



# Wivelsfield Neighbourhood Plan

Pre-Submission Plan 2015-2030

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# Wivelsfield Parish Neighbourhood Plan

## Wivelsfield Parish Neighbourhood Plan 2015-2030 - Draft Pre-Submission Plan

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## Foreword

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

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

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

Jason Stoner, Chairman of Wivelsfield Parish Council

# 1. Introduction

## Vision

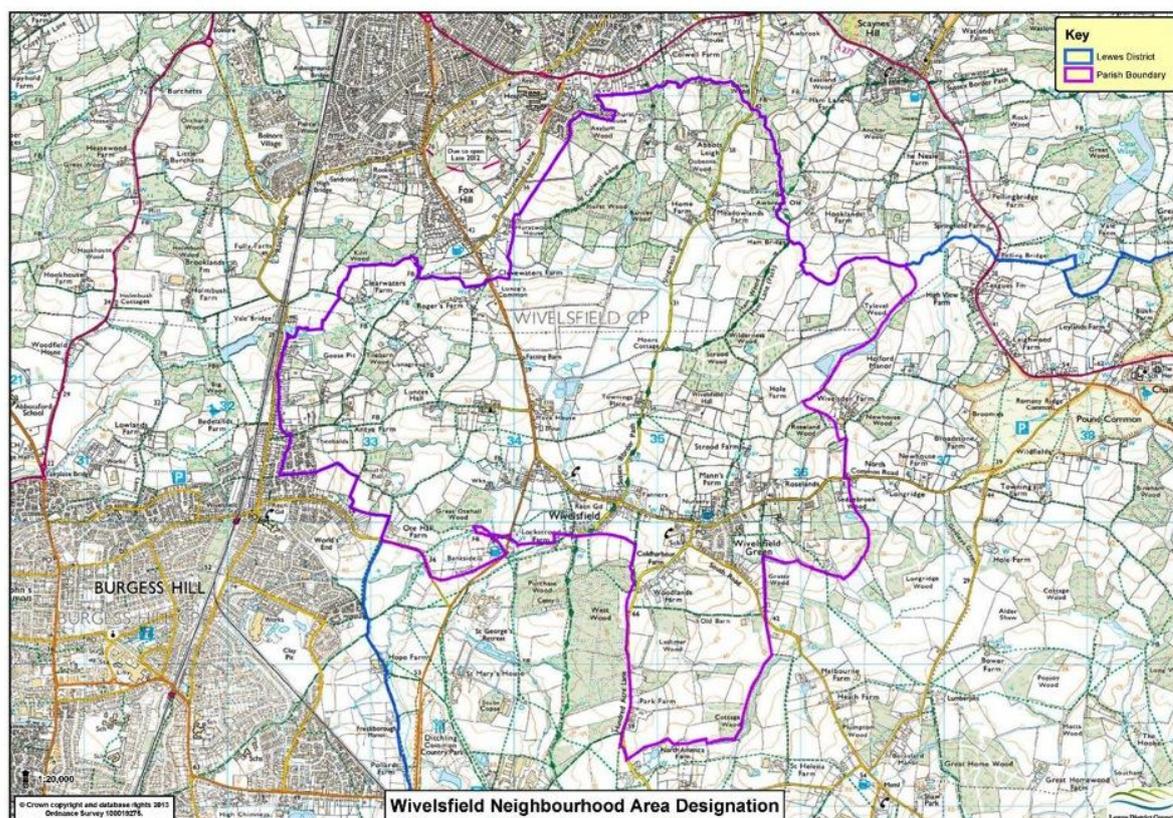
1.1 The Vision is a statement of the policies and aspirations for shaping the Parish of Wivelsfield over the next 15 to 20 years. It will facilitate the setting of objectives that are both realistic and achievable. The Vision will state and be informed by what the community wants for the benefit of all.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

## Objectives

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

## Purpose

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



*Plan A: Wivelsfield Parish Neighbourhood Plan Area*

1.4 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.

1.5 In May 2014 Lewes District Council published its amendments to the Proposed Submission Core Strategy. In regard 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 minimum of 30 new homes allocated by LDC 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.

1.6 LDC has submitted a Screening Opinion that confirms that the Steering Group does not need to undertake a Strategic Environmental Assessment (SEA).

### **Neighbourhood Development Plans**

1.7 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**

1.8 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.

1.9 The process up to submission comprises three main stages:

- State of the Parish Report – a report summarising all the evidence on which the WPNP will be based
- Pre-Submission WPNP – this report which comprises the 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

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

## 2. Parish Character

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

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

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

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

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

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

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

2.7 'Wifelsfela' is first mentioned by name in the mid-8th century charter, from which it is deduced that there were already settlements here and that Wifel had given his name to the area. Also, because feld means 'open area', this 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.

### Demographics<sup>1</sup>

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

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

### Demographics - Wivelsfield Parish

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

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>

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%)
<b>All Usual Residents</b>	<b>1,980</b>	<b>97,502</b>

Table A: Demographics – Wivelsfield Parish

### Economic status of residents<sup>2</sup>

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)

### Occupations<sup>3</sup>

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

- 152 were Managers, Directors and Senior Officials (15.2% compared to 11.6% across the District).
- 198 were Professional Occupations (19.8% compared to 18.0% across the District).
- 153 were Associate Professional and Technical Occupations (15.3% compared to 13.5% across the District).

<sup>2</sup>

<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>

<sup>3</sup>

<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>

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

#### Qualifications & Skills<sup>4</sup>

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

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

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## Industry and employment<sup>5</sup>

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

<b>Industry</b>	<b>Parish Figure 2011 (number and %)</b>	<b>District Figure 2011 (number and %)</b>
Agriculture, Forestry and Fishing	13 (1.3%)	386 (0.8%)
Mining and Quarrying	1 (0.1%)	20 (0.0%)
Manufacturing	65 (6.5%)	2,771 (6.1%)
Electricity, Gas, Steam and Air Conditioning Supply	9 (0.9%)	151 (0.3%)
Water Supply	1 (0.1%)	444 (1.0%)
Construction	89 (8.9%)	3,947 (8.7%)
Wholesale & Retail Trade	154 (15.4%)	6,657 (14.6%)
Transport & Storage	48 (4.8%)	2,203 (4.8%)
Accommodation and Food Service Activities	34 (3.4%)	2,267 (5.0%)
Information and Communication	60 (6.0%)	1,577 (3.5%)
Financial and Insurance Activities	83 (8.3%)	2,111 (4.6%)
Real Estate Activities	12 (1.2%)	748 (1.6%)
Professional, Scientific and Technical Activities	73 (7.3%)	2,957 (6.5%)

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<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>

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

## Housing<sup>6</sup>

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

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

2.16 Of the 758 households located within the Parish:

- 437 of these are Detached Houses/Bungalows (57.7% compared to 35.5% across the District)

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

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

### Transport<sup>7</sup>

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)

### Health<sup>8</sup>

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)

### Biodiversity<sup>9</sup>

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

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<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>

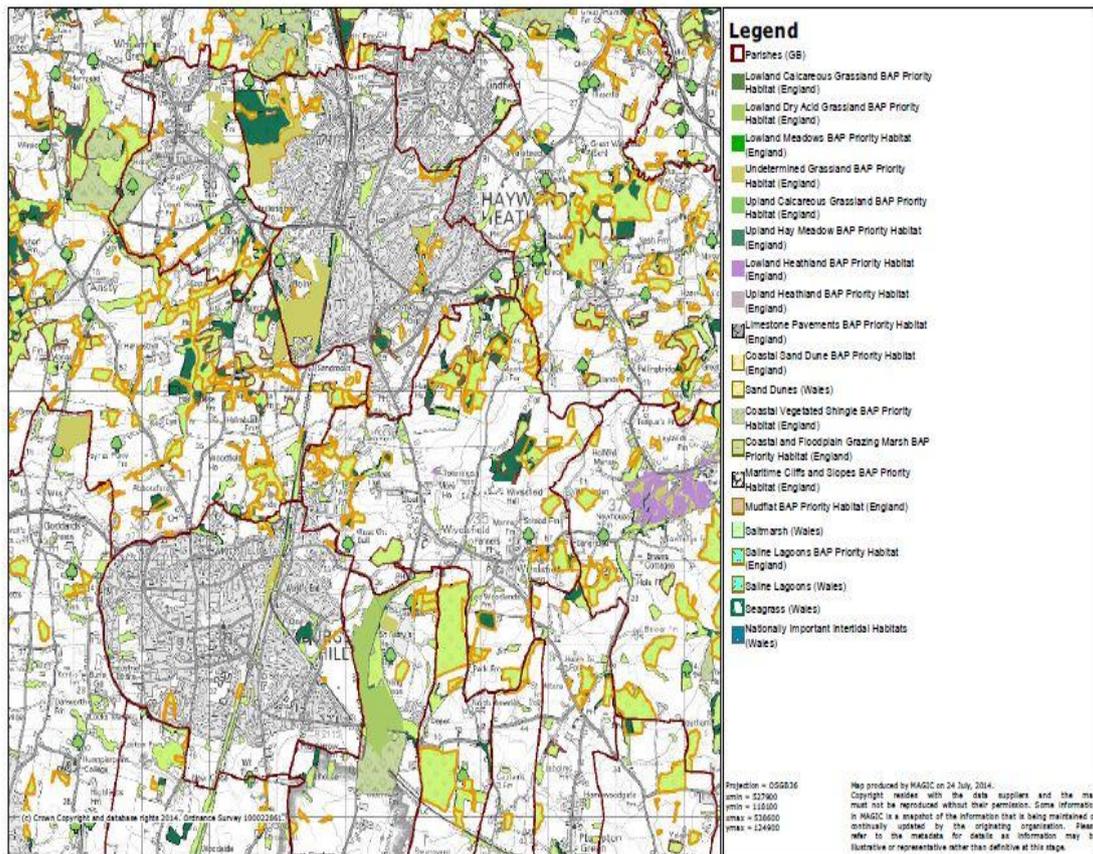
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<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11130840&c=Wivelsfield&d=16&e=61&g=6421089&i=1001x1003x1032x1004&m=0&r=1&s=1403693286720&enc=1&dsFamilyId=2503>

<sup>9</sup> <http://magic.defra.gov.uk/>

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



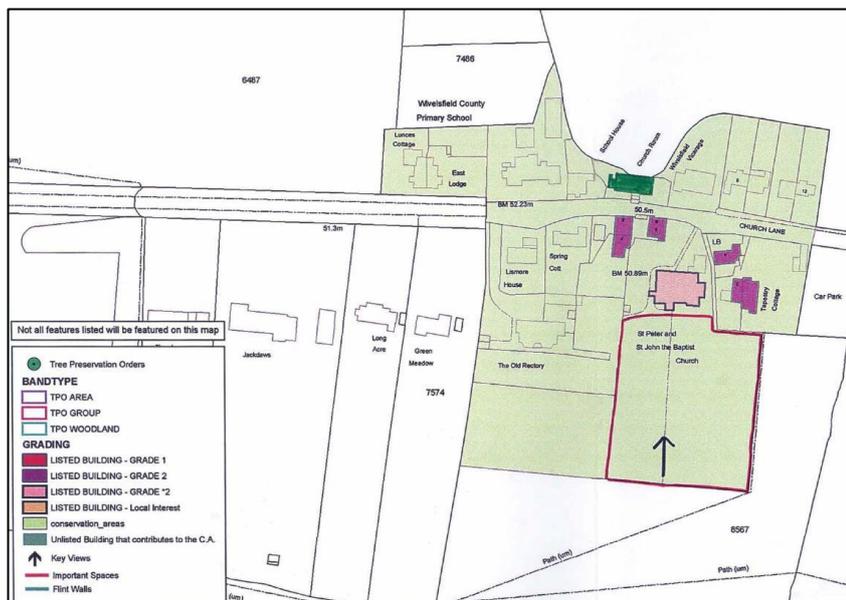
Plan B: Priority Habitat Areas

## Heritage<sup>10</sup>

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

- Great Ote Hall, Janes Lane, Wivelsfield

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



Plan C: Wivelsfield Conservation Area<sup>11</sup>

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

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

<sup>11</sup> [http://www.lewes.gov.uk/Files/plan\\_caa\\_wivelsfield.pdf](http://www.lewes.gov.uk/Files/plan_caa_wivelsfield.pdf)

- Vergers Cottage, No 4, Church Lane, Wivelsfield
- Glebe Cottage and Chimney Cottage, No 5 and 6, Church Lane, Wivelsfield
- Gazebo to South West of More House, Garden Walls to the West and South of Gazebo, Ditchling Road, Wivelsfield

[www.english-heritage.org.uk/advancesearch](http://www.english-heritage.org.uk/advancesearch)

### 3. Community View on Planning Issues in the Parish

#### Consultation

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

3.2 The Pre-Submission WPNP has been approved by the Parish Council to be published for public consultation for a six week period commencing 16 February 2015 and ending on 29 March 2015. The Pre-Submission Plan is made available online and in hard copy format during this period.

3.3 Any representation on the Pre-Submission WPNP must be submitted to the Parish Clerk:

by email to:

[neighbourhoodplan@wivelsfield.net](mailto:neighbourhoodplan@wivelsfield.net)

or in writing to:

Neighbourhood Plan  
Wivelsfield Parish Council Office  
Adj. to The Cock Inn  
North Common Road  
Wivelsfield Green  
East Sussex  
RH17 7RH

3.4 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.

3.5 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

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

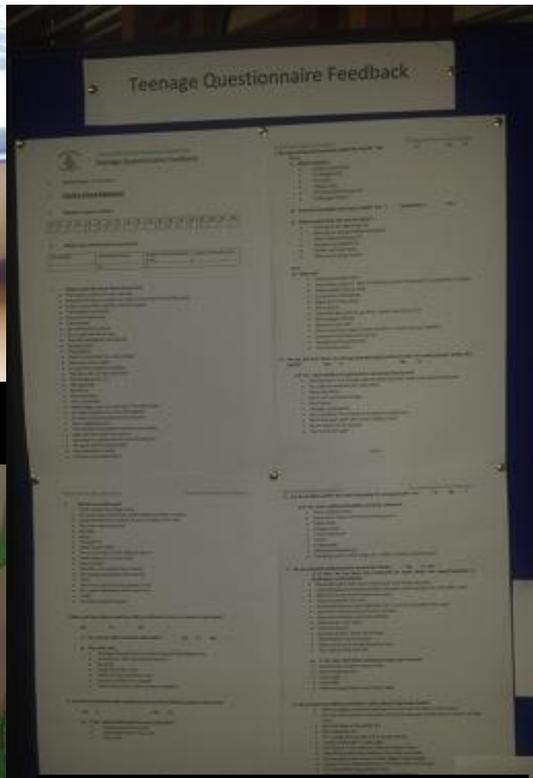
- Parish Council called for volunteers from community at Village Day July 2013
- Steering Group formed comprising councillors and volunteers October 2013

- Annual Parish Meeting - 62 residents attended the formal launch of the Wivelsfield Parish Neighbourhood Plan which took place at the Wivelsfield Annual Parish Meeting on 13 March 2014 with 10 Display boards detailing SWOT analysis - asking community to add ideas
- Letters and emails issued to stakeholders in April 2014 making them aware of the plan preparation and seeking engagement and information.
- Call for sites - Letters to landowners in March 2014. Advertisement calling for landowners to come forward with sites for consideration put on all Parish notice boards and website in April 2014. Sites offered displayed at Open Day on 7 June and Village Day 13 July
- A general Neighbourhood Plan Survey and a detailed Housing Needs Survey were undertaken in May 2014. Flier delivered to all houses reminding them to complete surveys May 2014.
- Parish Website and Wivelsfield Community21 website updated with various events (May June 2014)
- Primary School input - About 140 'leaves' were completed by the Primary School children giving their feedback on what they like about the Parish and/or would like to see in the Parish.
- Chailey School input - 31 children of secondary school age completed our 'teenager questionnaire'.
- On Saturday 7th June, a Neighbourhood Plan Open Day was held at the School Hall and was attended by 153 residents. Approximately 20 display boards were erected to explain, inter alia, the reason for the Neighbourhood plan, the Key Stages in the Plan, progress to date and information from each Focus Group. Prior to this fliers were delivered to all households and 150 reminder fliers sent via the primary school children's 'book' bags. The Wivelsfield column in the Mid Sussex Times twice announced Open Day in May and June and posters were placed on all Parish notice boards.
- Neighbourhood Plan progress reported in Wivelsfield Newsletter June 2014
- Village Day - 12th July 2014 – progress on the Neighbourhood Plan to date displayed alongside information about potential development sites
- Landowners' Presentation Evening – 4 September 2014

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



**Primary School NDP Consultation**



**Teenage survey feedback at  
Neighbourhood Plan Open Day**

### Wivelsfield NDP Launch at Annual Parish Meeting



### Wivelsfield NDP Open Day June



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

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

#### Neighbourhood Plan Household Survey

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

### *Housing & Development*

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

[www.communitylandtrusts.org.uk](http://www.communitylandtrusts.org.uk) or [www.ruralsussex.org.uk/service/Community-Land-Trust](http://www.ruralsussex.org.uk/service/Community-Land-Trust))

### *Infrastructure, Facilities & Local Economy*

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

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

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

### *Transport & Traffic*

- Half of those responding 108 (50.0%) indicated that they felt that the maintenance and servicing of roads and roadsides in the Parish were adequate, whilst 50 (23.0%) felt that it was below average, 31 (14.3%) good, 24 (11.1%) poor and 4 (1.8%) excellent.
- Just under half of those responding 99 (46.7%) indicated that they felt that the maintenance and servicing of footpaths in the Parish was adequate, whilst 46 (21.7%) felt that it was below average, 45 (21.2%) good, 16 (7.6%) poor and 6 (2.8%) below average.
- Just over a third of those responding 51 (34.7%) indicated that they felt that the maintenance and servicing of cycle paths was poor, whilst 45 (30.6%) indicated that they felt that it was adequate, 37 (25.2%) below average, 12 (8.2%) good and 2 (1.4%) excellent.
- Just under half of those responding 92 (42.0%) indicated that they felt that the maintenance and servicing of pavements was adequate, whilst 62 (28.3%) indicated that it was below average, 29 (16.4%) good, 26 (11.9%) poor and 3 (1.4%) excellent.
- Approaching two thirds of those responding (114 or 62.6%) indicated that they were not aware of footpaths, bridleways and cycle routes in the Parish that need improvement, whilst 68 (37.4%) were.
- With regard to the frequency of the current bus services, just over half of those responding 115 (51.8%) indicated that they did not use it, whilst 67 (30.2%) indicated that they did not think that it was sufficiently frequent and 40 (18.0%) confirmed that they felt that it was sufficiently frequent.
- Of the 200 respondents who completed the question about using the bus service that met their needs:
  - 75 (37.5%) highlighted that they would use it occasionally
  - 51 (25.5%) that they would never use it
  - 36 (18.0%) that they would use it weekly
  - 32 (16.0%) that they would use it daily
  - 8 (4.0%) use it monthly
  - 1 (0.5%) use it fortnightly
- Of the 155 respondents that completed the question about their preferred destination by bus:
  - 108 (69.7%) would go to Haywards Heath
  - 87 (56.1%) to Burgess Hill
  - 77 (49.7%) to Haywards Heath Station
  - 2 (40.0%) to Lewes
  - 45 (29.0%) to Wivelsfield Station
  - 38 (24.5%) to Burgess Hill Station
  - 36 (23.2%) to other destinations

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

#### *Environment & Countryside*

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

#### **Housing Needs Survey**

3.10 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.

3.11 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.

3.12 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%

3.13 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.

3.14 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.

3.15 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.

3.16 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

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

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

### **Focus Groups**

3.18 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:*

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

##### *Objectives:*

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



### *Comments arising from discussion*

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

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

- Roads at rush hours will immediately become more log jammed

### Call for sites and Sites Submitted

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

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

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

### *Recent housing developments*

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

## Progressive Sustainable Development – Wivelsfield Parish

Decade	Description of Development	Number of Homes	Total Homes Built since 1950 (Approximate)
1950's	In the early 50's council housing was built (10 Homes) in Fair Place	10	10
1960's	The Eastern portion of what is now known as Wivelsfield Green developed relatively 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.	20	378
2010's	In 2010 a development of 72 homes was built in the North Western corner of the Parish as Orchard Close, adjacent to Theobalds Road	72	450

	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
	The site yield has now been increased to 175 houses.	113	639
	Land to the south of North Common Road	75	714
	Eastern side of Valebridge Road	29	743
	Springfield Industrial Estate	35	778

Table D: Progressive Sustainable Development in Wivelsfield Parish Since 1950

#### Known Proposed Housing Developments

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

#### Initial Housing Trajectory Presented in the 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 Way - Ridge Way	140	40	2017	40	100	
03WV	Land at Eastern Road Green Lane	150	40	2015	120	30	
05WV	Land at Coldharbour Farm South Road	65	40	2014	65		

08WV	The Homestead, Homestead Lane, B Hill	75	40	2016	75		
09WV	Land at North Common Road	55	40	2014	55		
10WV	Land East of Valebridge Road, B Hill	150	40	2018	0	80	70
12WV	Land at Medway Gardens	37	37	2014	37		
14WV	Land East of B2112 Ditchling Road	100	40	2015	100		
15WV	Land at Eastern Road	190	40	2015	120	70	
19WV	Land at Oakfields Theobalds Road	10	10	2014	10		
TOTAL		986	381		636	280	70

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

#### **Lewes District Council Housing Allocations as at May 2014**

<b>Settlement</b>	<b>Completions April 2010- April 2013</b>	<b>Commitment as at 1 April 2013</b>	<b>Housing Delivered on Strategic Sites</b>	<b>Housing to be delivered through subsequent allocation</b>	<b>Total</b>
Greenhill Way - Ridge Way	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*

Wivelsfield Parish Neighbourhood Plan: Pre-Submission Plan February 2015



# SWOT of Housing & Development



## Focus Group

### STRENGTHS

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

### OPPORTUNITIES

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

### WEAKNESSES

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

### THREATS

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

### Infrastructure, Facilities & Local Economy Focus Group

3.24 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.”*

3.25 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.

3.26 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)*

3.27 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.

3.28 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.

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

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

3.30 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.

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

3.32 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.

3.33 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.

3.34 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.

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

3.36 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.

3.37 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

### 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:*

3.38 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.

3.39 There is a lack of pavements in key areas, some of the roads throughout the Parish have narrow pavements and with speeding traffic and larger vehicles using roads this can make them dangerous and hazardous for all but especially our young people. There are poorly maintained pavements in the village and in areas that are used daily by Chailey pupils to get to the coach and a main pavement towards the Primary school. There is overgrowth from shrubs, hedges and weeds which when wet can make for a slippery surface. Dog excrement is

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

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

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

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

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



## SWOT of Transport & Traffic Focus Group



### STRENGTHS

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

### OPPORTUNITIES

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

### WEAKNESSES

- Limited parking facilities and inappropriate parking around the parish
- Lack of public transport
- 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

### 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

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

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

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

dating from c.1390 onwards. Within the Parish there are a number of other houses of historical interest but whose owners have chosen not to have them Listed although some are of equal merit to those on the list above. There are numerous find sites in the Parish (East Sussex Historic Environment Record), many associated with the various ancient 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.

3.46 The group aims 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 in a sustainable manner

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

#### *Protecting wildlife*

- Design new developments, in accordance with up-to-date good practice, to be permeable to 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

### OPPORTUNITIES

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

### WEAKNESSES

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

### THREATS

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

## 4. The Planning Context

4.1 The Parish lies within Lewes District in the County of East Sussex. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the 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 Focussed 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 its 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 lacks 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 be located. This has been considered through the size and location of each settlement and in looking at the environmental and infrastructure constraints the area might have.

4.12 The following policies are especially relevant to the WPNP:

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

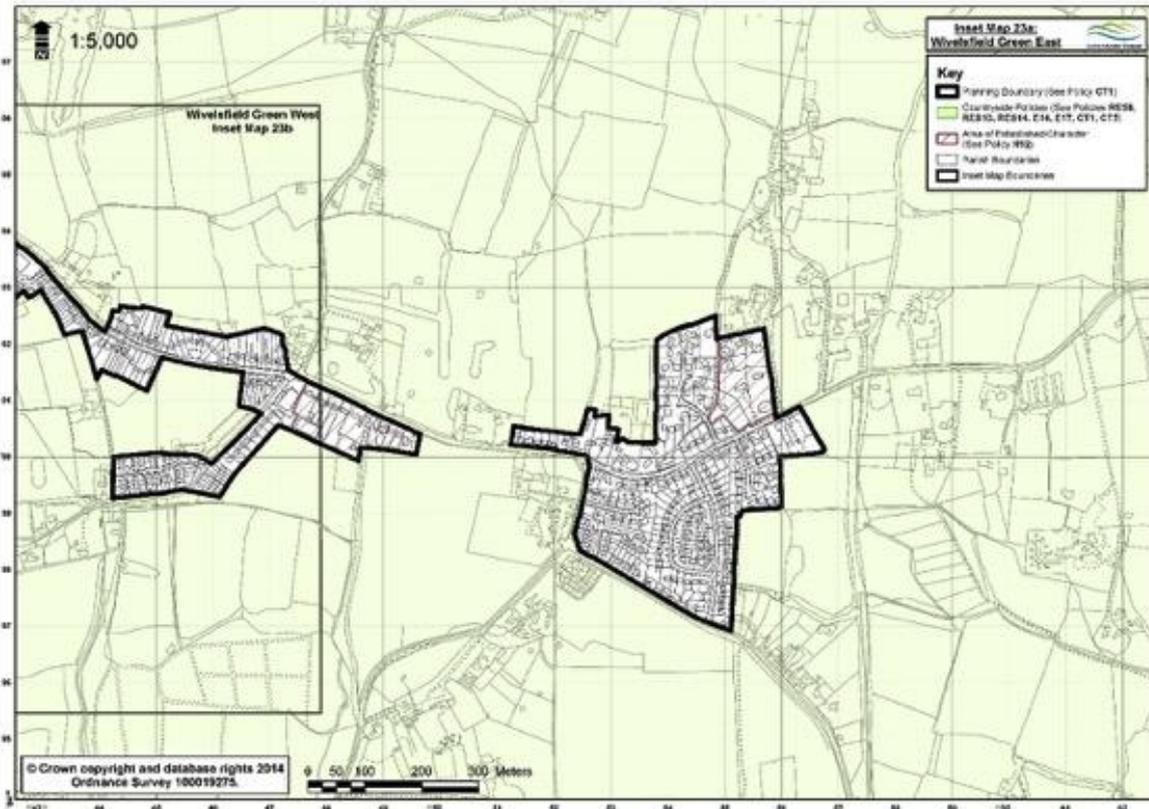
4.13 Each WPNP policy contains a reference to the relevant policy(ies) and the supporting text draws out any specific conformity issue. The Basic Conditions Statement accompanying the WPNP sets out in detail how each policy meets the necessary conformity requirements.

### **The Lewes District Saved Policies (2003)**

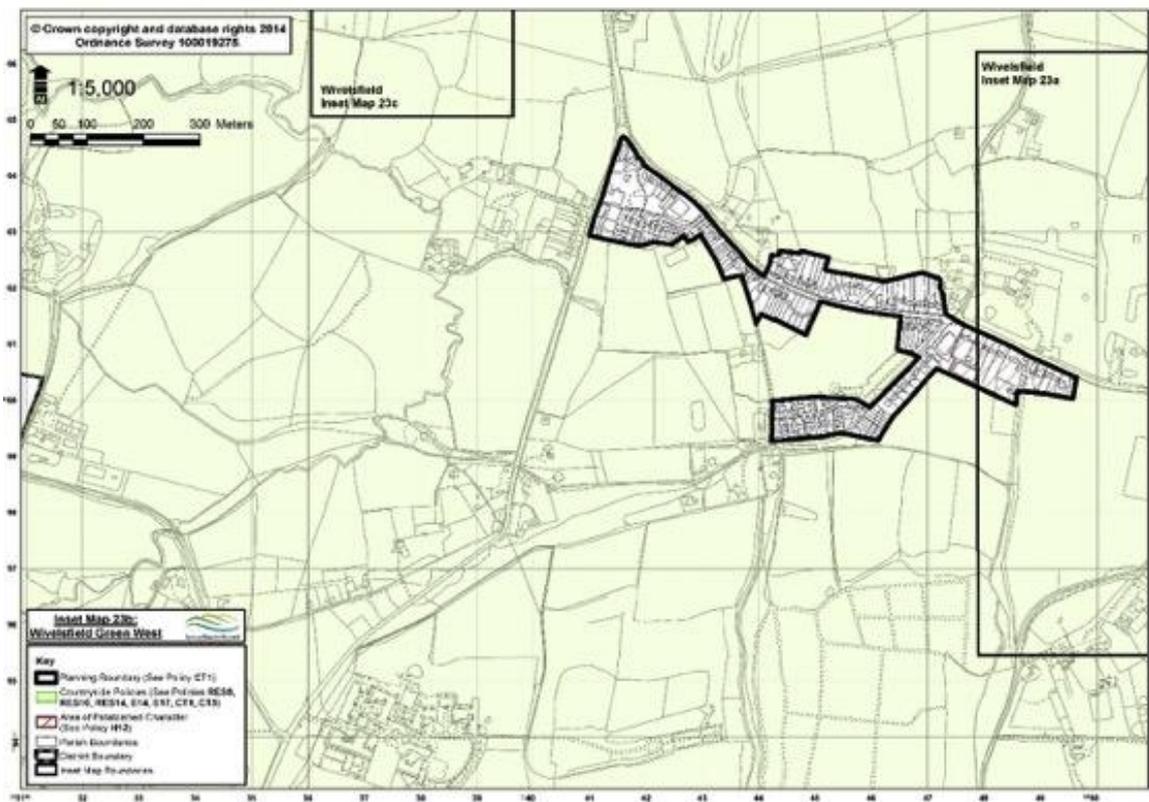
4.14 The current Lewes District Local Plan, adopted in 2003, will continue to help shape the WPNP in respect of its saved policies until the LPP2 is adopted. The following saved policies will need to be considered by the WPNP:

- 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 LDC 2003 Proposals Map where “*special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping*” - the 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

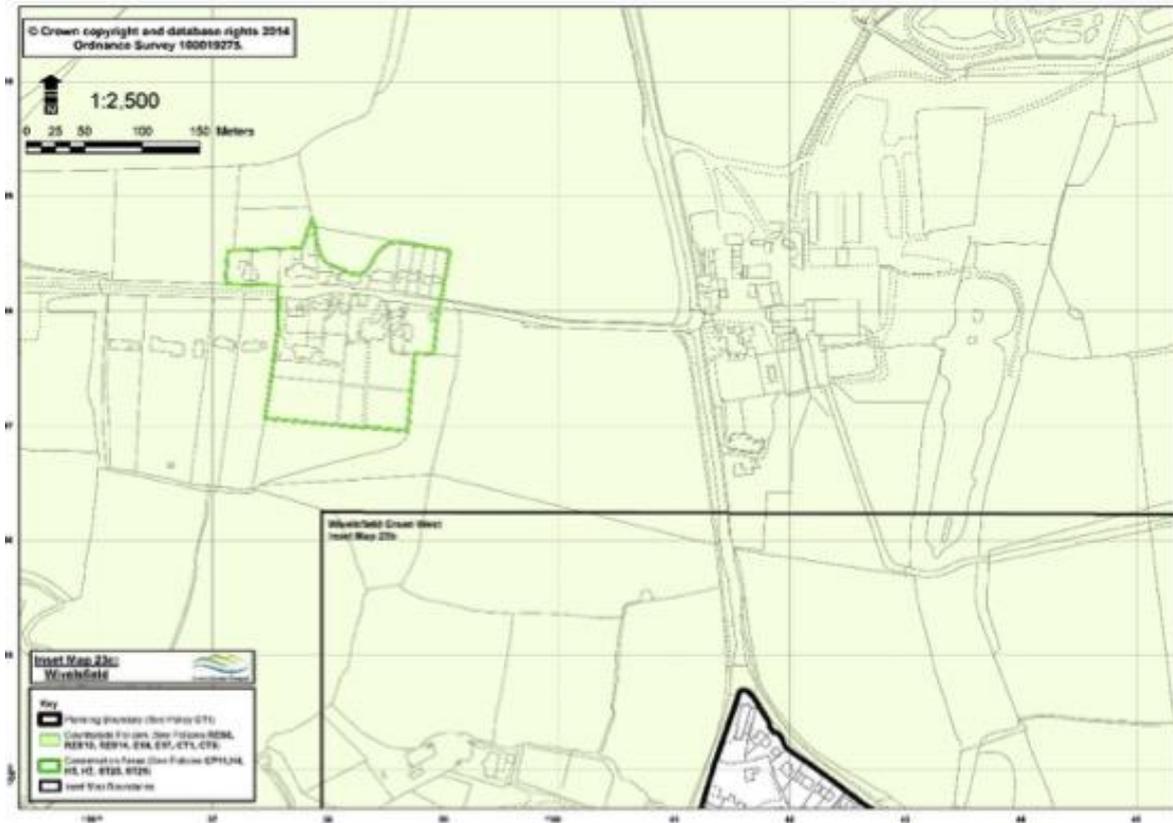
4.15 The following Proposals Maps from the 2003 development plan provided by Lewes District Council show the different settlements in the Parish and the policies described in the bullet points above.



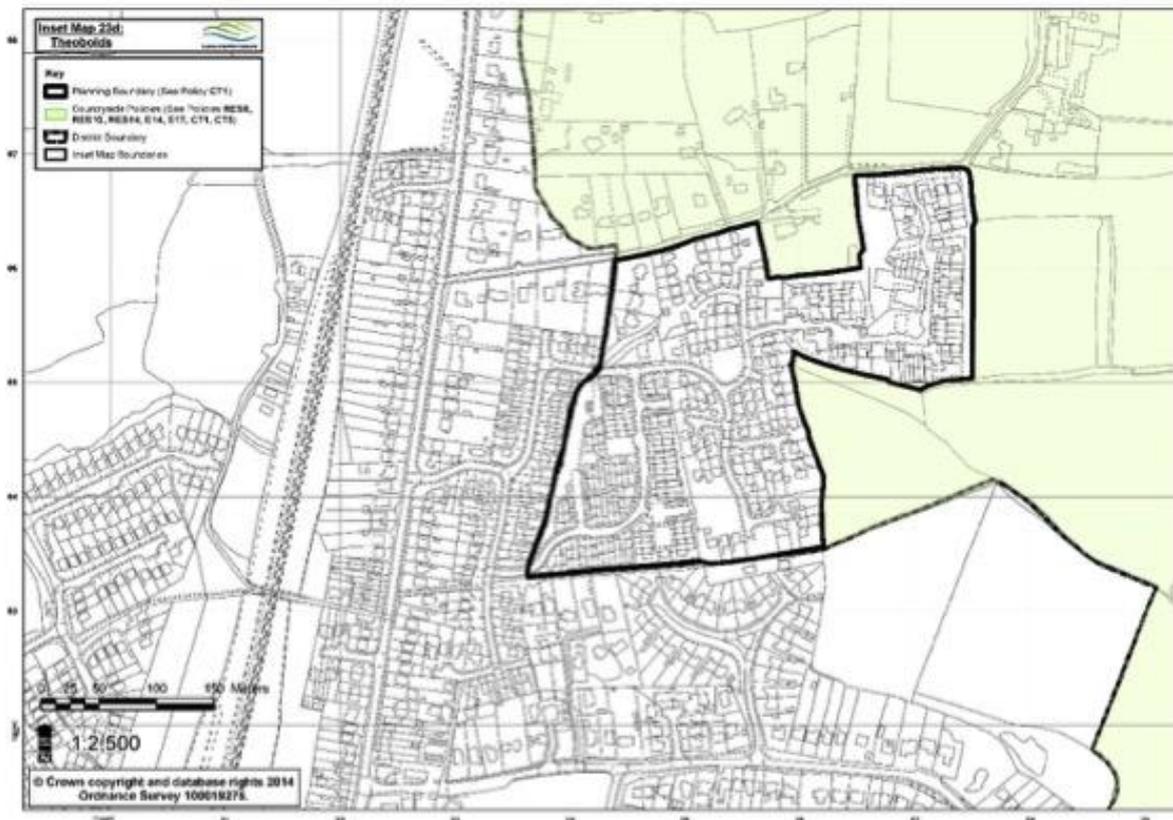
Plan D: LDC Local Plan Proposals Map 2003 – Wivelsfield Green East



Plan E: LDC Local Plan Proposals Map 2003 – Wivelsfield Green West



Plan F: LDC Local Plan Proposals Map 2003 – Wivelsfield



Plan G: LDC Local Plan Proposals Map 2003 – West Wivelsfield (Wivelsfield Parish  
Bordering Burgess Hill)

## 5. Wivelsfield Neighbourhood Plan Policies

### List of Policies

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

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

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

### Housing

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

### Environment

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

### Community Services

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

### Transport

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

### Land Use Policies

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

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

does not therefore mean that the matter is not important in the Parish but that the local community is satisfied that it will be addressed by other development plan policy at district level.

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

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

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

#### **Policy 1: A Spatial Plan for the Parish**

*The Neighbourhood Plan utilises the Wivelsfield Parish Proposals Maps defined by the 2003 Lewes District Local Plan, for the purpose of:*

- i. directing future housing, economic and community related development to within those settlements to enhance their role as sustainable communities;*
- ii. reflecting the allocations of Policy 2;*
- iii. maintaining the separate identity of the rural settlements by safeguarding the green gaps and preventing their coalescence with the larger neighbouring towns of Burgess Hill and Haywards Heath; and*
- iv. encouraging the re-use of previously-developed land.*

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

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

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

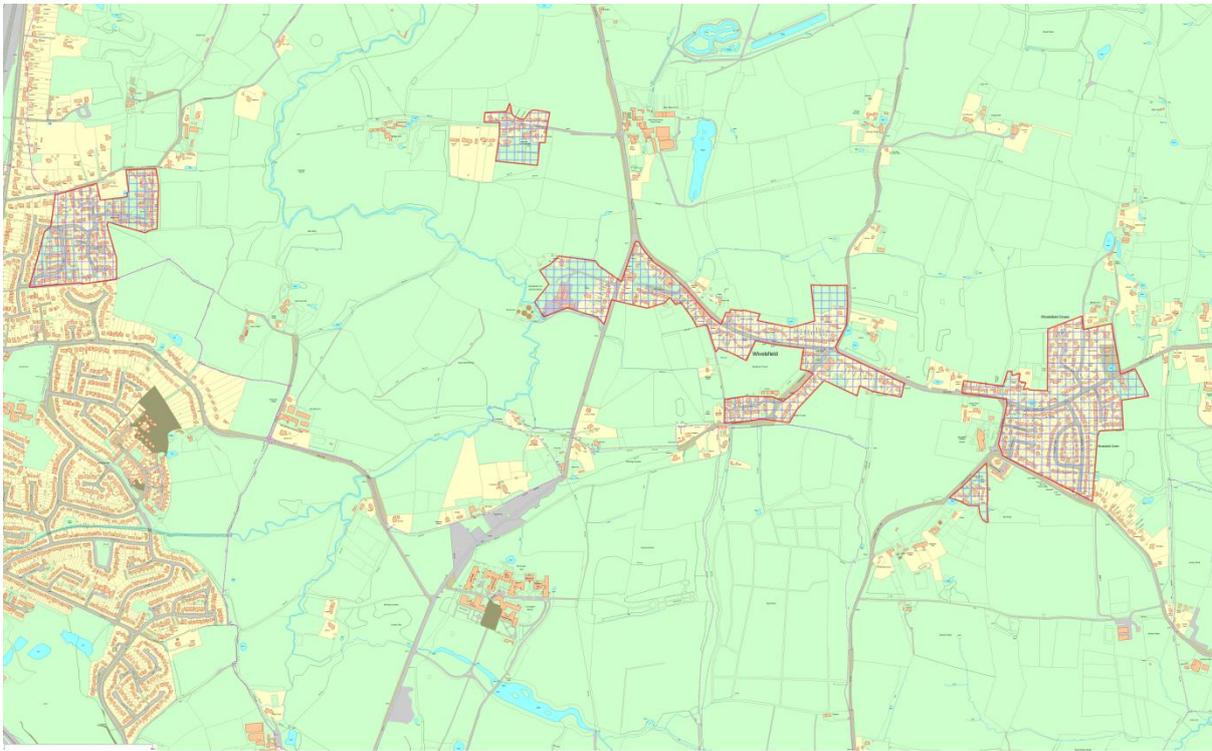
5.10 The LDLP1 requires that the Low Weald villages (which cover this area) and their wider countryside retain and, where possible, enhance their attractive and distinctive character and identity. A small area of Burgess Hill lies within the Parish on its most western boundary and a small area of Haywards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

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

5.12 In all other respects this policy accords with the vision of the LDLP1 and it seeks to accommodate the housing growth of LDLP1 Spatial Policy 2. This requires the planned growth of a minimum of 30 dwellings at Wivelsfield Green. In delivering this quantity of new homes, the policy will also enable most local housing needs to be met, which the recent Housing Needs Survey estimated to be 15 homes at the present time.

5.13 The highest priority of the local community in determining where in - or adjacent to - the village this growth should be located, was to encourage the reuse of available brownfield land. This would not only address existing amenity issues of the brownfield land but also avoid the need to identify green field sites on the edge of the village, all of which are sensitive in the local landscape.

5.14 Provision has therefore been made in the redrawing of the boundary to include the only available brownfield site on the edge of the village at Springfield Industrial Estate (see Policy 2 below). Additional provision has been made in the redrawing of the boundary to incorporate the other allocated sites (see policy map H below).



*Plan H: WPNP Policies Map – Revised Development Boundaries*

### **Policy 2: Housing Site Allocations**

5.15 All sites submitted by landowners were examined for a combination of the following attributes:- Sustainable, small site(s), ideally on brownfield land that are not a prelude to gross expansion, within or adjacent to the settlement boundary, having respect of areas identified as greenfield sites and accommodated sensitively within the landscape.

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

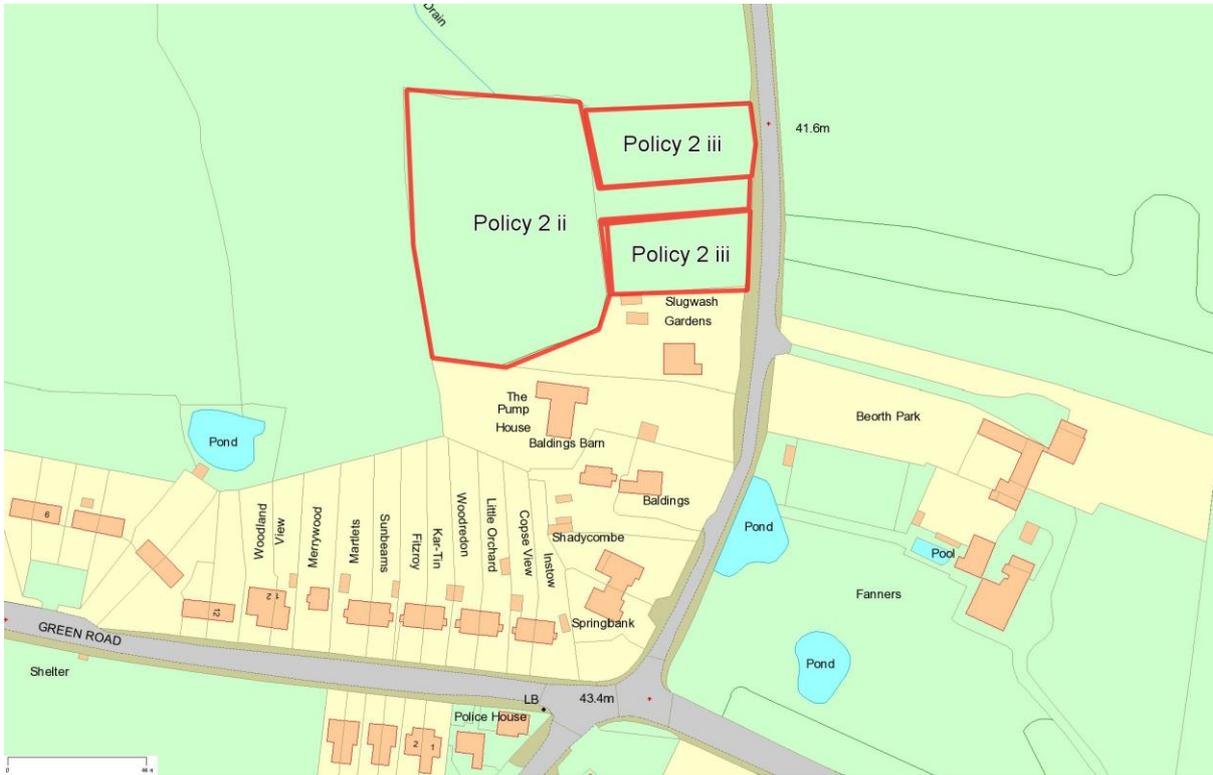
- i. Land at Springfield Industrial Site, West of B2112, provided:
 
  - a. the scheme comprises approximately 30 dwellings of a mix of predominantly 2 and 3 bed homes for younger and downsizing households, including affordable homes in accordance with development plan policy;*
  - b. the scheme layout avoids land subject to flood risk or that is in close proximity to the adjoining waste water treatment works;*
  - c. the landscape scheme extends the depth of the existing belt of trees around the edge of the site and makes provision for a public open space, allotments and a children’s play space for the enjoyment of the residents of Wivelsfield Green; and*
  - d. the design of the proposals accords with Policy 6 and with other relevant policies of the development plan.**
- ii. First Site on Land at Slugwash Lane, provided:
 
  - a. The west site caters to four dwellings of types that have regard to the character of other local dwellings; and the scheme’s layout and the landscape scheme retains as many existing trees within and on the edge of the site as possible and*
  - b. provides for a significant buffer to the adjoining dwellings to the south of the site and to the open landscape to the north and west of the site.**

- iii. *Second Site on Land at Slugwash Lane, provided:*
  - a. *The site fronts on to the road and provides a yield of up to ten dwellings of a mix of dwelling types that have regard to the character of other local dwellings; and*
  - b. *The scheme's layouts and the landscape scheme retains as many existing trees within and on the edge of the site as possible and provides for a significant buffer to the adjoining dwellings to the south of the site and to the open landscape to the north and west of the site.*
- iv. *The First Site on Land at Hundred Acre Lane*
  - a. *The site is to the North of Coldharbour Farm and provides 2 dwellings that have a frontage to Hundred Acre Lane. (This plot and the second site have the same owner).*
- v. *The Second Site on Land at Hundred Acre Lane*
  - a. *This site is to the south and rear of Coldharbour Farm and provides 2 dwellings*
  - b. *This site is owned by the owner of the first site. dwelling types that have a frontage to Hundred Acre Lane.*

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



*Plan 1: WPNP Policies Map – Allocated Sites - Springfield Industrial Estate*



*Plan J: WPNP Policies Map – Allocated Sites - Slugwash Lane*



*Plan K: WPNP Policies Map – Allocated Sites – Hundred Acre Lane*

5.16 This policy allocates four sites for housing development that are consistent with the spatial plan of Policy 1 of the WPNP and have secured a majority support from the local community in the consultation work undertaken so far. All four sites adjoin the current development boundary of Wivelsfield Green and are suitable in scale and location to serve as viable and incremental extensions to the boundary that do not undermine the character of the village or of the surrounding landscape (see the Site Assessments Report in the WPNP

evidence base for further details). In making these allocations, the WPNP is able to exceed the housing supply requirements of LDLP1 Spatial Policy 2, as the sites have an approximate aggregate capacity of between 30 and 48 new homes.

5.17 The Springfield Industrial Estate site is the only previously developed site available which is either within or on the edge of Wivelsfield Green, and is allocated for housing development within the Plan. Now considered by LDC to contain a mix of brownfield and greenfield land, the site does not now serve a useful economic or agricultural purpose. The reuse of the site for a residential scheme, together with a new public open space for the benefit of residents of this part of the village, will deliver the best planned outcome.

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

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

5.20 The sites with separate owners at Slugwash Lane comprise land that is wooded in part. The existing tree lines around all the site boundaries will enable, with further bolstering as part of the landscape scheme requirement of the policy, provision of a strong green edge to mitigate the impact of development on the countryside to the north and on the character of the village to the south. The policy also requires that the layout of the schemes enables as many of the existing trees on the site to be retained as possible.

5.21 The two sites at Hundred Acre Lane are small areas of land to the north and south of the existing area of housing known as Coldharbour Farm.

### **Policy 3: Education**

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

- i. are of a scale and in a location with the existing site to avoid compromising the open character of the green gap to the west;***
- ii. avoid disturbance to the amenity of local residents by way of noise and light pollution;***  
***and***
- iii. make provision for appropriate access and car parking.***

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

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

5.24 The need to extend the primary school has been recognised by East Sussex County Council which has provided calculations to demonstrate the cost of providing the necessary additional capacity. Lewes District Council, in its Community Infrastructure Levy – Draft Regulation 123 List<sup>12</sup>, has also acknowledged the need for more spaces by including the expansion of Wivelsfield Primary School within its September 2014 list of Education Facilities Projects that may be partly or wholly funded by CIL.

#### **Policy 4: Community Facilities**

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

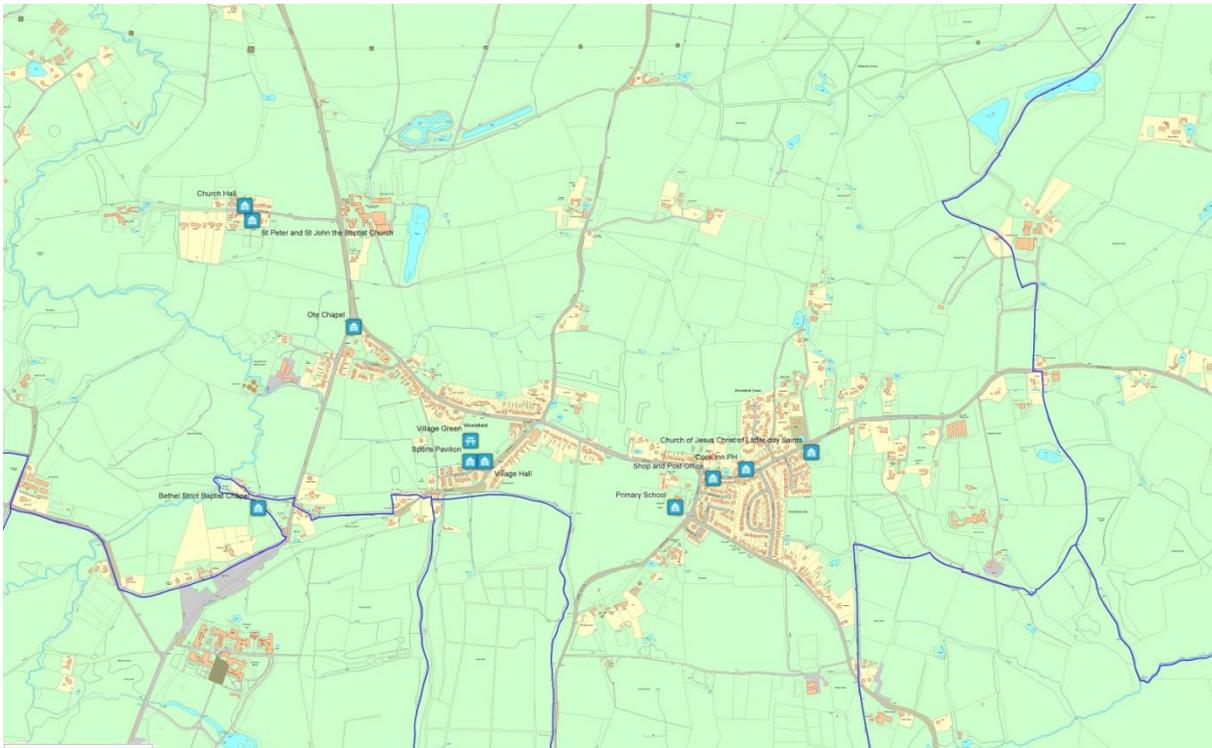
- i. Wivelsfield Village Hall, off Eastern Road*
- ii. Sports Pavilion, adjacent to the Village Hall*
- iii. Village green, adjacent to the Village Hall*
- iv. All places of worship –*
  - a. St Peter & St John the Baptist, Church Lane*
  - b. Ote Hall Chapel, Ditchling Road*
  - c. Bethel Chapel, Ditchling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

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

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[http://www.lewes.gov.uk/Files/plan\\_CIL\\_Regulation\\_123\\_List\\_Submission\\_Version.pdf](http://www.lewes.gov.uk/Files/plan_CIL_Regulation_123_List_Submission_Version.pdf)



*Plan L: WPNP Policies Map – Community Facilities*

5.25 This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.

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

5.27 In accordance with Core Policy 4 of the LDC local plan, the community would take a stance which safeguarded local businesses and employment where possible, and encouraged the sustainability of the local economy in a manner appropriate for the rural character of the neighbourhood.

### **Policy 5: Design**

***Development proposals will be supported provided their scale, density, massing (the general shape and size of a building), height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features, including trees, hedgerows, moats, boundary ditches, ancient hedge banks, track ways and drove roads.***

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

*Proposals for the development of land within or adjoining the designated Wivelsfield Conservation Area will be resisted. The design of proposals for the alteration of or addition to an existing building and structure within or adjoining the Conservation Area must demonstrate that it has had regard to the guidance of the adopted Conservation Area Appraisal.*

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

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

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

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

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

5.32 In which case, at least two off-street spaces should be provided, unless it can be demonstrated that the occupation of the dwellings will be confined to household types that tend to have lower than average car ownership, e.g. homes for older households. However, even in these cases, it will be expected that at least one space will be provided per dwelling with a pool of additional spaces dedicated to visitor parking.

## Policy 6: Green Infrastructure & Biodiversity

*Development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community.*

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

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

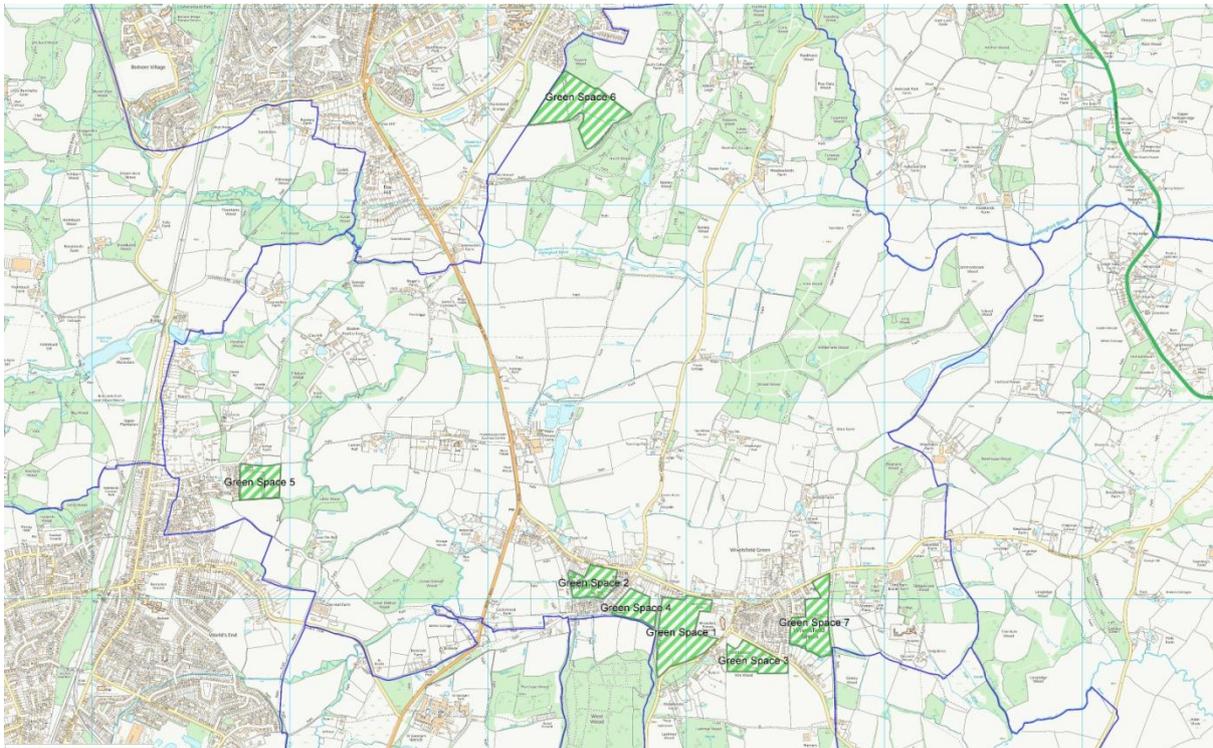
- encourages the productive use of viable farmland;
- encourages landowners to maintain and manage woods, hedges, ditches and habitats;
- encourage landowners and other responsible organisations to maintain public footpaths and bridleways and encourage the public to use them;
- requires that developments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

## Policy 7: Local Green Spaces

*The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map M below:*

- i. Land to the south of Green Road and west of Wivelsfield Primary School;*
- ii. Wivelsfield Recreation Ground;*
- iii. Land to the south of South Road;*
- iv. Land to the east of Eastern Road;*
- v. Land to south of Antye House and east of Orchard Close;*
- vi. Land on north-west boundary of Parish;*
- vii. Land to the south of North Common Road and east of the Mormon Meeting House*

*Proposals for development on the land that is not ancillary to the use of the land for public recreational purposes or that it not required for statutory utility purposes will be resisted.*



*Plan M: WPNP Policies Map – Green Spaces*

5.34 This policy proposes a number of important green spaces in the Parish to be protected from development by the designation as Local Green Spaces in accordance with paras 76-77 of the NPPF.

5.35 In each case, the green spaces are an integral part of the Parish and are therefore regarded as special to the local community. The WPNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required for utilities development.

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

5.36 This agricultural land is valued by the community because, apart from the recreation ground, it is the only truly rural break in the ribbon development, which stretches from the B2112 to the Mormon Meeting House in North Common Road. It is an important landscape feature providing the primary school pupils with a real sense of rural values. It is also a fitting background to the War Memorial which is sited in the west corner.

5.37 The Neighbourhood Plan includes a policy to protect the green buffers between Wivelsfield Parish and neighbouring parishes, and this field qualifies as a buffer between Wivelsfield and Westmeston parishes. It is also adjacent to Ancient Woodland.

#### Wivelsfield Recreation Ground – Village Green

5.38 This area of flat, well maintained land was gifted to Wivelsfield Parish Council in 1975. It provides the Parish with excellent facilities for football, cricket, stoolball and community events and includes a well equipped Parish Council funded playground for younger children. Restrictions are already in place to prevent any development.

#### Land to the south of South Road

5.39 This area of rising land crowned by woodland is part of Coldharbour Farm. Part of it has already been acquired for a small development of affordable housing but what remains offsets the ribbon development on the other side of South Road and provides a pleasing landscape feature for this entrance to Wivelsfield Green. Any development on this ridge of land would have considerable visual impact as well as being detrimental to the rural environment.

#### Land to the east of Eastern Road

5.40 An area of currently fallow land enclosed to the north and west by housing, to the east by a medieval track into West Wood and to the south by the Westmeston Parish boundary. The ancient trackway is mentioned in the 8<sup>th</sup> Century charter concerning Wivelsfield land once known as Stanmer hamlet. It has historically been used as a footpath and frequented by hikers, dog walkers, children, horse riders and grazing deer.

5.41 This field qualifies as a buffer between Wivelsfield and Westmeston parishes. Development of this area would deprive the community of a valued environmental amenity and green buffer.

#### Land to south of Antye House and east of Orchard Close

5.42 This land is crossed by an ancient trackway giving access to fields and footpaths in the west of the Parish and is extensively used by hikers, dog walkers and horse riders from both Wivelsfield and Burgess Hill. Theobalds Road, which leads to this Green Space, and its continuation as a footpath across the Green Space, are thought to follow the line of a prehistoric ridgeway route which may have continued in use during the Romano-British period linking the London to Brighton Roman road with either the Greensand Way or the London to Ouse Valley road.

5.43 The majority of this Green Space lies within an Archaeological Notification Area defining an area of Late Iron Age, Roman and medieval activity centred on Theobalds Farm to the west. Excavations immediately adjacent to the Green Space have revealed extensive evidence for Late Iron Age and Roman settlement, including buildings, kilns, enclosures and a field system (ref. ASE 2008). The southern part, which does not have public access, is historically significant, very probably being the Celtic 'High Enclosure' or tye from which Antye took its name. Part of its double-ditched triple-banked boundary still survives. Surviving enclosures such as this are rare in the Weald and should be treasured for their historical importance. Being on high ground this area has landscape value and views across the Parish.

#### Land on north-west boundary of Parish

5.44 This is of landscape significance being on the south facing ridge to the north of the Parish and forming a significant part of the view from a number of places within the residential areas. The land is owned by Mid-Sussex District Council (MSDC) and adjacent to

their proposed cemetery and allotments. MSDC is agreeable to its proposed Green Space designation.

5.45 To quote from the Haywards Heath Draft Neighbourhood Plan: '10.8: Haywards Heath whilst having some wonderful green spaces does not have the benefit of a country park. An opportunity for a modest park arises from the proposed allocation of land for a new cemetery and allotments as these can be contained within a park setting which would enhance the two new facilities and help maintain an attractive rural setting on the built up edge of the town. Other elements which contribute to this location are

- Part of the land is already in public ownership,
- It is also close to existing residential areas, and so can serve both existing and future residents,
- It is served by footpaths,
- Its provision will help maintain the rural setting of the town,
- There is an important belt of ancient woodland along one boundary.'

#### Land to the south of North Common Road and east of the Mormon Meeting House

5.46 An area of uncultivated land containing a wide variety of flora and fauna including wild orchids and deer. It is well used by dog walkers and provides the only safe play area for children at the east end of Wivelsfield Green. Its loss would severely affect the local community and be highly detrimental to the rural environment. It also forms a green buffer between Wivelsfield and the neighbouring parishes of Chailey and Plumpton.

5.47 This area was put forward by a number of residents and it is considered that their support for this Green Space should be acknowledged, notwithstanding that planning consent was granted on the land after the green space suggestions had been collated.

#### **Policy 8: Allotments**

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

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

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

5.49 This policy encourages proposals to establish new allotments in the Parish.

5.50 No sites have been identified in the process of drafting the WPNP. The policy therefore sets out the above criteria to ensure that an appropriate site is selected.

## 6. Implementation

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

### Development Management

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

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

### Conservation Area

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

### Infrastructure Projects

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

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

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

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

## Annex A – Evidence Base

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

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

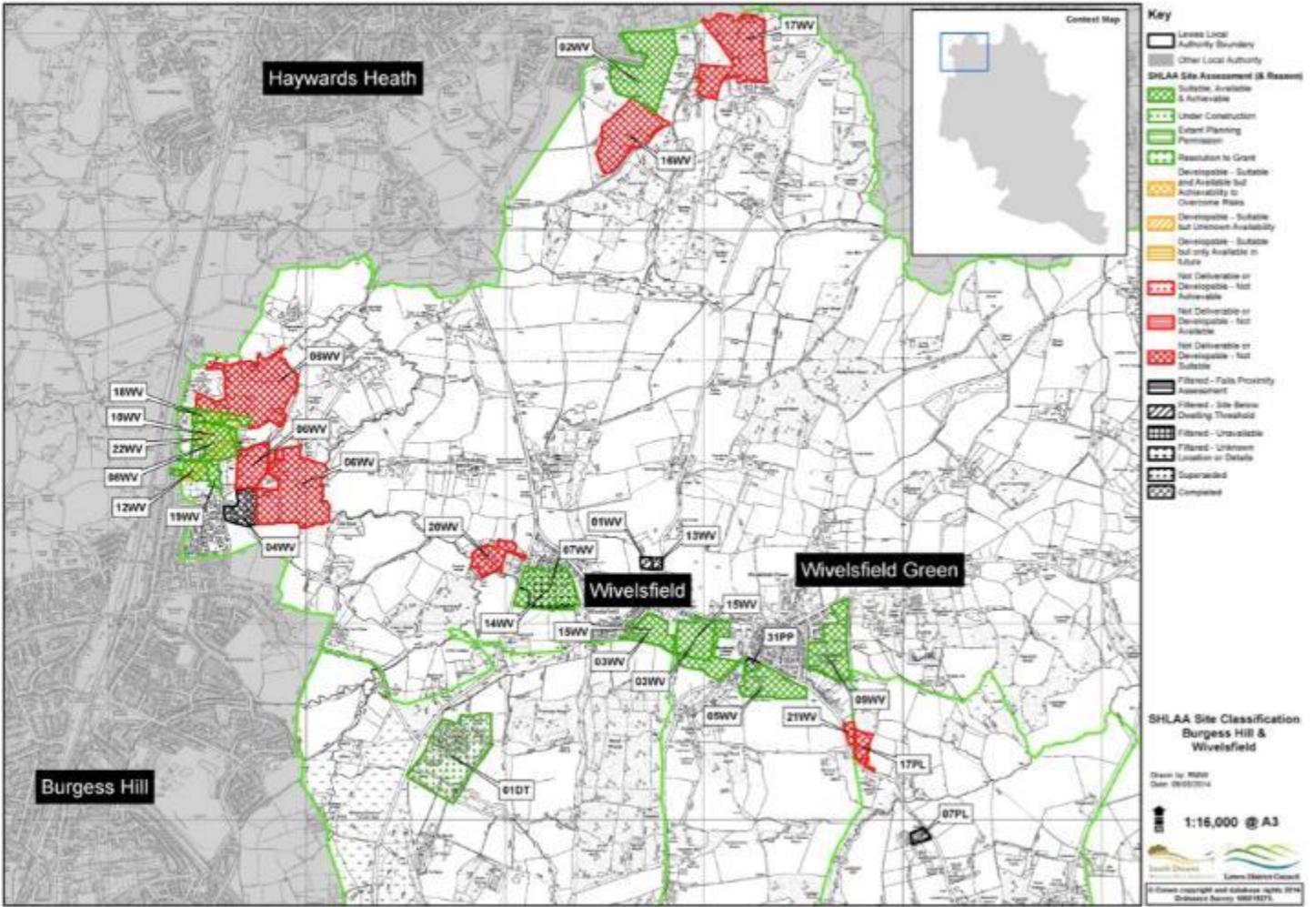
## Annex B – Strategic Housing Land Availability Assessment

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

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

Table G: Breakdown of SHLAA capacity - Wivelsfield Parish

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



Plan N: Lewes District SHLAA sites – Wivelsfield Parish