

Re: Feedback on the Chailey Neighbourhood Plan

Dear Mr Slater,

Thank you for your comments regarding the Regulation 16 draft of the Chailey Neighbourhood Plan. Please find below our response to your queries. If you have any further questions, we will be happy to discuss these further.

We would like to draw your attention to our Vision Statement, which summarises our overarching objective to retain the quiet and rural character of Chailey parish, which makes it so distinctive. Our Character Appraisal and Green Spaces reports also form two important reports in illustrating Chailey's rural character, and heritage. We have also attached an Archaeology report that summarises some of the heritage assets that can be found throughout the Parish. From the outset we decided to allocate development sites, but to focus on their nature and style, in order to make them appropriate additions to Chailey Parish. Within the process of creating the Neighbourhood Plan, the Steering Group carried out considerable research into the design and stylistic characteristics of the architecture in Chailey, and this is summarised within the Character Appraisal. If you would like us to provide further information on this, we would be happy to do so.

Policy HO3

5. I note that the policy refers to an agreed mix of starter homes and accommodation for the elderly. Where would an applicant look for guidance as to what mix was expected, and can there be clarity as to who would it be agreed with, is it expected to be the Lewes District Council or is the Parish Council anticipating being a party to agreeing that mix?

The applicant would approach Lewes District Council and Chailey Parish Council who would advise them on the mix expected and the mix would be agreed with both the Parish Council and Lewes District Council.

6. Is the intention that the lifetime homes principles relate just to the accommodation aimed at the elderly, or is it expected to cover the starter homes as well? Is there an expectation that the smaller units for the elderly be restricted by planning condition to elderly persons or planning obligation?

The lifetime homes principle is specifically aimed at accommodation for the elderly and that planning condition would restrict certain smaller units for use by the elderly.

Policy HO6

7. As written, the "proposal" is required to promote walking, cycling and use of public transport - how is the applicant expected to promote these modes - is it merely in terms of its location by access to the highway network? I need to understand what the Parish Council's expectations are.

Developments presenting several households are expected to offer benefits that will enhance community aspects of the parish, which are outlined in our Community Aspirations (3.2). Such community aspirations, as outlined within the Neighbourhood Plan will be supported with the Community Infrastructure Levy and include facilities that will help promote walking, cycling and access to public transport. A current example is the Glendene development LW/19/0054 where the developer will be providing two bus-shelters and widening the footpath leading to these shelters. The Parish Council has not always been able to influence, far less change, such benefits, and HO6 is intended as much to remind the District Council as to inform the developer. Chailey is an extended

settlement and the Parish Council will make the decisions on where the money is spent and wishes to promote and support those developments which improve sustainable movement through and without the village 'centres'.

Policy HO7

8. Can the Parish Council point me to where in the Character Appraisal guidance is given to the acceptability of development of residential gardens?

While this is not specifically mentioned in the Character Appraisal, it is implied that the acceptability of the development of residential gardens will be considered by the Parish Council, on a case by case basis. The merits of the proposal will be considered in relation to the part of the parish the application relates to and whether this follows the overall vision to retain the rural nature of Chailey.

Policy HO8

9. Reference is made to the retail core, can the Parish Council advise where a decision maker would be appraised as to whether a property lies within a core area?

Chailey doesn't have a specific retail core, however in the past this was focussed on Chailey Green that had a general stores, blacksmiths and butchers. Today the primary retail areas include South Street, in the south of the parish, where McColl's store and the currently closed Horns Lodge pub are located; and the Kings' Head crossroads in the North, where a filling station with store alongside repair garage; café; a printing business; dental surgery; hairdresser and commercial premises are located. Sustainable development should be closely related to these areas where most recently, coronavirus has shown the relevance of these local retail areas.

There is a further hub, the Bluebell Business Park (various trades and commercial businesses) but this is not a retail area.

These retail areas serve the needs of the parish well and the development of a specified retail core would go against our overall vision to retain the rural character of Chailey.

Policy HO9

10. Can the Parish Council define what it considers would be a historic building – is it restricted to the listed and locally listed buildings or is there a wider definition? This is an issue that also comes up in Policy ECO3.

*Please refer to 1.4.56 Historic Buildings and particularly 1.4.58 Past Building Design and Appearance and, in greater detail 1.4.27 – 1.4.37. Appendix ** also includes a Chailey Design Report that outlines the principle building styles and their development within Chailey, typically the Chailey stock brick and tile hung frontages. Chailey is typical of Lower Weald settlements – a widespread agglomeration of farmhouses and related agricultural buildings dating from Elizabethan times until the last century. Listed Buildings can be found at <https://britishlistedbuildings.co.uk/england/chailey-lewes-east-sussex> along with the Historic Environments Records (HER). They are also listed in appendix 1 of the Neighbourhood Plan. Along with the listed buildings, there are a number of buildings throughout Chailey, that while not listed, are both historically and architecturally important, and might include Roeheath, Chailey Reading Room and many of the ancient rural farmhouses, that feature within the Character Assessment.*

Listed dwellings are unusually numerous in Chailey and the list could perhaps be extended to cover those of historic importance. The Parish Council's intention is to ensure that new builds respect the

existing quality and style – as stated in 1.4.58 and as reflected in Policy ECO 3 where the Council recognises the reality of pressures to change the use of buildings – but insists on maintaining their character and essential nature.

Our Character Appraisal, Green Spaces of Chailey and Chailey Design Reports aim to illustrate the important buildings and architectural features that Chailey is so fortunate to have.

Policy ENV1

11. Can the District Council confirm whether an applicant for a major development needs to submit a Landscape and Visual Assessment with their planning application, under the terms of its Local Validation Checklist?

This is a question for Lewes District Council

Policy ENV2

12. Can the Parish Council point me to where in the Character Appraisal, advice is given to the acceptability of proposals in terms of wildlife protection?

The document Green Spaces of Chailey considers in section 4 (The Commons) the nature of this area and the measures taken to conserve it. This is supplemented by an annex pp.24-25 Flora and Fauna of Chailey Common. All public surveys undertaken have emphasised residents' regard for and appreciation of Chailey Common which is the focus of Chailey Commons Society, the largest village group by membership.

Any new developments will also have to provide an Environmental Impact Assessment in line with Lewes District Council planning guidance.

Policy ENV 3

13. The policy refers to what it describes as the “character of the important gaps between settlements” – are there specific gaps contemplated and can they be shown on a map or does it refer to all the countryside areas outside of the settlement boundaries?

This refers to all of the countryside areas outside the designated settlement boundaries, as shown on the Area Designation Map. The Character Assessment discusses the landscape around Chailey Parish on pages 4-6 lines 20-51. The Character Appraisal forms an essential background to the Neighbourhood Plan. The Character Assessment pays particular attention to important views throughout the Parish, such as the Northern views, which are valued as gaps and countryside areas. These are presented on Page 27 of the Assessment. The views draw on the East Sussex Landscape Assessment www.eastsussex.gov.uk/environment/landscape and specifically number 3 – Upper Ouse Valley; and number 14 – Western Lower Weald.

The Chailey Link Walk, a map of which appears on page 25 of the Neighbourhood Plan highlights the key countryside areas that surround the settlement areas and are so important to residents within Chailey.

The Green Spaces of Chailey report clarifies in the Introduction the way in which our settlement links to advice stated in the National Planning Policy Framework (NPPF) and specifies in section 3 how we have designated the Green Spaces before considering each of the areas in turn.

In summary there are specific countryside gaps outside the settlement boundaries, and it is the intention to maintain these views and this land free from housing development. The areas are

identified in the maps on pp. 21-22 (Green Spaces of Chailey) and the important views from the Link walk are illustrated and described in Section 10. A general map of the existing footpaths is on page 23.

14. Where can I find the Green Infrastructure Networks identified by the LPA?

This is a question for Lewes District Council

15. Are the historic route ways different to the public rights of way and where are they shown in Annex 1? Similarly, where are the medieval fields shown and which of these demonstrate a “coherent field systems”?

Ancient route ways are outlined in the Archaeology Report. The majority of these survive as modern footpaths – also illustrated in the report and on general map of the existing footpaths is on page 23.

The Archaeology report has some discussion on fields – medieval field systems may exist on Red House Common and Chailey boasts a number of ancient field boundaries that appear on the 1840s Tithe Map for the Parish and retain ancient banks and hedgerow species.

Policy ENV4

16. The plan does not appear to seek to designate non-designated heritage assets. Can I be provided with a list for the parish of those that have been designated and by whom? I could not see them shown on Annex 1.

As previously outlined, the parish contains a number of listed buildings along with others of historical significance that are included within the Character Appraisal. Some of the archaeological assets that are not designated are described in a gazetteer of sites of Archaeological significance in the Archaeology Report. Historic England also list designated assets on the Historic Environments Record website <https://historicengland.org.uk/sitesearch?search=Chailey>

Policy ENV5

17. Can the District Council confirm whether the need to submit an Ecological Impact Assessment is required under the terms of its Local Validation Checklist and confirm what types of development would be expected to submit one?

This is a question for Lewes District Council

Policy ENV6

18. Which are the natural rural views into and out of Chailey - are they shown on any maps? I have only seen reference to important views in terms of the Conservation Areas shown in Annex 1.

ENV6: The natural rural views into and out of Chailey are, as stated above, presented in the Character Appraisal (p.27 ff) and draw on the East Sussex Landscape Assessments for the Upper Ouse Valley and for the Western Lower Weald

The Chailey Link Walk, also included within the Character Assessment discusses some of the most significant views in the Parish. The Character Assessment also includes a number of photographs that illustrate significant views to the North and South (see answer to point 13)

Policy ENV 8

19. The policy states that development proposals are required to establish a buffer zone but is it a case that the proposal will be assessed against the Natural England's SSSI Impact Risk Zones?

Yes – these have a pre-arranged buffer zone designated by Natural England that is included in appendix...

Policy COM 1

20. Does the reference to spending of CIL relate to how the Parish Council proposes to spend its 25% CIL receipt, or is it seeking to bind the District Council's budgetary decisions?

Yes – this is how the Parish Council proposes to spend its 25% CIL receipt.

Policy COM 3

21. Can the District Council provide me with a current list of the registered Assets of Community Value and the date that the designation falls away for each. They are normally designated for 5 years.

This is a question for Lewes District Council

Policy TRA 3

22. Can the Parish Council comment on whether this policy duplicate Policy HO6?

Policy TRA3 compliments HO6 but does not duplicate it. The difference relates to local authority – Housing is a responsibility of the (Lewes) district council; Highways is a responsibility of the (East Sussex) county council – hence, a specific reference in TRA3 to the construction of a pedestrian crossing at Mill Lane.

Policy ECO 1

23. Similarly, does this policy duplicate Policy HO8?

Again ECO 1 complements HO8. HO8 refers specifically to (the two) conservation areas and the possibility of development within or close to these; but ECO1 is concerned with the possibility of retail areas developing or with future development of commercial/business premises within or adjacent to residential areas [viz. conversion of annexes/barns, etc. e.g. Frick Farm]

We thank you again for your feedback on the Chailey Neighbourhood Plan, and will be happy to answer any further questions you have about the plan.

Kind regards,

Chailey Parish Council

17/06/2020