

Chailey's Neighbourhood Plan



Pre-Submission Summary

May 2019

Introduction

Welcome to the executive summary of the Chailey Neighbourhood Development Plan (CNDP), Shaping Chailey. This document forms a summary of the draft objectives and policies outlined in the full draft of the Neighbourhood Plan available at www.chailey.org or from the Parish Council.

This plan has been produced on behalf of our community by a Steering Group of local residents from Chailey. We have consulted widely with the community in a number of different settings in order to ensure that the plan meets our needs and aspirations for the plan period up to 2034. We have collected views from Chailey residents and businesses, through questionnaires, face to face meetings, village consultations and attending local events to gain as many different views as possible on how our village should develop. We hope that you will take the time to read this summary and also the full document, but most importantly that you will let us know what you think. This plan belongs to the village and its community and your feedback is very important.

The Plan contains a series of policies, the successful delivery of which during the plan period will help to achieve the community's vision for the parish. The Vision is the overall aim of the Neighbourhood Plan and has been developed through consultation with the village.

The Parish Council invites comments on the Draft Plan. All responses received will be considered by The Chailey Neighbourhood Development Plan Steering Group ("the Steering Group") and the Parish Council to inform a revised version of the Plan. The revised version of the Plan will then be submitted to Lewes District Council, as the local planning authority, for examination by an independent examiner.

Our Vision

“Chailey will continue to be a thriving community which protects and retains its quiet, rural character and enhances its built and natural heritage. Sustainable development that respects its countryside setting will be supported and infrastructure improvements will be encouraged. The most highly valued countryside areas in the Parish will be recognised and conserved. Job opportunities within the village will be actively encouraged to provide improved prospects for local people. The sense of community spirit and cohesion will be fostered and increased.”



Our Objectives

The objectives provide a framework to deliver development and other changes that conserve and enhance the sustainability of Chailey, in a balanced approach to social, economic, and environmental factors. They reflect the nature of the village and the direction the local community wants the plan to take. They also accept and welcome change that will enable the community to grow in a measured but sustainable way.

Housing Objectives:

Objective 1: To ensure that all new housing development, through location, quality and design, preserves and enhances the existing character of the village and its environment.

Objective 2: To promote new residential development if within the revised development boundaries shown in the Plan and other allocated sites identified by Lewes District Council in the Local Plan.

Objective 3a: To ensure that new housing development in the Parish comprises dwellings with 1, 2 or 3 bedrooms, suitable for starter homes or for elderly residents downsizing from elsewhere in the village.

Objective 3b: To ensure that new residential development in the Parish is sustainably constructed, preferably by small house builders using local materials, and in a style and appearance in keeping with existing properties within the immediate vicinity.

Environmental Objectives:

Objective 4: To enhance and protect the natural beauty and biodiversity of the Parish, including the vicinity of Chailey Common.

Objective 5: To enhance and protect the countryside setting of the main residential centres of the Parish.

Objective 6: To protect and enhance the historic environment and cultural heritage of the Parish.

Objective 7: To take all practical steps to protect views, vistas and the dark sky of Chailey, particularly where proposed developments outside the Planning Boundary would adversely impact upon the character and beauty of the village

Economy and Transport Objectives:

Objective 8: To enhance and promote community, recreational, tourism and transport infrastructure in Chailey.

Objective 9: To facilitate employment opportunities and tourism in the Village and increase these where possible.

Community Objectives:

Objective 10: To ensure that Chailey's community spirit and its facilities, are preserved and enhanced.

Our Policies

This section sets out the policies to support and deliver our vision and objectives for the Chailey Neighbourhood Plan. Each policy is supported by key evidence base documents which are available at www.chailey.org or from the Parish Council.

Housing Policies

Policy HO1: Development Boundary

The Plan designates the Development boundary as shown in the Lewes Development Plan. For the proposed new development boundary, Refer to the plan in ANNEX 1: Map 1. All new housing developments should take place within the revised Planning Boundary.

Any new housing development outside the Development Boundary will be regarded as lying within the Countryside, and therefore will only be permitted provided it complies with provisions of other relevant policies of the Plan and the Development Plan for Lewes District.

Policy HO2: Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the conservation areas and their setting. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to existing density, scale, massing, landscape and biodiversity considerations will be refused.

The Character Appraisal (see evidence base) will be used as a reference to assess the impact of the proposals.

Policy HO3: Housing mix

Housing developments within the Development boundary of Chailey will be supported where they include a range of house types, including an agreed mix of one, two and three bedroom starter homes and sheltered and smaller units of two and three bedrooms for the elderly, designed in accordance with lifetime homes principles' Housing developments will also be expected to include an element of single level dwellings and, where practicable, sheltered accommodation to meet the needs of the elderly and people with disabilities, thus enabling them to remain independent and within the community for as long as is possible.

Policy HO4: Building materials

The design of new buildings will be expected to have regard to vernacular character of buildings in the villages. New development must give priority to the use of local vernacular building materials which respects the existing character of the rural villages. Building materials that age sympathetically will be supported. Contemporary design, which combines vernacular materials and forms with other materials, will be supported provided that a clear rationale and high quality design are at the core of the development.

The building material must also contribute positively, and be sensitive to, the defining characteristics of the local area; enhance the immediate setting and not detract from the overall character of the villages.

To help new housing respect the established sense of place and local character of the existing buildings, the materials should be clay where possible and should preferably be of Sussex manufacture. To assist ageing/weathering, bricks should preferably be handmade rather than factory made.

Policy HO5: Building height

Building heights have an important influence on the character and image of a place. They also have a direct impact on development density and the intensity of activity in an area. Therefore, building height needs to be carefully managed. All new houses and extensions to existing dwellings should be no more than two storeys in height, though this would not preclude the use of roof space. Tall buildings (over 2 storeys) are likely to have a greater impact than other building types due to their massing and size and will not be supported.

Policy HO6: Pedestrian connections

All new housing developments must provide safe pedestrian access to link up with existing or proposed wider footpath networks, ensuring that residents can walk safely to public transport services, schools and other key village services. We will support highways or other transport improvements that facilitate safe access for pedestrians and cyclists through and between all parts of the village, and the linkages between other settlements.

The Neighbourhood Plan will, where appropriate, require proposals to:

1. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment; and
2. promote, improve, protect, maintain and extend the local footpath, cycle and bridle path and public transport network.

Policy HO7: Development of residential gardens

The development of residential gardens within the Development Boundary, where such development would harm local character, will be resisted. The Character Appraisal (see evidence base) will be used as a reference to assess the impact of the proposals.

Policy HO8: Conservation areas

Within the conservation areas and sites adjacent to or with views from and into the conservation areas, development proposals will be required to preserve or enhance the character or appearance of those areas including the green and woodland spaces. Development proposals and extensions and alterations to existing buildings and structures will be expected to:

1. be suitably designed for the context within which they are set;
2. ensure that the scale and massing of buildings relate sympathetically to the surrounding area; and
3. use traditional and vernacular building materials to respect the context of the development concerned.

Policy HO9: Historic buildings

Proposals that have an unacceptable impact on listed buildings or their setting will not be supported. Conversion of historic buildings or features (including traditional farm buildings), whether for residential, community or business purposes, will normally be supported so long as the use is appropriate for the building and its location and subject to the character of the building being protected along with its setting.

Policy HO10: Housing considerations

New development for affordable housing will be encouraged if based on proven local need that is not able to be met with existing affordable housing within or close to the village. Such development will be for smaller affordable homes (for rent through a housing association or similar so that they remain in the affordable housing pool in perpetuity or, if for sale, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrable local connections.

People with 'local connections' for affordable housing are those who are on the housing register who meet the local connection eligibility for affordable housing criteria as required by Lewes & Eastbourne.

Sheltered housing on a very limited scale with preference for those with strong local connections will be viewed favourably.



Environment Policies

Policy ENV1: Integration of landscaping

The design of new landscape features will happen at an early stage in the design process to ensure they are well integrated into new developments. New development proposals will have considered and correctly interpreted the landscape character of their location so as to produce the most appropriate design solution for the development. Landscape schemes should therefore:

- Integrate new development sympathetically with its surroundings
- Enhance the setting of new buildings
- Create a high quality environment in which to live and work
- Promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness

Developers will be required to submit a landscape scheme to accompany all major development proposals and for smaller developments in sensitive locations as outlined in the character appraisal. (The definition of major development is in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and its amendments.

Policy ENV2: Wildlife protection

Development requiring planning permission that would damage or result in the loss of trees or hedgerows of arboricultural amenity value will not be supported unless the benefits of the proposed development outweigh the amenity value of the trees or hedgerows in question.

Development proposals must be designed to retain trees or hedgerows of good arboricultural and/or amenity wherever possible and enhance the wildlife opportunities by retaining or providing wildlife corridors and stepping stones such as hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads. The Character Assessment (see evidence base) will be used as a reference to assess the impact of the proposals.

Policy ENV3: Countryside Protection and the village setting

All development will be considered with regard to the need to protect the landscape character of the countryside. Proposals which preserve and enhance the open character of the important gaps between settlements and which are not detrimental to the Green Infrastructure Network (as identified by the Local Planning Authority) will be supported.

Development will only be supported where it conserves or enhances the natural beauty of the character of the villages.

In particular it will:

1. take opportunities to restore the natural function of any watercourses to improve water quality, to prevent flooding and enhance wetland habitats;
2. reflect the settlement pattern of the neighbourhood, use local materials that enhance the appearance of the development and support woodland management;
3. relate well to historic route ways and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features; (SEE MAP 2)
4. not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its on-going management;
5. conserve and enhance the ecology and productivity of fields, trees and hedgerows, retain and reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features. (SEE MAP 2)

Policy ENV4: Historic Environment

Designated historic heritage assets in the villages and their settings, including listed buildings, historic public realm, sites of archaeological significance, landscape designation and scheduled ancient monuments or conservation areas will be preserved and enhanced for their historic significance, including the contribution made by their settings and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated heritage assets (SEE MAP 3) will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

Applicants should clearly demonstrate that any harm is both unavoidable and justified on the basis of the public benefits it delivers.

Policy ENV5: Conservation of the environment, ecosystems and biodiversity

Development will be expected to retain well-established features of the environment, ecosystem and biodiversity, including mature trees, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them including ponds.

Policy ENV6: Protection of open views

All development will be considered with regard to the need to protect the open landscape character of the countryside and the natural rural views into and out of Chailey. The Character Assessment will be used as a reference to assess the impact of all proposals.

Views of particular significance include: Views from Chailey Link Walk, Views over and from Chailey Common. SEE MAP 4 and photos.

Policy ENV7: Dark night skies

Development proposals should avoid light pollution to preserve the dark skies characteristic of Chailey. In instances where lighting is necessary for health and safety reasons, mitigation strategies, including careful design and location should be applied, to cause minimal impact upon the environment.

Development proposals which detract from the unlit environments of the village will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

Security and other outside lighting that will adversely affect the amenities of other occupiers or habitats or which cause unnecessary light pollution which reduces the quality of the dark night sky will be not be supported.

Policy ENV8: Chailey Common buffer zone

Development proposals will need to establish a buffer zone based on Natural England's SSI Impact Risk Zone in relation to any proposed development within Chailey Common or within the curtilage of Chailey Common. The zones around this SSSI will reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. Developments with adverse impacts on the SSSI site will be resisted. Any proposed development within this buffer zone will need to demonstrate how it will minimise the impact on the SSSI site.



Community Policies

Policy COM1: Developer Contributions

Where the need is identified, Community Infrastructure Levy from new development should be used to create and improve foot paths / cycle lanes to link the settlements within the Parish and provide appropriate new facilities and infrastructure on-site, as required by the Plan, the Local Planning Authority and those identified by the County Council. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

Policy COM2: Community leisure / cultural facilities

Proposals to sustain or extend the viable use of existing community leisure and cultural facilities and the development of new facilities will normally be supported if they comply with other policies in this Neighbourhood Plan. In particular, the Plan will encourage and support the continued use of community facilities such as the Children's Centre in Mill Lane. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community and cultural facilities.

Policy COM3: Assets of Community Value (Community Right to Bid)

Proposals to encourage the retention, improvement or reuse of an Asset of Community Value will be strongly supported including retaining the existing local businesses in Chailey. However, any proposals that will result in either the loss of an Asset of Community Value or in significant harm to the integrity of an Asset of Community Value will be strongly resisted.



Transport Policies

Policy TRA1: Non-car provision/ footpath / public transport provision

The Neighbourhood Plan will, encourage proposals for new housing development to:

1. promote walking, cycling and the use of public transport, including making proper provision for those with mobility impairment; and
2. improve, protect, maintain and extend the local footpath, cycle and bridle path and public transport network.

Policy TRA2: Traffic calming

Proposals for new housing development will be expected to demonstrate how the adverse consequence of increased traffic movements will be mitigated to eliminate or substantially reduce their adverse consequences for road safety and the environment.

Policy TRA3: Pedestrian safety

We will support highways or other transport improvements which facilitate safe access for pedestrians and cyclists through and between all parts of the village, and the linkages between other settlements.

All new housing developments should show how safe pedestrian access can be ensured to link up with existing, or proposed, wider footpath networks, ensuring that residents can walk safely to public transport services, schools and other key facilities. Proposals that encourage the construction of a pedestrian crossing near the junction of the A275 and Mill Lane will be supported.

Policy TRA4: Adequate and appropriate car parking

All development must provide adequate and appropriate off street car parking in accordance with recognised safety standards, ESCC guidance and the local identified need.

Development proposals that would result in the overall net loss of existing on-street and/or off-street car parking will generally not be supported.

Economy Policies

Policy ECO1: Retail provision

The provision of any new or additional retail floor-space will be supported provided that it enhances the shopping offer and is accessible, to support its role as a Rural Service Centre. Conversion of retail into residential within the retail core will be resisted.

Additional provision outside the existing retail core will be supported if it enhances the village centre retail offer, is compatible with the size and scale of the existing village centre, and does not have unacceptable impacts on the operation of the road network and the character of the Conservation Area. Even for commercial premises, shop fronts and lighting must be in keeping with the character of the Conservation Area and whenever opportunity permits, there is a requirement to maintain and restore historic shop fronts which make a positive contribution to the area's character and sense of place.

Policy ECO2: Communications Infrastructure

Applications for all new development must demonstrate how the development will provide, through the installation of the necessary infrastructure and ducting, the ability for occupiers to be able to connect to ultra-fast broadband.

Policy ECO3: Rural businesses

Outside the Development Boundary (see Policy HO1), the following will be supported so far as re-use or conversion is concerned:

- a. change of use of a rural building to business, tourist or equestrian related uses,
- b. a proportionate and well-designed extension of an existing building in current business or tourist use providing it is not a historic building
- c. change of use, conversion or extension of historic buildings to provide economic use will be supported where this will contribute to achieving the optimum viable use of the building and the design has sought to conserve the building's significance

Provided that:

1. the building to be converted or re-used it is not a historic building
2. the building to be converted or re-used is of a construction that is suitable for such development;
3. the development should have good access and not generate significant additional traffic through the Parish; and
4. it cannot be demonstrated that the building be used economically for its original purpose.
5. Where planning permission is required, retention of the premises of existing retail and other businesses as business premises will be supported, in preference to their conversion to residential use.

Policy ECO4: Employment retention

Proposals for the use of land or buildings on sites of existing employment uses other than employment purposes will not be supported unless:

1. it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable;
2. it has not been in active use for a minimum of 12 months (or as identified by the market) and active steps have been taken throughout to obtain suitable alternative occupation for employment or community purposes. This must be proven through an independent sustained marketing campaign lasting for a continuous period of at least 6 months; and
3. the alternative proposal would provide some employment or community use or benefits

Policy ECO5: Sustainability

Proposals for individual and community scale utilities and service including reliable electricity, hydroelectricity, solar photovoltaic panels and clean water will be supported subject to the following criteria:

1. The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape including the character and appearance of the conservation areas and listed buildings;
2. the proposed development does not create an unacceptable impact on the amenities of local residents; and
3. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.

Policy ECO6: Encouraging employment and tourism

Proposals to encourage tourism will be strongly supported and business development in Chailey will be encouraged where:

- 1. it is in keeping with the character of the area and the amenities of neighbouring properties and minimises visual impact through sensitive siting and design**
- 2. it minimises the impact of the proposal on the wider character of the area and**
- 3. it will not cause or exacerbate any severe traffic problems and will promote sustainable transport.**

Proposals to encourage the retention, improvement or reuse of an existing employment provision for the community will be strongly supported.



Commenting on the Draft Neighbourhood Plan

The public consultation period will begin at 9.00 am on 17th May 2019 and will last for a period of six weeks, ending at 5.00 pm on 28th June 2019.

Copies of the full Draft Plan and its supporting documents are available on the Parish Council's website at www.chailey.org, or by request to the Clerk to Chailey Parish Council ("the Clerk"). You should send an email to chaileypc@btconnect.com or write to Chailey Parish Council, The Parish Office, The Reading Room, Chailey Green, East Sussex, BN8 4DA or telephone 01825 722388. The plan can also be viewed at The Parish Office which is generally open between 10.00 and 12.00 on weekday mornings: please check in advance with the Clerk that it will be open on the day on which you wish to visit.

Comments and representations on the Draft Plan are welcomed. These must be made in writing and must include the name and address of the person(s) making the comments/representations. All comments and representations submitted will be made publicly available. A form is available for making comments and representations: this can be found on the Council's website or obtained from the Clerk using any of the details set out above. Please make comments and representations as specific as possible, quoting the relevant policy or paragraph number to which each relates. Email: shapingchailey@gmail.com

Please send all comments and representations to the Steering Group using one of the following methods:

- by email to shapingchailey@gmail.com
- by post or by hand to Chailey Parish Council, The Parish Office, The Reading Room, Chailey Green, East Sussex, BN8 4DA
- by hand at any of the drop-in sessions.

Drop In Sessions

- Friday 31st May 2019, 2.00 pm to 4.30 pm;
- Saturday 15th June 2019, noon to 3.00 pm; and
- Friday 21st June 2019, 6.00 pm to 8.30 pm.

All comments and representations must be received by 5.00 pm on 28th June 2019. These will be considered by the Steering Group and the Parish Council and will help to shape the final Plan. A Consultation Statement, including a summary of the main issues and concerns raised and how these were considered, will be published with the final Plan.