich palimpsest of Wivelsfield's past that should be recorded and preserved for the future.

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

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

3.41 The group has made the following recommendations:

Historic Features

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

Recreation:

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

Footpaths:

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

Cycling:

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

Bridleways and Footpaths:

- Work with bridleway association to ensure that routes are well maintained and signed.
- Ensure information about bridleways is available on web site.
- Protect footpaths and minimise conflict between users.
- Spread awareness and education on the "country code" as all access to the countryside is sensitive to both environment and rural livelihoods.

Public Green Space and Private Gardens:

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

Protecting wildlife:

- Design new developments, in accordance with up-to-date good practice, to be permeable to wild-life. Developers' contributions from the Plan area should finance improvements to the amenity and biodiversity of the Plan landscape.

- Create multi-functional habitat on buildings (roofs, terraces, façades, etc.) to provide high quality wildlife habitat equal in quality and function to local priority habitats
- Include bat boxes or lofts and bird boxes on all housing, to reflect the species within the area.
- Include provision of hedgerow habitat on at least one side of gardens
- Enhance surface area drainage for biodiversity by incorporating ditch habitat and pond networks
- Make garden to garden access easy for hedgehogs.
- More recreation grounds in and around the Parish (especially in Wivelsfield West) with the addition of adventure playgrounds.

Minimising Environmental Impact and Carbon Footprint:

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

SWOT of Environment & Countryside Focus Group

Strengths

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

Weaknesses

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

Opportunities

- Develop a lasting policy for protecting biodiversity

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

Threats

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

4. The Planning Context

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

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

4.3 At present, the development plan for Lewes currently comprises the saved policies of the adopted 2003 Lewes District Local Plan ("the 2003 LDLP"). The WPNP must be deemed to be in general conformity with the strategic policies of the development plan. However, that plan is out-of-date in many respects and it is therefore the provisions of the forthcoming Lewes District Local Plan Part 1 ("LPP1") on which general conformity will be examined in due course. The Proposed Submission Core Strategy Focused Amendments version of the document was published in May 2014 for consultation prior to its examination later in 2014. It is likely that the timing of the making of the WPNP will coincide with the adoption of LPP1 in 2015.

National Planning Policy Framework

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

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

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

Planning Practice Guidance

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

- What communities can use neighbourhood planning for (ID 41-002)
- What should a neighbourhood plan address (ID 41-004)

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

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

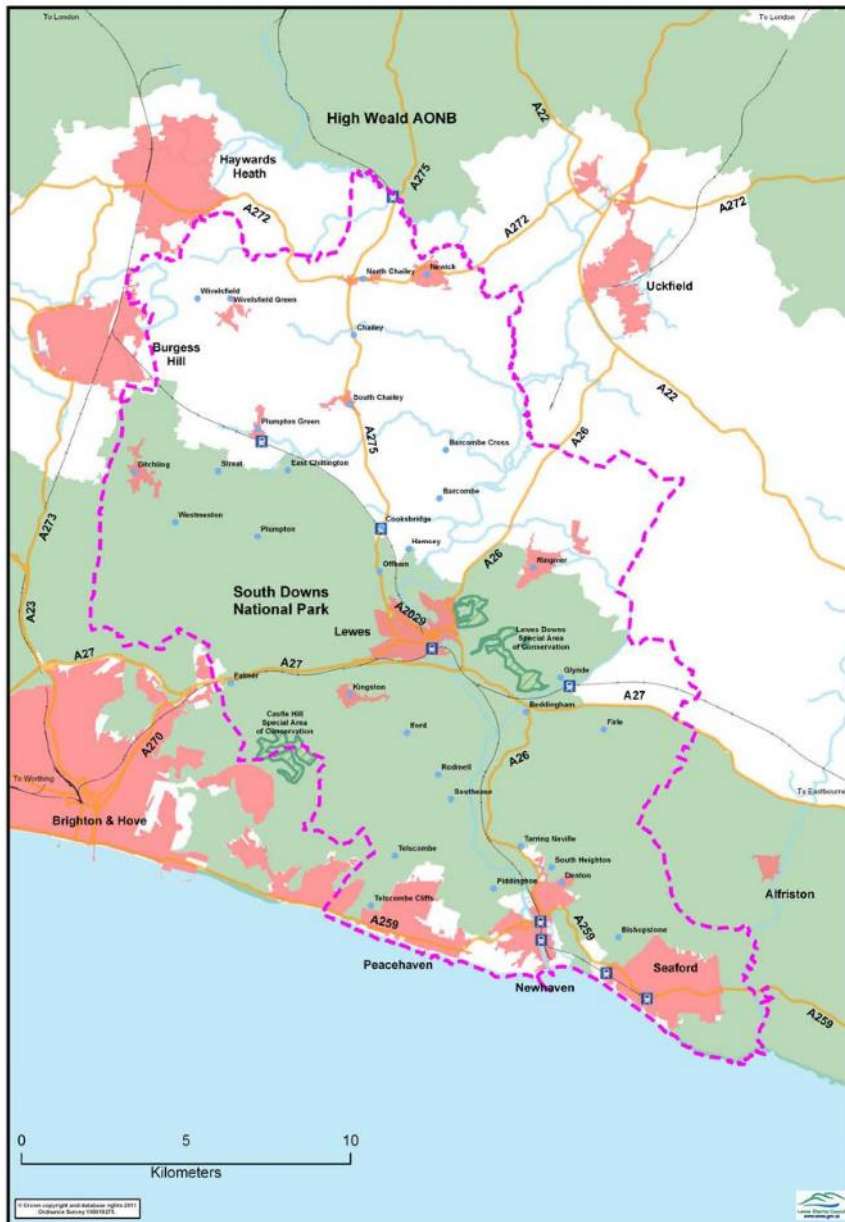
Lewes Local Plan: Part 1 ('Joint Core Strategy – Proposed Submission Focussed Amendments', 2014)

4.8 The emerging Local Plan for Lewes is being produced in two documents, the LLP1 and then the Site Allocation and Development Management Policies Document ("LPP2"). The LPP1 along with supporting documents will be examined in August 2014 with a view to adoption by early 2015. Given this timing, the LPP1 provides an important indication of the direction of future strategic planning policy in the District, of which the WPNP should take account.

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

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

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



Plan D: Spatial Portrait – Lewes District

4.12 The LPP1 sets out a vision for the district and its different parts. The parish of Wivelsfield is located in the Low Weald which covers almost half of the District to the north. The vision of the rural area of the Low Weald is as follows:

“By 2030, the Low Weald villages and wider countryside would have retained and, where possible, enhanced their attractive and distinctive character and identity. Although the majority of recent development would have been directed to the urban areas of the district, development that meets the community’s needs for housing, including affordable housing, and supports the rural economy will have been sensitively accommodated, particularly in those settlements with the best range of community services and facilities and ease of access to employment opportunities.”

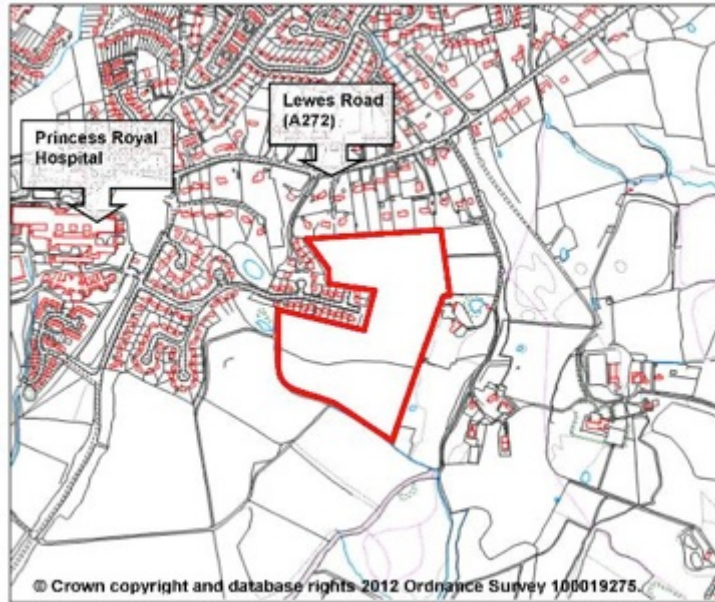
Although travel by the private car will still be, in many instances, the only practical way of accessing and travelling around this part of the district, improvements to road safety, including the lowering of speed limits in the villages, will ensure that this form of transportation is undertaken in the safest possible manner.

As a result of significant growth at the nearby towns of Uckfield, Burgess Hill and Haywards Heath, the demand for informal recreation and leisure facilities will have increased and been met in this area where appropriate, which will have resulted in better facilities for the Low Weald communities and a much needed stimulus to the economy in this area."

4.13 In the table below are listed the Spatial and Core Policies that are the most relevant to the WPNP (Showing the Lewes District's Proposed Amendments underlined in blue):

No.	Proposed Submission Policy	Policy extract and Comment
Spatial Policy 1	Provision of housing and employment land	<p><i>In the period between 2010 and 2030, <u>a minimum of 5,600</u> 4,500 net additional dwellings will be provided in the plan area (this is the equivalent of approximately <u>280</u> 225 net additional dwellings per annum).</i></p> <p><u><i>A review of Spatial Policies 1 and 2 will be undertaken by the District Council and National Park Authority on completion of cross-authority working to consider longer-term options for strategic development both within the Sussex Coast Housing Market Area and in adjoining areas if any of these options are demonstrated to be deliverable within Lewes District.</i></u></p> <p><i>In the period between 2012 and 2031, in the region of 74,000 square metres of employment floorspace (B1, B2 and B8) will be provided in the plan area. 60,000 square metres of this floorspace will be as industrial space (B1c, B2 and B8), and 14,000 square metres will be as office space (B1a).</i></p> <p>This Policy establishes the overall quantum of housing and economic growth over the plan period, to which the settlement hierarchy will apply in determining the other spatial policies of the plan.</p>
Spatial Policy 2	Distribution of Housing	<p><i>During the period between 2010 and 2030, <u>a minimum of 5,600</u> 4,500 net additional dwellings will be delivered in the district. Part of this total will be met as follows;</i></p> <ul style="list-style-type: none"> • <u><i>628</i></u> 6408 completions in the period between April 2010 and April 201<u>3</u>2 • The delivery of <u><i>1,428</i></u> 1,388 <i>1,494</i> commitments across the plan area. • An allowance for <u><i>518</i></u> 190 dwellings to be permitted on unidentified small-scale windfall sites during the <u><i>first five years of the plan period and subsequently delivered</i></u>¹⁹.

		<p>The remaining 3,026 168 2,408-net additional dwellings will be distributed as follows;</p> <p>(1) Housing to be delivered on the following strategic site allocations;</p> <ul style="list-style-type: none"> • Land at Greenhill Way, Haywards Heath (within Wivelsfield Parish) – 175 140-net additional units. <p>(3) Planned housing growth at the following settlements;</p> <ul style="list-style-type: none"> • <u>Burgess Hill (within Wivelsfield Parish) – a minimum of 100 net additional units</u> • Wivelsfield Green – <u>a minimum of 30 net additional units</u> <p>For the planned growth identified in section (3) above, individual sites to meet the planned levels of housing provision will be identified in either the District Council's Site Allocations and Development Management Policies DPD, or the National Park Authority's Local Plan. Neighbourhood Plans could also be used to identify the individual sites, although should they not be progressed in an appropriate timeframe, fail at Examination or referendum, or not identify sites to deliver the required number of units then the aforementioned local planning authority documents will plan for this growth.</p> <p>For settlements not listed in section (3) new housing will be limited to affordable housing that meets a local need on exception sites and currently unidentified infill developments within the planning boundary.</p> <p>This policy provides the WPNP with the opportunity to identify and allocate housing sites in Burgess Hill, within the Wivelsfield Parish boundary and in the village of Wivelsfield Green.</p>
Spatial Policy 4	Land at Greenhill Way/Ridge Way, Haywards Heath (within Wivelsfield Parish)	<p>Land amounting to 6 hectares is allocated for residential development of approximately 140-175 dwellings. Development will be permitted subject to compliance with the Core Delivery Policies of this plan and the following criteria:</p> <p>i) Primary and secondary accesses including provision for pedestrians and cyclists to be provided from Ridge Way and Greenhill Way;</p> <p>ii) A site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy is agreed by the Environment Agency and implemented accordingly;</p> <p>iii) Contributions towards off-site infrastructure improvements arising from and related to the development.</p> <p>iv) A Travel Plan that includes measures to improve access from the site to Haywards Heath town centre and railway station by non-car modes;</p> <p>v) Development respects the amenity of the existing dwellings adjoining the site;</p> <p>vi) Development respects the character and amenity of the adjacent Lewes Road Conservation Area; and vii) Ecological and tree surveys and appropriate measures to mitigate adverse impacts on nearby Tree Preservation Orders and Ancient Woodland.</p>



This policy establishes the key principles for the development of this site. It is doubtful that the WPNP can add anything to this policy but this will be examined.

Core Policy 1

Affordable Housing

1. A district wide target of 40% affordable housing, including affordable rented and intermediate (shared ownership) housing, will be sought for developments of 10 or more dwelling units. For developments of less than 10 units, affordable housing will be sought according to the stepped target and threshold below:

Affordable Housing Target/Threshold	
Scheme size (Units)	Affordable housing
1 - 2	0
3 - 4	1
5 - 7	2
- 9	3
10+	40%

3. The guideline affordable housing tenure split will be 75% affordable rented and 25% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of needs in the site locality.

This policy provides the WPNP with the framework for considering the distribution and choice of housing sites in respect of delivering affordable homes.

Core Policy 2	Housing Type, Mix and Density	<p><i>In order to deliver sustainable, mixed and balanced communities, the local planning authority will expect housing developments (both market and affordable) to:</i></p> <ol style="list-style-type: none"> <i>1. Provide a range of dwelling types and sizes to meet the identified local need, based on the best available evidence. This need will generally include accommodation appropriate for the ageing population, and 1 and 2 bedroom homes for single person households and couples with no dependents. Account will also need to be given to the existing character and housing mix of the vicinity and, where appropriate, the setting of the National Park and its Purposes and Duty.</i> <i>2. Provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community and the changing needs of occupants over time. Lifetime Homes standards will be encouraged in new residential developments.</i> <i>3. Achieve residential densities in the region of 47 to 57 dwellings per hectare for the towns and 20 to 30 dwellings per hectare for the villages. Exceptions will be made where individual sites merit lower or higher densities when taking into consideration the site context including the character of the surrounding area, site accessibility, and the size/type of dwellings needed in the locality. Densities to be achieved on allocated sites will be identified in the development principles that accompany the site allocation in the relevant DPD.</i> <i>4. Where appropriate, identify sites and local requirements for special needs housing (such as for nursing homes, retirement homes, people with special needs including physical and learning disabilities, specific requirements of minority groups etc) in a Site Allocations and Development Management Policies DPD and/or the SDNPA Local Plan.</i> <p>This policy sets out the principles, which may be refined by the WPNP allocations.</p>
Core Policy 7	Infrastructure	<p><i>The creation of sustainable communities in the district where residents enjoy a high quality of life will be achieved by:</i></p> <ol style="list-style-type: none"> <i>1. Protecting, retaining and enhancing existing community facilities and services, including facilities which serve older people. New community facilities should be located within the defined settlement planning boundaries where they will be most accessible. In exceptional circumstances, such facilities may be located outside of these areas where it can be demonstrated that this is the only practicable option and the site is well related to an existing settlement.</i> <i>2. Resisting proposals involving the loss of sites or premises currently, or last, used for the provision of community facilities or services unless:</i> <ol style="list-style-type: none"> <i>i) a viability appraisal, including a marketing exercise where appropriate, demonstrates that continued use as a community facility or service is no longer feasible; or</i> <i>ii) an alternative facility of equivalent or better quality to meet community needs is available or will be provided in an accessible location within the same locality; or</i>

		<p><i>iii) a significant enhancement to the nature and quality of an existing facility will result from the redevelopment of part of the site or premises for alternative uses.</i></p> <p>This policy enables the WPNP to define to which community facilities it applies in terms of protection.</p>
Core Policy 8	Green Infrastructure	<p><i>The local planning authority will promote a connected network of multifunctional green infrastructure by protecting and enhancing the quantity, quality and accessibility of open spaces throughout the district. This will be achieved by:</i></p> <ol style="list-style-type: none"> <i>1. Identifying in the Site Allocations and Development Management Policies DPD or SDNPA Local Plan areas (Note: or the WPNP) where there is potential for the enhancement or restoration of existing green infrastructure and opportunities for the provision of new green space.</i> <i>2. Ensuring that development maintains and/or manages identified green infrastructure, where appropriate.</i> <i>3. Requiring development to contribute to the green infrastructure network and make provision for new green infrastructure and/or linkages to existing green infrastructure, where appropriate.</i> <i>4. Resisting development that would undermine the functional integrity of the green infrastructure network or would result in the loss of existing green spaces, unless either mitigation measures are incorporated within the development or alternative and suitable provision is made elsewhere in the locality.</i> <i>5. Working in partnership with other organisations to increase walking, cycling and public transport access to the countryside.</i> <p>This policy enables the WPNP to identify green infrastructure assets and a network of those assets for protection and enhancement.</p>

Table G: Summary of Lewes District Submission Core Strategy 2014 Policies

4.14 The WPNP will also have to be mindful of the remaining policies of the Core Strategy Focused Amendments, listed below:

- Core Policy 4 Economic Development & Regeneration
- Core Policy 10 Natural Environment and Landscape
- Core Policy 11 Built and Historic Environment & Design
- Core Policy 12 Flood Risk, Coastal Erosion & Drainage
- Core Policy 13 Sustainable Travel
- Core Policy 14 Renewable and Low Carbon Energy

The Lewes District Saved Policies (2003)

4.15 The current Lewes District Local Plan, adopted in 2003, will continue to help shape the WPNP in respect of its saved policies until the LPP2 is adopted. The following saved policies will need to be considered by the WPNP and can be seen on the proposals maps on the following pages:

- CT1 'Planning Boundary & Key Countryside' – establishing the 'planning boundary' at Wivelsfield Green and Burgess Hill to distinguish between the settlement and countryside – this will be an important criterion in the choice of WPNP allocations

but the WPNP will be able to review and amend the defined boundary in its policies and on its Proposals Map

- RES6 'Countryside' – defining the constraints on development in the countryside
- H12 'Area of Established Character' – defines part of Wivelsfield Green on the Proposals Map where "special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping" - the WPNP may be able to review this designation and consider other relevant parts of the parish
- Listed Buildings (H2)
- Buildings of Local, Visual or Historic Interest (H3)
- Conservation Areas (H4) – defining the boundary at Wivelsfield

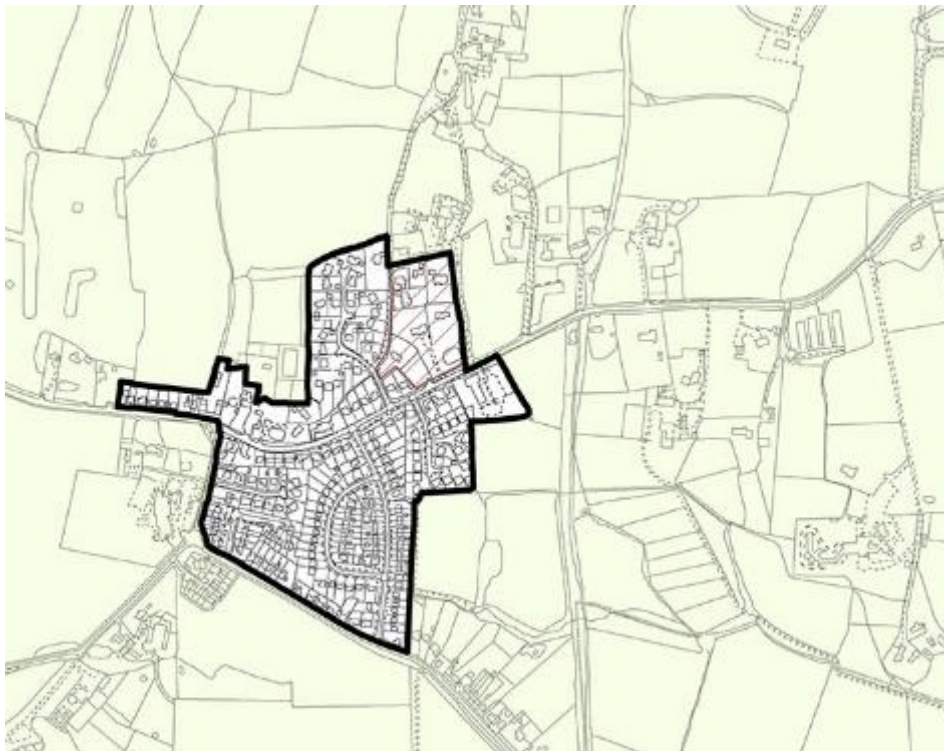
4.16 The following Proposals Maps from 2003 development plan provided by Lewes District Council show the different settlements in the parish and the policies described in the bullet points above.



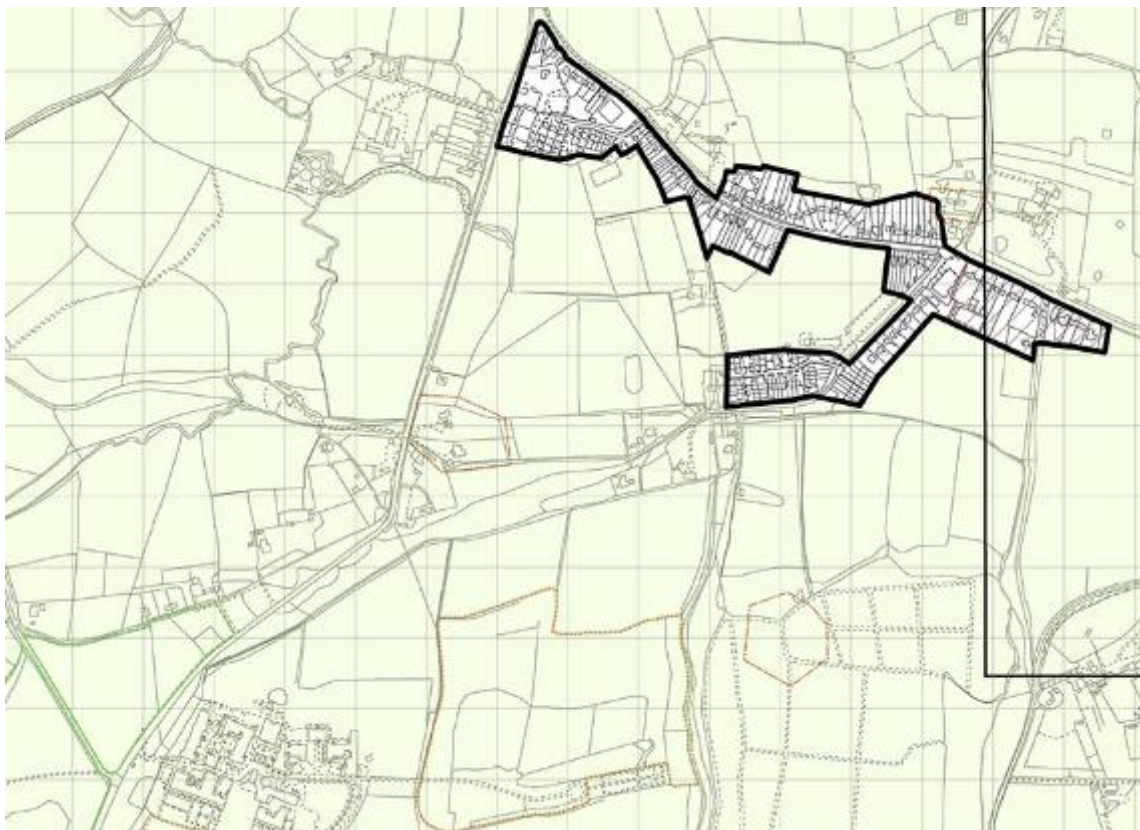
Plan E: Proposals Map for Wivelsfield

4.17 The Proposals map for Wivelsfield show the conservation area outlined in bright green within the Countryside RES6 designation shown with a light green background. The settlement does not have a Planning Boundary CT1 designated as shown in the other three proposals maps following. The Site of Local Archaeological Interest CP11 is also shown outlined in brown.

4.18 Wivelsfield Green has been divided into two parts although it is seen as one settlement. The eastern part shown in plan F shows the Planning Boundary CT1 outlined in black surrounded by the light green Countryside RES6 policy. The north eastern part within the boundary shows the Area of Established Character H12 as mentioned in the bullets on page 47.



Plan F: Proposals Map for Wivelsfield Green – Eastern part

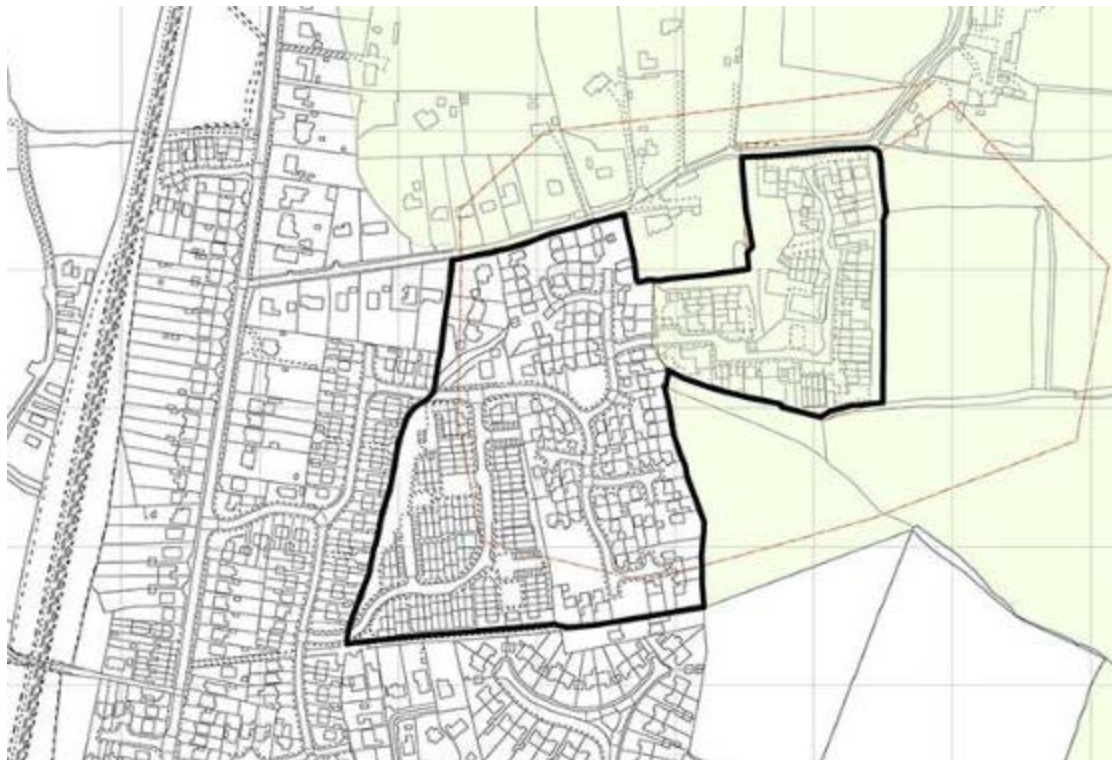


Plan G: Proposals Map for Wivelsfield Green – Western part

4.19 In addition to the outlined Planning Boundary CT1 in black and the Countryside RES6 (light green background) policies, the western part of Wivelsfield Green shows a number

of policies such as three Sites of Local Archaeological Interest CP11, two located to the south and one just north of the planning boundary. The large area at the bottom of the map outlined in dark yellow dots is the Sites of Nature Conservation Importance (SNCI) CP10 which has been designated for its wildlife importance. Further to the south west outlined in green is a Site of Special Scientific Interest (SSSI) CP10 which is a designation that conserves and protects the wildlife and physiological heritage, and in contrast to the SNCI this designation gives legal protection. There is an Area of Established Character H12 in hatched brown covering the very eastern part within the planning boundary.

4.20 The settlement of Theobalds lies to the very west of Wivelsfield Parish and is adjoining the large town of Burgess Hill. There are three policies found on it's proposals map in plan H. The light green background covering part of the map is the Countryside RES6 designation, the black outline shows the Planning Boundary CT1 and the brown outline shows the designated Sites of Local Archaeological Interest CP11. In addition to these the Local Plan from 2004 included a specific policy on Land at Theobalds WV1. This policy set out a site for allocating residential development with a target of a minimum of 70 houses (see plan I).



Plan H: Proposals Maps for Wivelsfield – Theobalds

4.21 Further there is a Supplementary Planning Document for the Land off Theobalds, Wivelsfield from 2004. The purpose of the document was to promote the site for development and at the same time ensure a high design quality and appropriate integration to the existing settlement. Although part of this land has since been developed, the design principle set out in this document may inform any policies for this area in the WPNP.



Plan I: 2004 District Allocation for Theobalds, Wivelsfield*

*Please note the very light grey hatch covering the proposed site (reversed L-shaped plot surrounded by green lines and the bridleway, shown in pink, to the north) for residential development.

Neighbourhood Development Orders & Community Right to Build Orders

4.22 The Localism Act 2011 enables local communities to make orders that grant planning permission for specified types of development. Although not essential, it is expected that the process of preparing a Neighbourhood Plan will provide an opportunity to the Parish Councils to propose, consult on and make an order in accordance with the regulations.

4.23 A Neighbourhood Development Order could identify types of development (that would require planning permission) in all or part of the parish areas and grant consent. This could, for example, provide for the WPNP to propose change of uses from a retail to a business use in the village centre.

4.24 A Community Right to Build Order, which is a more specific type of Neighbourhood Development Order, could grant consent for a specific development proposal in the parish promoted by the Parish Council as the qualifying body. This could, for example, enable the Parish Council in the WPNP to propose a local housing scheme on land in the parish. In both cases, the orders can only be made by LDC as local planning authority once the WPNP has been examined, subject to a referendum and adopted.

Other Strategies, Plans & Studies

4.25 There are a number of other strategies, plans and studies that may influence the WPNP. All form part of the evidence base of the Lewes District Planning Framework and therefore have some relevance* to the parish. Their key points of relevance to the parish are summarised below.

** It should be noted that the information in the evidence base found in the studies below may be out of date, confused, absent or in over ways not giving a clear and accurate description of the Parish of Wivelsfield. Therefore comments have been added in places to complement and/or clarify, in the WPNP steering group's view, the information provided.*

Lewes District Council and South Downs National Park Rural Settlement Study (2013)

4.26 The study is an update of the Rural Settlement study in 2011. It identifies the rural settlement hierarchy based on the sustainability of each settlement. There are two* settlements in the parish, Wivelsfield is the older settlement which dates back to the 8th Century, whereas Wivelsfield Green is relatively modern. Wivelsfield is a small settlement to the west of the B2112 connecting Haywards Heath and Ditchling. The original village is located in the designated conservation area and the early parish church is situated there. Due to the size of the settlement and its small population of less than a 100, it has been recognised as a hamlet in this study.

** The WPNP steering group would like to clarify that only two of the three settlements in the parish have been identified in this study by Lewes District Council. The third settlement of Theobalds to the west of the parish comprises over 200 houses and is possibly the oldest settlement out of the three, due to it's Iron Age village located underneath the existing village.*

4.27 On the other side of the B2112 to the east lies Wivelsfield Green, the larger settlement. There is an open and undeveloped wedge of land in between the eastern and the western part of Wivelsfield Green. The eastern part has the majority of the services.



Plan J: Rural Settlement Study –Wivelsfield Green – western and eastern part*

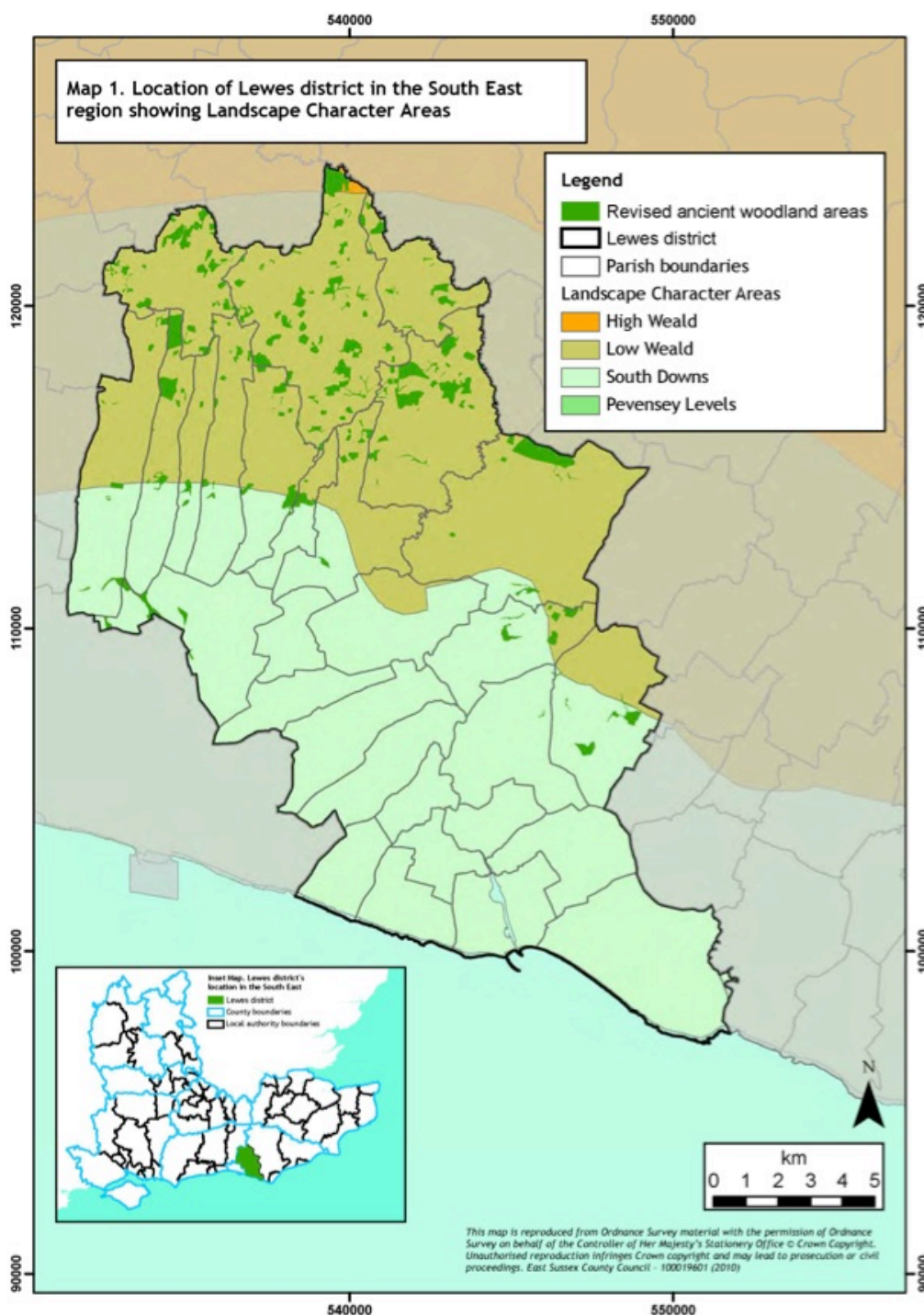
**It should be noted that it is only Wivelsfield Green, the western and the eastern part that is shown on the map in plan J. There is no map showing Wivelsfield in this Rural Settlement study.*

4.28 The services and facilities in Wivelsfield Green comprise of a convenience food store with a post office, a hairdressers, a public house, a primary school (running over its full net capacity of 140 pupils) and a recreation ground. On the recreation ground there is an adult football pitch, cricket pitch, play area and a car park. The village also has a Village Hall, a petrol station, a small shop and a mobile library that visits once a week. The nearest doctors surgery is in Burgess Hill, about 3 miles to the west. There is a Mormon Church* to the east of the settlement.

**In addition to this study the WPNP Steering Group has noted that there is also the Otehall Chapel and Bethel Chapel within the parish.*

4.29 In terms of access, the settlement is a 3 miles drive to Burgess Hill, where there is the Wivelsfield train station serving the line from Brighton to London. There is also a public footpath connecting the settlement and Burgess Hill which is a 2 mile walk. There is a bus service linking the settlement to Lewes, Plumpton, Haywards Heath and Burgess Hill. Having both Burgess Hill and Haywards Heath in close proximity, means that Wivelsfield

Green has a wider range of facilities a reasonable distance. The 150 mile long footpath of The Sussex Border Path runs through the settlement.



Plan K: Landscape Character Areas in Lewes District

Landscape Capacity Study (2012)

4.30 Wivelsfield and Wivelsfield Green have been studied as one area to test and possibly support the proposed housing development in the emerging Core Strategy. The preferred

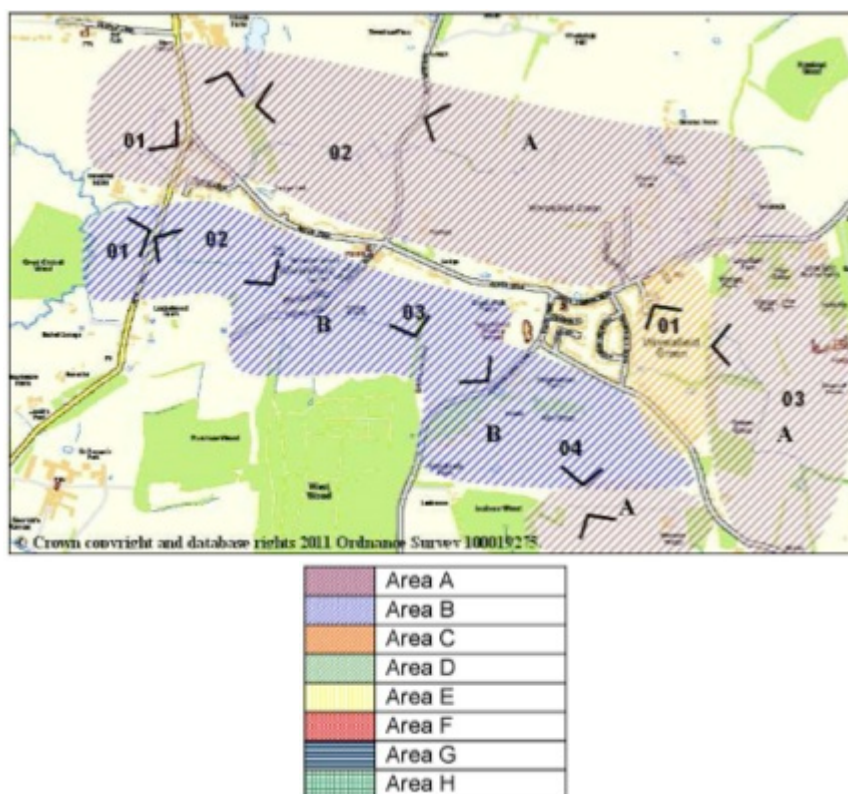
areas for development are at land east of Wivelsfield green, the area to the south of Green Road and to the rear of the residential development.

4.31 The land sits on a greensand ridge running parallel and between the two Downs. The developed area is running east to west along Green Road and North Common Road and a large block of woodland surrounds the developed area and restricts long views.

4.32 The landscape rises gently north of Wivelsfield and is therefore sensitive to development due to the impact to the character of the area. To the south there are constraints of topography obstructing long views to the South Downs. The western part of the southern area is the one most suitable for development as the eastern side has little opportunity to mitigate any visual impacts.

4.33 The east of Wivelsfield Green has been assessed as having the capacity for development as there are already residential and equestrian uses in place and due to the fact that the degraded landscape area has room for improvement.

4.34 The land south of Wivelsfield Green, with a nearly undeveloped slope, would be visually intrusive and therefore sensitive to change.



Plan L: Landscape Capacity Map – Wivelsfield and Wivelsfield Green

4.35 In the study's capacity table, the summarised landscape capacity for Wivelsfield and Wivelsfield Green is divided into eight different areas;

- A.01 North of Springfields industrial estate – LOW
- A.02 North of Wivelsfield (More House) – LOW

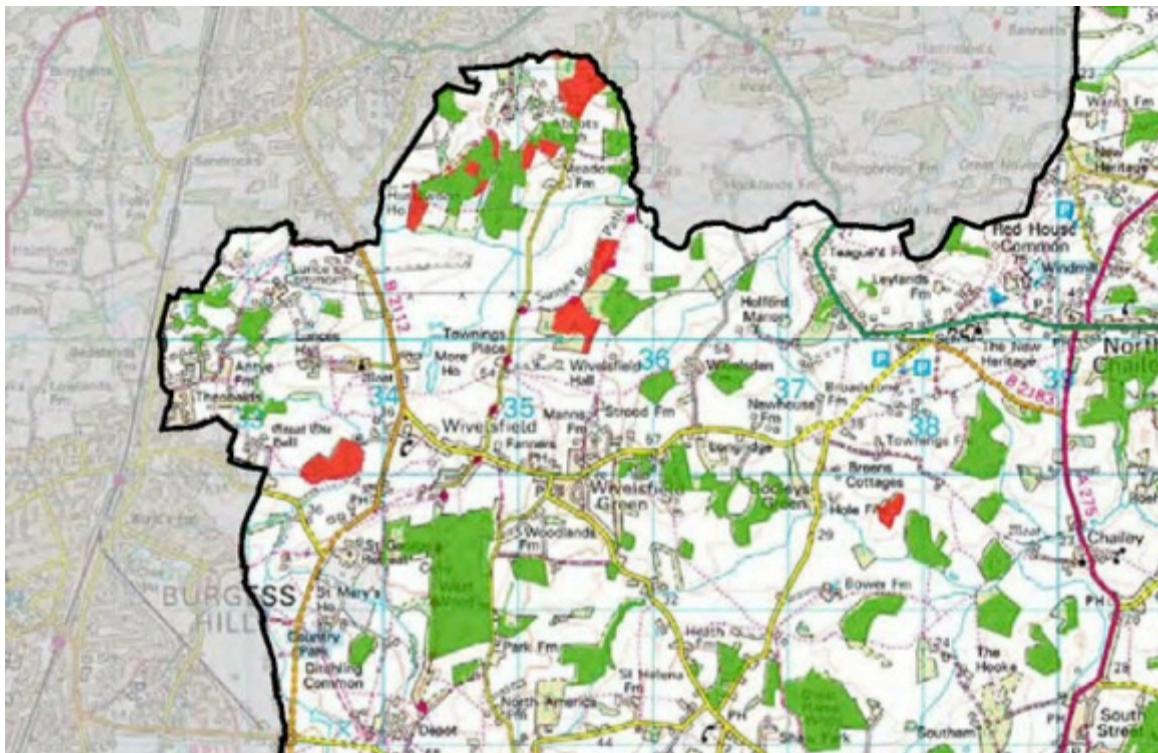
- A.03 South of Winters Farm – LOW
- B.01 West of B2112 – LOW
- B.02 East of B2112 – MEDIUM
- B.03 South of Green Road – MEDIUM/HIGH
- B.04 North of Old Barn – LOW
- C.01 Land east of Wivelsfield green – HIGH/VERY HIGH

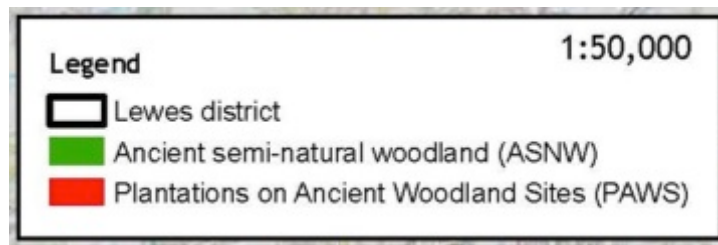
4.36 The Land east of Wivelsfield Green and South of Green Road (the western section) are the areas in the parish favoured for development from a land capacity perspective. The potential mitigation to development on these two sites would be;

- B.03 South of Green Road – Development should not extend further than the school boundary. Strong landscape boundary to the south is needed and to retain trees and hedges. Development should comprise 2-3 storey buildings.
- C.01 Land east of Wivelsfield Green – Area is well screened to the east, south and the existing residential development by a mature tree belt.

**The WPNP steering group would like to note that the majority of Wivelsfield Parish west of Church Lane has not been assessed in this study although it has recently been allocated by the emerging Core Strategy as a location for at least a 100 new homes. This area is largely rural and includes Ancient Woodland as shown in bright green on Plan M. It further has Priority Habitats areas identified by Natural England.*

Lewes District Ancient Woodland Survey Report (2012)





Plan M: Ancient Woodland Survey Map – Wivelsfield Parish

Lewes District Outdoor Playing Space Review (2004)

4.37 The Supply of the different playing spaces in the district show that there is no overall shortfall. However, when looking at the figures for the parish, there is only a surplus in provision for Cricket and a deficiency in provision for Adult Football.

- Adult Football: – 0.2
- Junior Football: 0.0
- Cricket: 0.7
- Adult Rugby: 0.0
- Junior Rugby: 0.0
- Hockey: 0.0

Lewes District Informal Recreational Space Study (2005)

4.38 This study assesses the qualitative provision, the character and quantities provision of the informal recreation spaces in Lewes District and the locations of any deficiencies. The study has identified and assessed two villages in the Parish, namely Wivelsfield and Wivelsfield Green.

4.39 The village of Wivelsfield is the most western in the district (assessed in this study*) with the larger village of Wivelsfield Green to the east. The settlements are separated by a wedge of open land but are nearly linked as one village. Wivelsfield is the more rural of the two and has a village green.

** Referring to the fact that Theobalds, the settlement to the west of the parish, has not been identified in the Informal Recreational Space study.*

4.40 Wivelsfield Parish has:

- a large, well looked-after recreation ground
- a good network of public footpaths, especially to the south of Wivelsfield, through West Wood via the Sussex Border Path
- to the south the Ditchling Common Country Park provides fine accessible countryside (car ride away)
- there has not been any provision deficiencies identified

4.41 The existing supply of open spaces in the parish is summarised below. This also applies a number of standards to establish current adequacy and identify where deficiencies may lie, under each type of open space.

- The countryside surrounding Wivelsfield has easy access to the countryside of Ditchling Common which is on the edge of the parish and has a rights of way network.
- There is no need for more provision of natural and semi – natural Greenspace in Wivelsfield parish as it is in close proximity to much open countryside.
- Park and garden provision is not considered a problem as the residents has the benefit of the open countryside and do not live in a town.
- The eastern Green Park Farm area is in need of a recreation ground and is considered deficient in this type of space. Most of the rest of the parish has good provision.
- There are no allotments in the parish, however the study recognises a need for public opinion to clarify this point.
- Civic space does not exist in the parish and there is no need for it.
- There is a deficiency of Cemeteries and Churchyards in the parish, there are currently two sites of which one is a cemetery.
- No greenways in the parish, however there is a good network of rights of way.
- Green travel, such as the rights of way network, needs to be maintained and improved.

**The WPNP Steering Group notes that there is a need for a recreation ground and children's play area in the west of the parish by Valebridge/Theobalds. It has also been noted that there is a need of a cycle path network.*

Lewes District Strategic Flood Risk Assessment (2009)

4.42 The purpose of this study is to identify areas of flood risk to inform decisions on development plan allocations where a Sequential and Exception Test may be needed.



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- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

Plan N: Environment Agency - Fluvial Flood Risk in Wivelsfield Parish



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- | | |
|--|--|
|  High |  Low |
|  Medium |  Very Low |

Plan O: Environment Agency – Surface water Flood Risk in Wivelsfield Parish

Lewes Draft Infrastructure Study (2014)

4.43 This study sets out the infrastructure strategy needed to support the Joint Proposed Submission Core Strategy for Lewes District.

4.44 Education - Wivelsfield has been identified as one of the settlements that will see a shortfall* in early years and primary school education provision, the district states that new provision will be established on new ESCC owned sites and/or through expansion of existing facilities.

** The WPNP steering group would like to note that the children in the parish are already being taught in mixed year groups because there are not enough classrooms. Next term the library will also be used as a classroom and in addition to this, the village children will still be sent to schools outside the area. Therefore new provision is already needed.*

East Sussex County Council Transport Position Statement on Lewes District's Core Strategy – Development Options (2011)

4.45 This statement is a response from the highways authority to the acceptability of 700 new homes in Wivelsfield Green. It states that such an allocation would increase pressure on the B2112 through Ditchling and no significant increase would be acceptable, unless effective measures to balance the movement on the A273/A23 with the B2112 are put in place.

4.46 The Highways Authority advises that new development should be planned closer to future highways improvements, for example closer to the Haywards Heath Relief Road. Sites more remote from the A273/A23 corridor would be favoured.

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view or via links on the Wivelsfield Parish website's Neighbourhood Plan pages.

Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Infrastructure, Facilities and Local Economy Focus Group (2014)
Closing Report for the Farmlands, Environment and Countryside Focus Group (2014)
Closing Report for the Transport and Traffic Focus Group (2014)
Lewes District Local Plan Part 1 – Core Strategy Proposed Submission Focused Amendments (2014)
Lewes District Council Local Plan (2003)
Supplementary Planning Document - Land off Theobald's, Wivelsfield (2004)
LDC & SDNPA Landscape Capacity Study (2012)
LDC Shopping and Town Centres Study (2012)
LDC Rural Settlement Study (2012)
LDC Strategic Housing Land Availability Assessment - Report (2013)
LDC Landscape Capacity Study (2012)
LDC Infrastructure Delivery Plan (2014)
LDC New Settlement Work (2012)
LDC Strategic Flood Risk Assessment (2009)
ESCC Transport Position Statement on LDCS- Development Options (2011)
Environment Agency – Flood Risk Maps (2014)

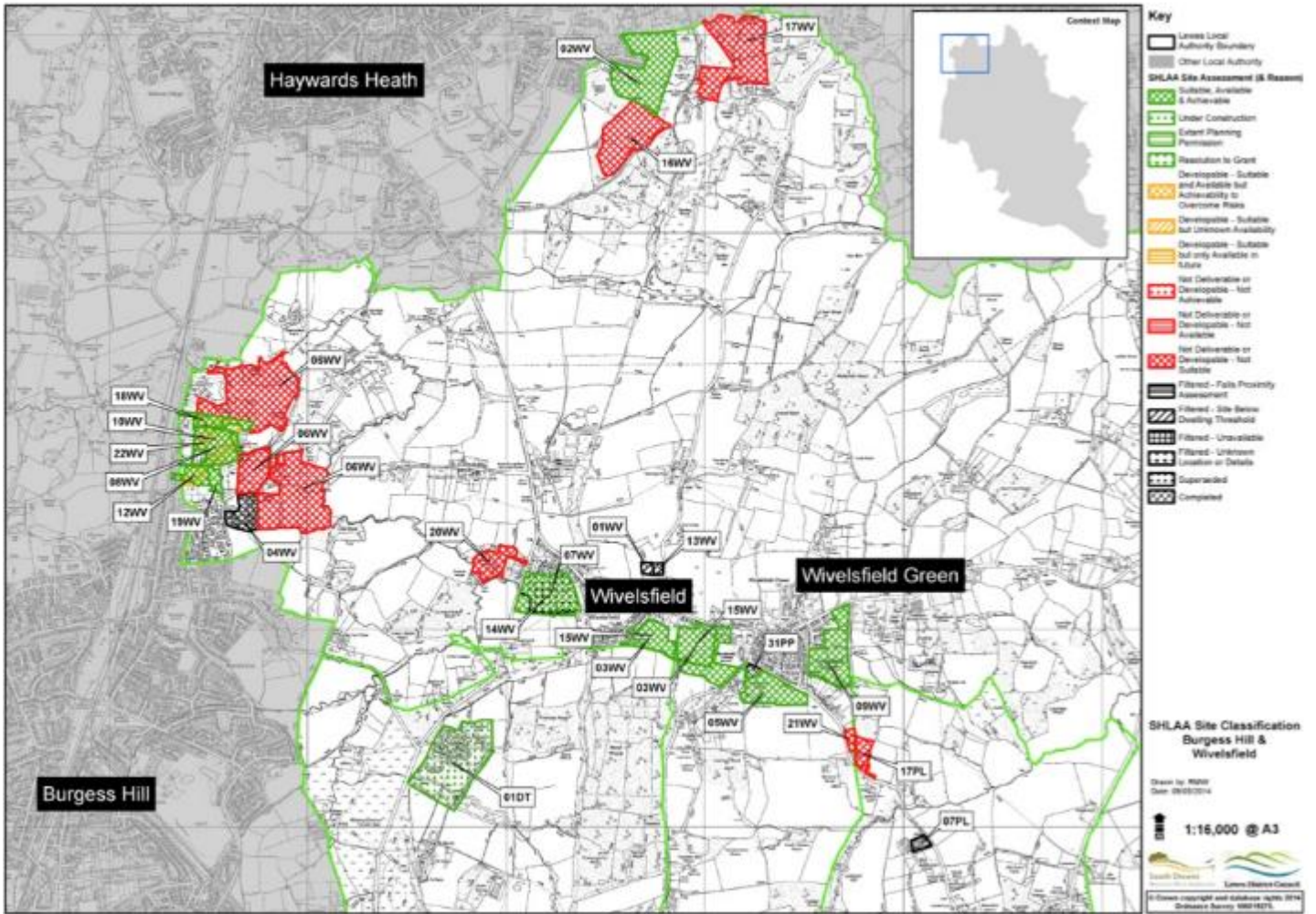
Annex B – Strategic Housing Land Availability Assessment

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

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

Table H: Breakdown of SHLAA capacity - Wivelsfield Parish

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



Plan P: Lewes District SHLAA sites – Wivelsfield Parish