

Chailey Neighbourhood Development Plan

Shaping Chailey

Submission Version

2019 - 2034



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Figure 1: Vista to the Downs from above Roeheath across the village centre



Figure 2: Wapsbourne Manor Farmhouse late 16th Century



Figure 3: Chailey Mill - geographical centre of Sussex



Figure 4: 13th Century Tower of St Peter's Church on Chailey Green

FOREWORD

In 2016, the decision was made by Chailey Parish Council to produce a Neighbourhood Development Plan for the Parish of Chailey, covering North and South Chailey and Chailey Green. Under the 2011 Localism Act, the Neighbourhood Development Plan will form part of the statutory development plan for Lewes District, once it has been through a successful referendum. It will then be given equal weight to the Lewes Local Plan in determining planning applications in Chailey.

A Neighbourhood Plan Steering Group was formed following a Parish Meeting; its members included volunteers from Chailey Parish Council - Ken Jordan, Stephen Avery and Mark Evans - and local parishioners Katherine Matthews, Dennis Matthews, Don Cranfield and Jack Cranfield.

At all stages of the Neighbourhood Plan's development, the views of the Chailey community were sought and evidence to support the Plan's policies compiled. This included an initial questionnaire 'Shaping Chailey' in November 2015 and was followed by public engagement events including attendance of the St George's Day Fete, updates and question and answer sessions at the Annual Parish Meeting, Task Group Workshops and the Housing Needs Survey. The views of local businesses were also sought through consultation meetings, so that the plan was truly representative of everyone who formed part of the Chailey community. The parishioners were kept up to date through the local newsletter 'Chailey News' and further information was made available through the Chailey Parish Website, Facebook and Twitter.

Throughout the course of the preparation of the Neighbourhood Plan, the Steering Group was guided by the assistance of Moles Consultancy and Lewes District Council.

We hope that the Neighbourhood Development Plan will have a positive impact on the future development of Chailey and address significant issues that the Parish faces, such as affordable housing, smaller homes for the elderly and young people of the parish, community infrastructure and preservation of Chailey's rural character. It is also hoped that the Neighbourhood Development Plan will encourage the community to consider some of the aspirations that are beyond the scope of the plan, but are nevertheless achievable through working collectively.

The Steering Group wishes to thank the community for their continued involvement and support throughout the preparation of the Neighbourhood Development Plan. As Chair, I would like to specifically thank my fellow members of the Steering Group for all their hard work and dedication.

An electronic copy of this Plan can be found online at: <http://chailey.org>.

Jack Cranfield
(Chairman of the Steering Group) April 2019

SUMMARY

Welcome to the executive summary of the Chailey Neighbourhood Development Plan (CNDP), Shaping Chailey.

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. 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.

Our Vision is:

“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.”

There are objectives that set out how our vision will be achieved. They reflect the aspirations of residents and have been drafted following extensive consultation. The objectives are set out in Section 2 of the Plan.

The Plan specifies the detailed policies by which the Parish Council will seek to implement the Objectives and thereby seek to realise the overall vision for the future of the village. These can be found in Section 3 of the plan.

The Plan has many stages to go through including an independent Examination and finally a local referendum. Should the Plan be successful at local referendum then it will be 'made' by Lewes District Council and the policies of the Plan will then be used by Planning Officers when determining planning applications. It will therefore be an important statutory document at this stage, forming part of the development plan and it will carry the same weight as the Local Plan.

This summary can only give a brief insight into the Neighbourhood Development Plan. We therefore encourage you to read the full document.



Figure 5: Chailey Parish (parish boundary outlined in blue)



Figure 6: Panorama of South Common settlement looking South – note the pattern of Closes which lie off the main A 275 highway



Figure 7: Vista of Chailey between Chailey Green and South Common

1.0 BACKGROUND TO NEIGHBOURHOOD DEVELOPMENT PLANNING

1.1 Introduction

- 1.1.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. *'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area'*. (Planning Practice Guidance paragraph 001).
- 1.1.2 A Neighbourhood Development Plan (NDP) must be in general conformity with the strategic policies of the Local Plan. The NDP should therefore support the strategic development needs set out in the relevant Local Plan/Core Strategy and plan positively to support local development (as outlined in the National Planning Policy Framework).
- 1.1.3 An NDP should address the development and use of land and include land use policies. Due to the provisions of the Neighbourhood Planning Act 2017, the NDP will become part of the statutory development plan following successful referendum. Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 1.1.4 The Chailey Neighbourhood Development Plan (CNDP) was informed by extensive public consultation and prepared by a steering group of volunteers representing a range of interests across the village.
- 1.1.5 The CNDP has been prepared in accordance with the Neighbourhood Planning Regulations 2012, The Localism Act 2011 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan does not allocate any housing sites; instead the allocation made by Lewes District Council will be accepted.
- 1.1.6 Chailey Parish Council applied for Neighbourhood Area status and accordingly the Civil Parish was so designated on 17th March 2015. The designated area includes North and South Chailey and Chailey Green. Refer to Appendix B for the Area Designation Plan Map.

1.2 The Plan Process

- 1.2.1 Neighbourhood Development Plans have been part of the planning process in England since they were introduced in the 2011 Localism Act. The Neighbourhood Planning (General) Regulations 2012 provided the mechanism for the preparation for Neighbourhood Plans.
- 1.2.2 The Plan preparation process has been led by the Chailey Parish Council as the 'qualifying body' under the Regulations. The preparation of the Plan has been delegated to the CNDP Steering Group (hereafter referred to as the Steering Group). The Steering Group is made up of

volunteers from the village, including members of the Parish Council and is chaired by a young member of the community.

1.2.3 A summary of the statutory Plan process is as follows:

- ◆ Step 1: Designating neighbourhood area and if appropriate neighbourhood forum
- ◆ Step 2: Preparing a draft neighbourhood plan
- ◆ Step 3: Pre-submission publicity & Reg.14 consultation
- ◆ Step 4: Submission of a neighbourhood plan proposal to the local planning authority and Reg. 16 consultation
- ◆ Step 5: Independent Examination
- ◆ Steps 6 and 7: Referendum and Making the Neighbourhood Plan (bringing it into force - commonly known as adopting the Plan).

1.2.4 If a Plan meets the basic conditions and is successful at the independent examination, it is then put to a parish referendum, unless the Examiner decides to widen the voting area. A majority vote will lead to the Plan becoming part of the Development Plan for the parish and being used when determining future development decisions alongside the current Local Planning Authority Local Plan and the National Planning Policy Framework (NPPF).

1.2.5 The Regulations state that only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be 'made'. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the Order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the Order. This applies only to Orders.
- d. the making of the Order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the Order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the Order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations e.g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the Order (or Neighbourhood Plan).

1.2.6 Communication and consultation, in various forms, played a major role in formulating the Plan. A full description of the community engagement process is included in the Consultation Statement document.

1.2.7 A summary of the journey of the production of the Plan to date includes:

- ◆ Initial consultation with villagers on the proposed creation of the Chailey Neighbourhood Plan
- ◆ Steering Group formed 2015

- ◆ April 2015 – “What is a Neighbourhood Plan?” Document
- ◆ Shaping Chailey Questionnaire 14/11/2015
- ◆ Vision Statement written
- ◆ Formation of the Task Groups
- ◆ Housing Design Survey & Report (Dennis Matthews)
- ◆ Village Meeting 2015, 16, 17 updating on the plan progress and inviting comment
- ◆ Updated 2016 “What is a Neighbourhood Plan?” Document
- ◆ Regular articles in Chailey News, the parish magazine for Chailey which is received by all households on a monthly basis
- ◆ Letters distributed to all local businesses inviting comment on the Neighbourhood Plan
- ◆ Meeting with Chailey Heritage 20th July 2016
- ◆ Meeting with Chailey Brickworks 27th July 2016
- ◆ Chailey School Student Council were invited to comment
- ◆ Horticulture Society Questionnaire July 2016 - What is the most significant advantage of living in Chailey? What is the most significant disadvantage of living in Chailey?
- ◆ Village Neighbourhood Plan Meeting April 2016 – Forming the Task Groups
- ◆ Parish Meeting – presentation
- ◆ Village Day 2016 – discussion and distribution of the draft Vision statement (also published in Chailey News, Website and Facebook and open for comment)
- ◆ Publication of the draft vision statement and policies (every household received a copy of this)
- ◆ Task Group Workshops Feb - March 2017
- ◆ Objectives and Policies Clarification Survey (St George’s Day Fete 22nd April 2017)
- ◆ Character Assessment produced
- ◆ Housing Needs Survey February 2018
- ◆ Archaeology Report produced
- ◆ The Parish Website has a full list of meetings, agendas, meeting minutes and documents produced for the Chailey Neighbourhood Plan, available for the public to view

1.3 Policy Context

National Planning Policy Framework (NPPF)

- 1.3.1 Having been introduced by the 2011 Localism Act, Neighbourhood Development Plans have been prepared in England since the 2012 Neighbourhood Planning (General) Regulations came into force, providing the mechanism for their preparation.
- 1.3.2 The NPPF replaces the pre-existing Planning Policy Statements (PPSs) and Guidance Notes (PPGs).
- 1.3.3 The NPPF sets out the Government’s planning policies for England. It was published on 27th March 2012 and updated on 24th July 2018. The NPPF is a key part of the Government’s reforms to make the planning system less complex and easier to understand. It vastly reduced the number of pages of national policy about planning. **All references to the NPPF in this Plan are to the current NPPF 2018.**
- 1.3.4 The NPPF must be taken into account in the preparation of Local and Neighbourhood Development Plans, and is a material consideration in planning decisions.

1.3.5 Planning Practice Guidance

On 6th March 2014, the then Department for Communities and Local Government (DCLG), now called Ministry of Housing, Communities and Local Government (MHCLG) launched this planning practice guidance web-based resource :

<https://www.gov.uk/guidance/neighbourhood-planning> .

1.3.6 Local Planning context

The Lewes District Local Plan will form part of the approved development plan for the area and will comprise the following documents:

- Local Plan Part 1: Joint Core Strategy 2010-2030
- The retained 'saved' policies of the LDLP 2003
- The East Sussex, South Downs and Brighton and Hove Waste and minerals Local Plan (2013) and Sites Plan (2017)
- Local Plan Part 2: Site Allocations and Development Management Policies

The primary document is the Local Plan Part 1, which is a strategic level plan for the whole district. This sets out the long term vision and objectives of the Council and provides a strategic policy framework to guide development and change in the period to 2030. It identifies the spatial strategy for the district by allocating levels of housing growth to settlements within the district and it also contains a number of strategic, large-scale site allocations for development. It is worth noting that the parish allocation for Chailey is a minimum of 30 net additional houses for North Chailey and a minimum of 10 net additional houses in South Chailey. The CNDP supports these allocations but will not specify them; instead it will allow the Development Plan to guide the allocations. The Local Plan Part 1 was adopted by Lewes District Council on 11 May 2016, and the South Downs National Park Authority on 23 June 2016 and now forms part of the statutory development plan for the area.

The Local Plan Part 2: Site Allocations and Development Management Policies comprises the second of the Local Plan documents. It supports and seeks to deliver the strategic objectives and spatial strategy of the Local Plan Part 1 by:

- allocating additional sites to meet development growth identified in Local Plan Part 1 and
- setting out detailed (non-strategic) development management policies to guide development and change.

Importantly, the Local Plan Part 2 will only apply to the area of Lewes district covered by the Lewes District Planning Authority (i.e. excluding the area within South Downs National Park). The South Downs National Park Authority (SDNPA) is preparing its own local plan, which will when adopted supersede the Local Plan Part 1 for the area of Lewes District within the National Park. For further information, visit: www.southdowns.gov.uk.

In Lewes District, the appropriate bodies for producing neighbourhood plans are the Town and Parish Councils. They can set out specific planning policies for their areas and allocate sites for development, thereby supporting the strategic development needs identified in the Local Plan Part 1. A neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a local referendum. At this point it comes into force as part of the statutory development plan and will be used to assess and determine planning applications within the designated neighbourhood area.

Within the area covered by the Local Plan Part 2, six neighbourhood plans have been 'made' (adopted) and six towns or parishes have been formally designated as neighbourhood areas for the purpose of preparing neighbourhood plans. Where a town or parish council is developing a neighbourhood plan that will include site allocations for specific uses, the District Council is not proposing to allocate sites or identify site specific policies in the Local Plan Part 2.

Until neighbourhood plans for designated neighbourhood areas have been approved at referendum, the 'saved' policies in the Lewes District Local Plan 2003, that are specifically applicable to these designated areas, will continue to form part of the development plan for the area.

1.3.7 Strategic Environmental Assessment

The Localism Act 2011 requires neighbourhood plans not to breach, and otherwise to be compatible with EU and Human Rights obligations. It is not the case that every neighbourhood plan will need an environmental assessment of the type normally associated with the process of preparing a Local Plan. Neighbourhood Development Plans (NDP) may trigger various EU Directives (including the Strategic Environmental Assessment Directive (SEA) and Habitats Directive (HRA)), and may need to undertake additional procedures and assessment depending on the scale and impact of the plan proposals.

1.3.8 A Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. An SEA provides technical details of likely effects of the proposal and sets out a management and monitoring framework to help mitigate and track any impacts. The SEA focuses on impacts on the natural environment with some limited consideration of human population needs and material assets.

1.3.9 Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects and this process is commonly referred to as a screening opinion request. The requirements are set out in the regulations of the Environmental Assessment of Plans and Programmes Regulations 2004.

1.3.10 Following the submission of a screening opinion request for the draft Chailey Neighbourhood Plan, Lewes District Council (as responsible authority) had to determine whether or not a full Strategic Environmental Assessment and/or a Habitats Regulations Assessment are required. In accordance with the Regulations, Natural England, Historic England and the Environment Agency were consulted on the findings of the screening opinion for a five week period.

1.3.11 Having regard to the submission and the consultation responses, it is the District Council's opinion that the Plan would not be likely to have significant environmental effects. On this basis, a Strategic Environmental Assessment would not be required for the proposed Chailey Neighbourhood Plan. With regard to the Habitats Regulations and whether an Appropriate Assessment is required, the Council concludes that the proposed Neighbourhood Plan is not likely to have a significant effect on European designations. **See Appendix D for the Screening Opinion.**

1.4 Chailey past and present

- 1.4.1 The name Chailey is thought to derive from the Saxon word “chag” which referred to the gorse and broom which grew in the area. The area's name has evolved, during the late 11th Century and early 12th Century when it was known as Chagleigh, and prior to the 17th Century as Chagley. The oldest standing building in the conservation area is St. Peter’s Church, part of which dates from the 13th Century.
- 1.4.2 Chailey is a dispersed settlement, typical of the Lower Weald and of East Sussex, an agricultural landscape of isolated farms and farm dwellings. Reference to a 19th century map shows this area: the named villages of Plumpton, Lindfield, Fletching and Newick surround a large area, un-named but which represents (Chailey) North Common and South Common. The Parish of Chailey still lies around the Common, and it is significant that today’s Ordnance Survey map marks so many farms, some of which have become private dwellings; however, at least eight farms (Bower Farm, Townings, Wapsbourne, Bush, Vixengrove, Simmonds, Tomkins and Heasemans) still work the land; and the village includes three stud and livery farms – Chailey, Bevernbridge, and River Farm. (see figures 13-19)
- 1.4.3 The Salient features of Chailey are:
- ◆ Chailey Common, a Local Nature Reserve and SSSI; (See figures 20 and 21)
(it has become commonplace to refer to North and South Chailey as if they were separate villages. However, these names derive from the division of that area known as Chailey into North Common and South Common, with the village standing around the central Green and St Peter’s Church, now known as the Chailey Green Conservation Area).
 - ◆ two major (A) roads which intersect at the King’s Head crossroads (North Common) – being the A-272 (the former Pilgrims’ track between Winchester and Canterbury) and the A-275 which runs from Lewes in the South to East Grinstead, crossing the Ouse valley and rising to the Ashdown Forest.
 - ◆ Settlement lies along the two major roads with important industrial features: the Bluebell Business Park alongside Sheffield Park station, headquarters of the Heritage Bluebell Railway at the North. Residential settlement has clustered around the crossroads and the brickworks and developed in a spinal pattern of closes and lanes leading from the main arteries.
 - ◆ Chailey Brickworks operates in South Chailey and is the oldest continuously operating brickworks in the country having been in operation since the 1740s.
 - ◆ Cinder Hill and Oxbottom Lane where a number of historic properties are situated including Ades, Roeheath, Tompsett’s Charity, Cinder Farm and Markstakes Farm. (see figure 14)
 - ◆ St. Peter’s Church, established in 1256, is the oldest building in the village. (see figure 8)
 - ◆ Chailey Windmill, reputed, along with the age-old yew next to the mill, to be the geographical centre of Sussex.
 - ◆ The Greenwich Meridian passes through the village.
 - ◆ Chailey Heritage, an internationally famous specialist school for disabled children, lies in North Common.
 - ◆ Dark Skies area – Chailey is known for its dark skies, relatively free of light pollution and other atmospheric pollution, which makes Chailey an ideal location for astronomy, including visual observation and astrophotography. Some residents of Chailey have taken

advantage of this and have set up amateur observatories, producing images of the night sky, which have been published in specialist journals and shown on the BBC.

1.4.4 These features and the two roads define the specifics of Chailey Village which is the largest village by surface area in Sussex: parts of the village have long been known as North Common, Chailey Green, and South Common, but these designations do not take into account the farmland and regions of the Common which spread to East and West.

The historic centre of Chailey includes Chailey Green, Cinder Hill and Cornwells Bank, connected by the A-275 and the Cinder Hill road. These roads appear on the first road Atlases of England in the late 17th and early 18th Century by Ogilby, Senex and Owen & Bowen, which all mark the centre of Chailey at this point. Chailey Green is the historic centre of the parish as evidenced by the 13th Century Church and deserted medieval house plots stretching west towards Chailey Moat, a suggested medieval moated site. The Green to the north of the Church formerly housed small businesses including a butcher, a general stores, a tailor, a smithy, a cobbler, a carpenter and others during the 19th and early 20th Centuries. The Green now forms a Conservation area centred on St Peter's Church and the Parish Office and Reading Room (see figure 31). Larger houses and farmsteads (many being listed dwellings) from earlier centuries to the present, have developed along lanes to either side of these roads and more specifically in 'closes', effectively lanes off the central spine of the A-275 and the A-272.



Figure 8: Chailey Church and Lychgate



Figure 9: Chailey Moat



Figure 10: St. George's Development (1932) with the Golden Apple Tree relief commemorating the campaign to raise funds to build this part of Chailey Heritage, now converted to 14 flats and maisonettes



Figure 11: Spire of St Martin's Chapel - part of Chailey Heritage - seen from Romany Ridge, one of the five Commons making up Chailey Common



Figure 12: East of Chailey Green towards The Moat



Figure 14: Chailey Green

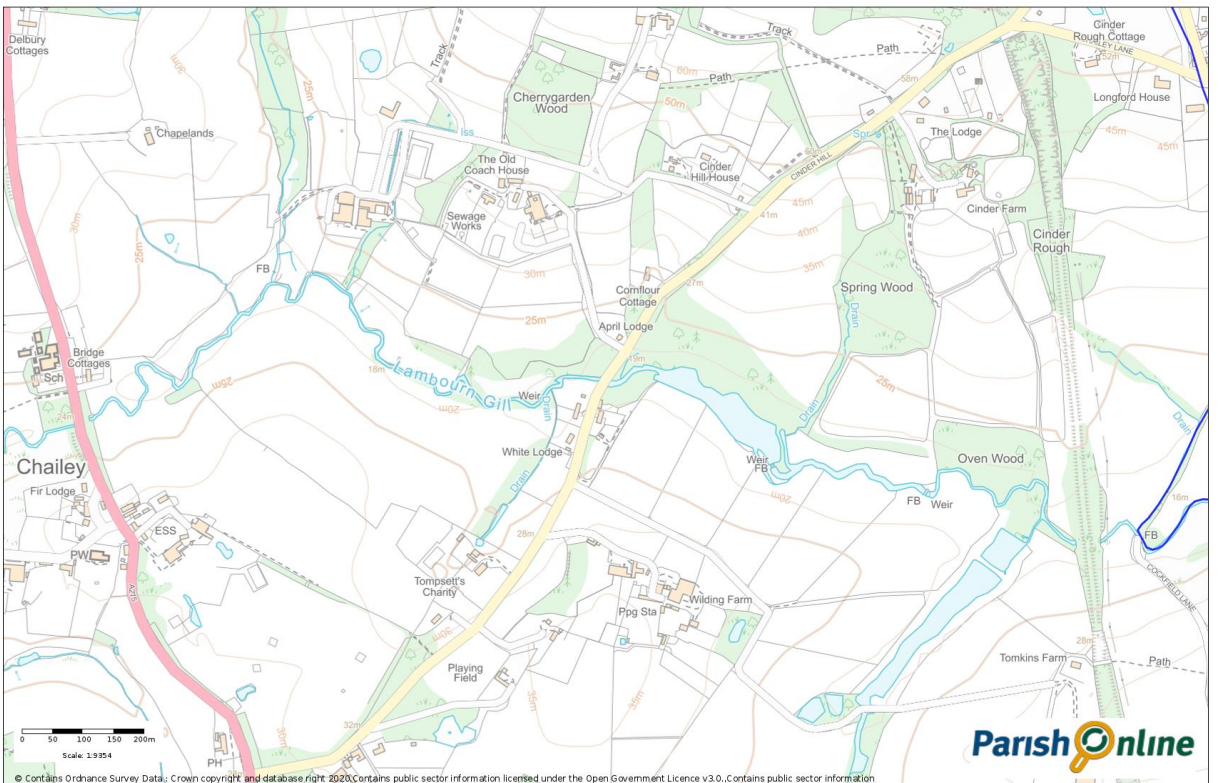


Figure 13: Cinder Hill



Figure 16: New Heritage, North Chailey

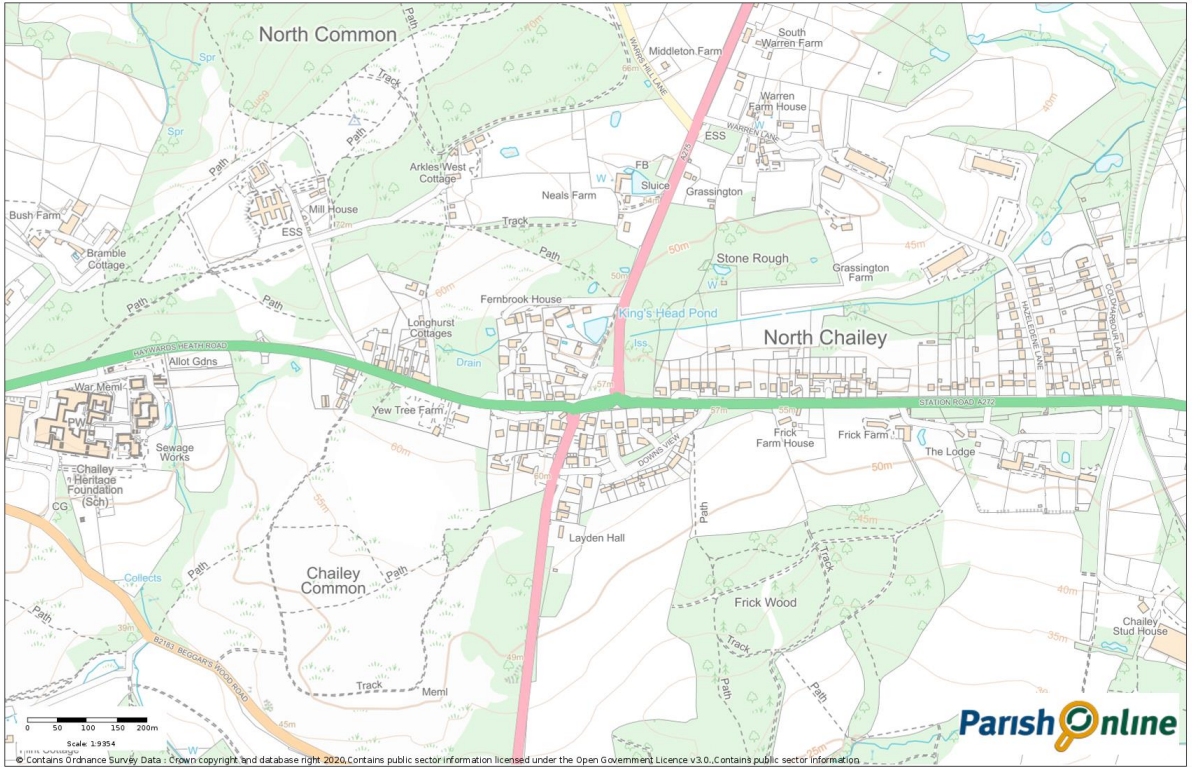


Figure 15: Kings Head Crossroads

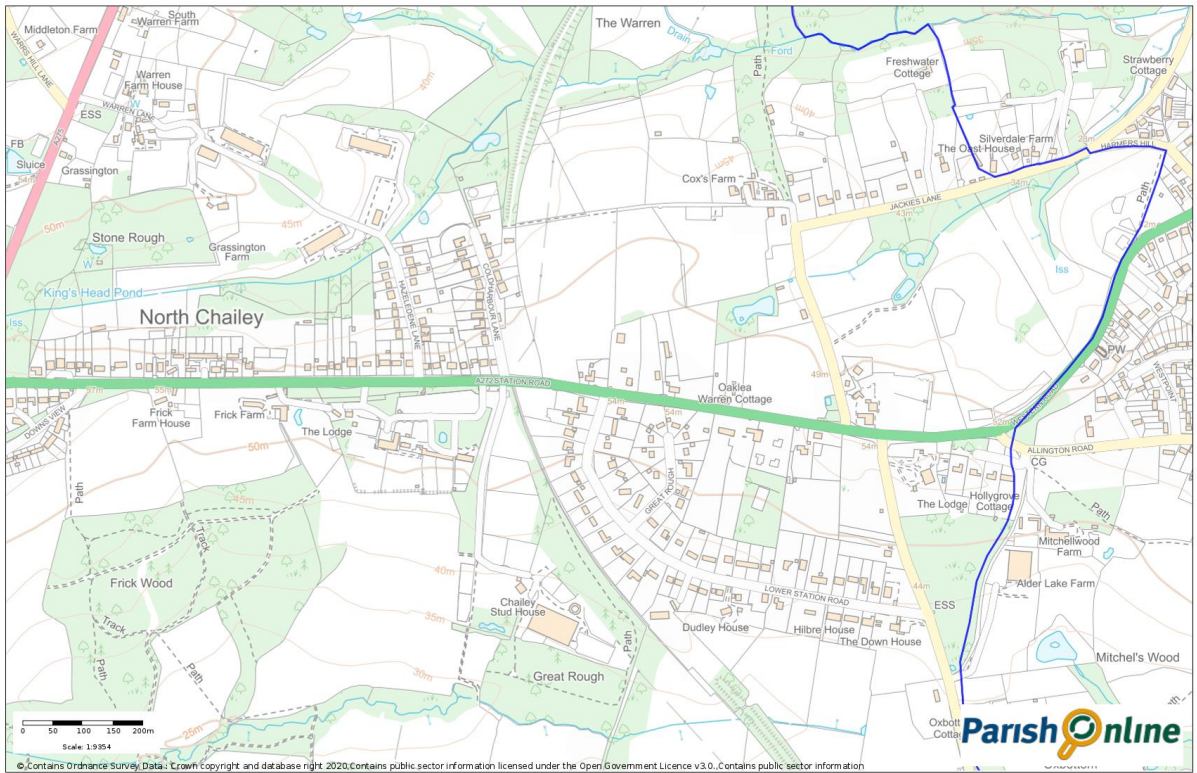


Figure 18: Station Road, North Chailey



Figure 17: South Street, South Chailey

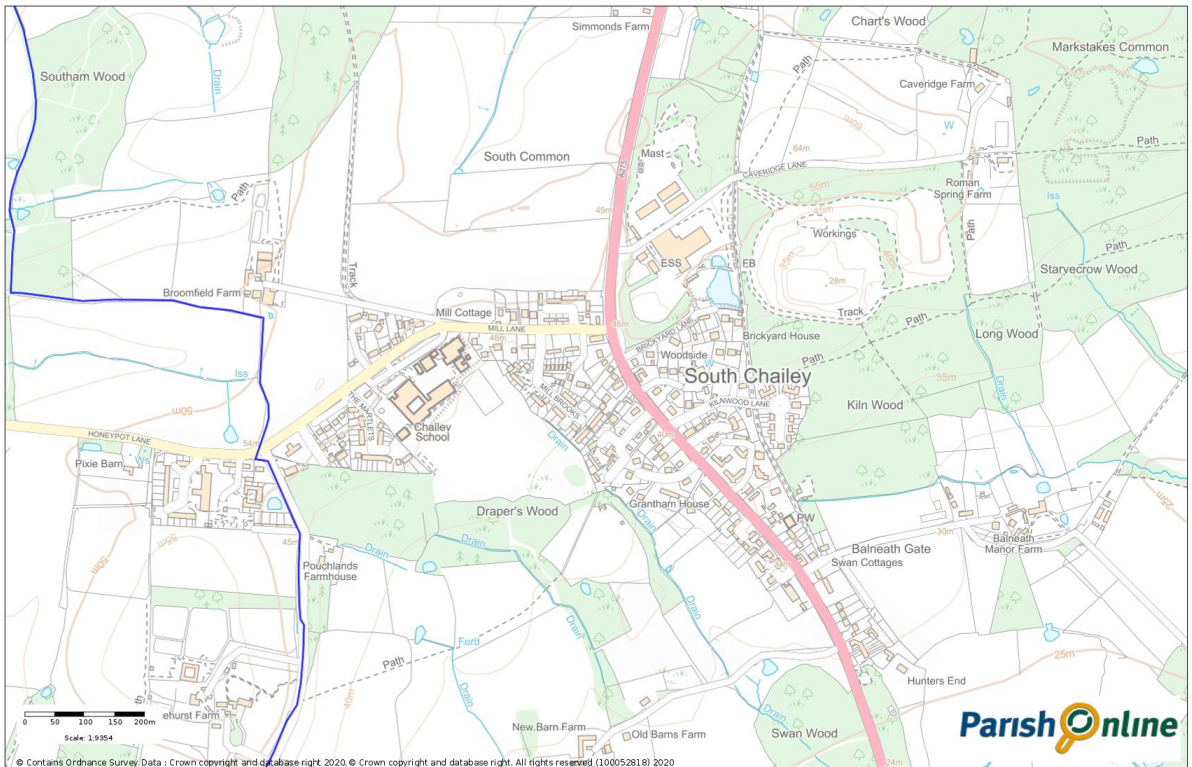


Figure 20: South Chailey

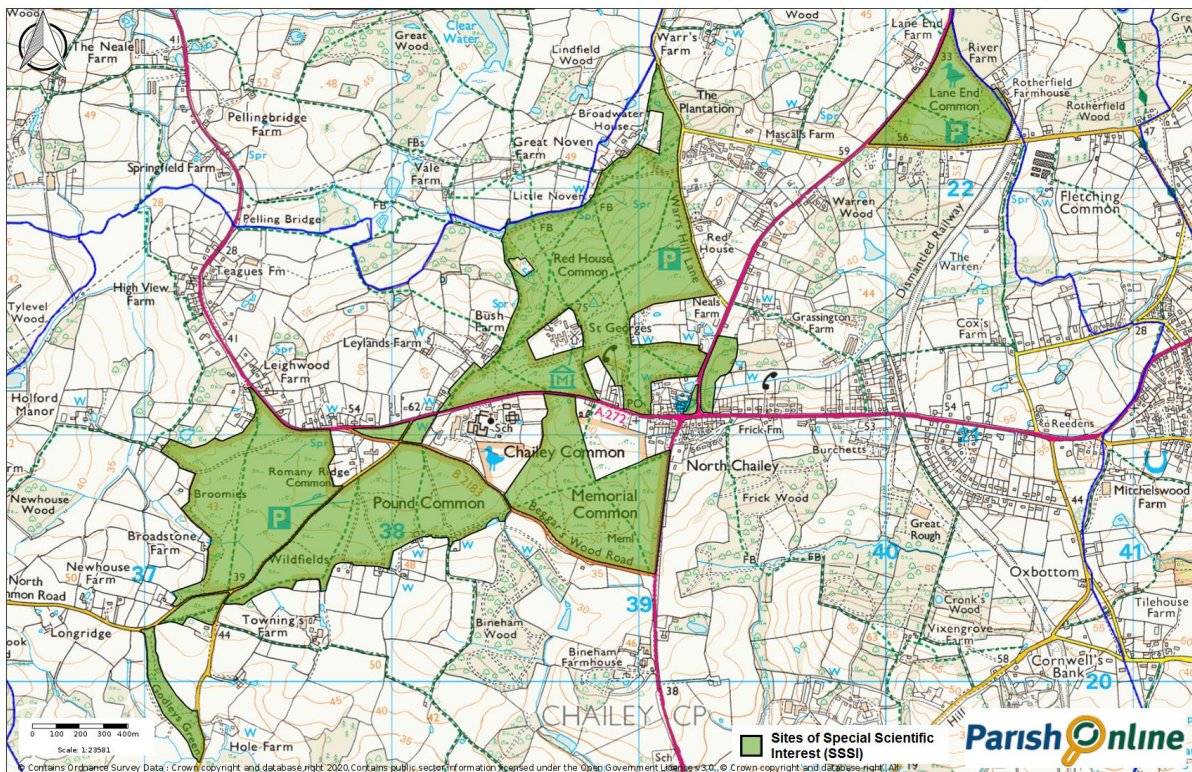


Figure 19: Chailey Common Sites of Special Scientific Interest

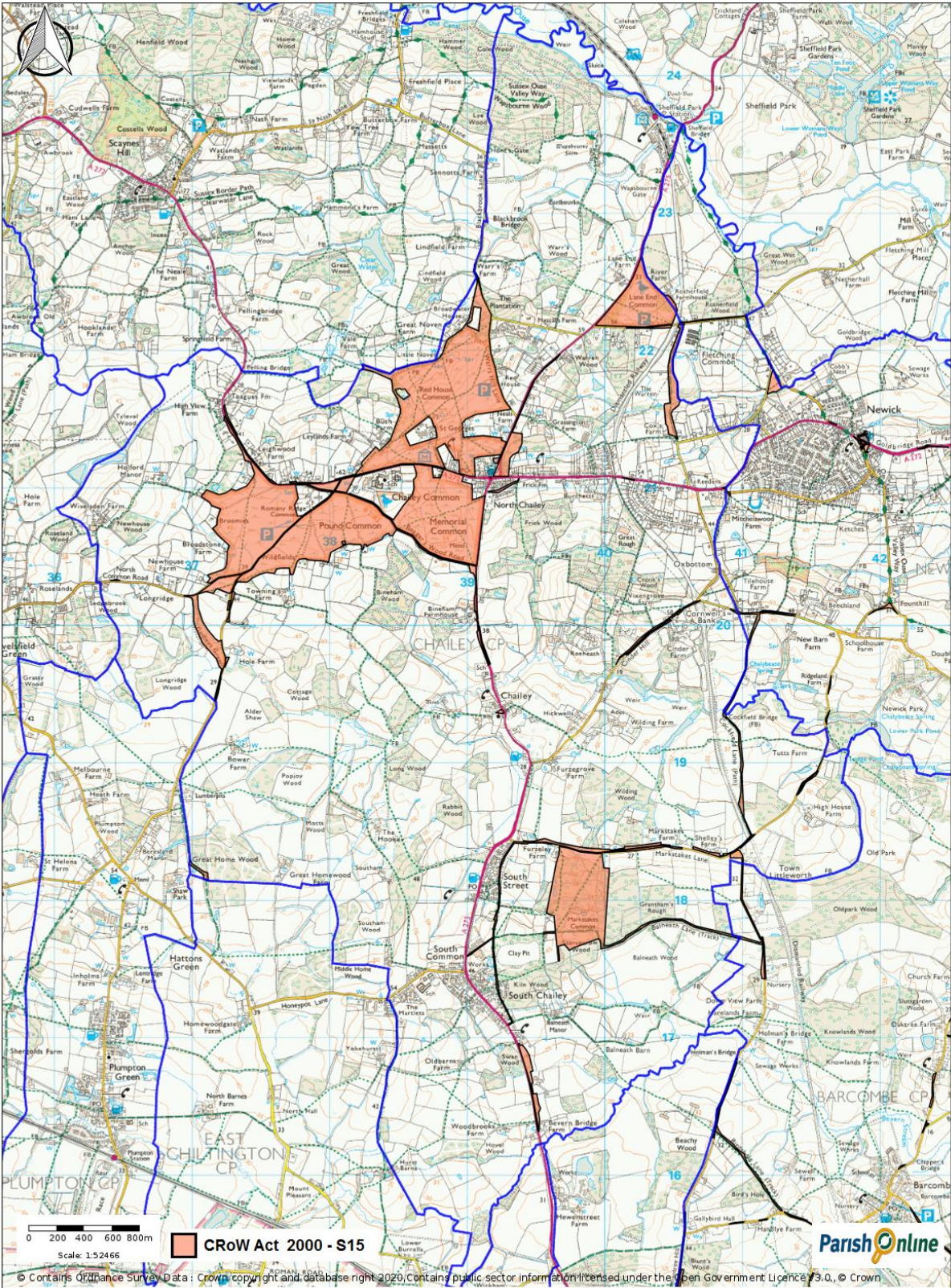


Figure 21: Common Land in Chailey, designated under the CRoW Act 2000

To the East of Chailey Green, the historic centre of the village extends westwards towards Cinder Hill and Cornwells Bank. This area features many of the most historic properties in the Parish including Ades, Roeheath, Tompsett's Charity, Cinder Farm and Markstakes Farm. Ades Lake on Cinder Hill was used as a fish pond for the Grange on the site which, in medieval times, was owned by Chertsey Priory – the eleven (until recently twelve) ancient and protected willow trees on the earth dam represented the apostles.

1.4.5 North Common

North Common is the traditional term for the Northern area of the village, which, unlike South Common, has retained significant common land collectively referred to as Chailey Common. The settled area of North Common is focussed on the junction of the A-272 and A-275, known after the pub as the King's Head crossroads. These major roads present a country landscape as they run into the junction and beyond – Chailey Common runs well beyond the fenced area on the West side of the A-272 towards Scaynes Hill. Northwards the land to either side is not included within a defined settlement, and development is sporadic in character. There are substantial gaps between the dwellings and little development in depth. It has for the last forty years been the policy to avoid an undesirable ribbon of housing which would erode the character of the countryside (viz. 2003 Lewes District Local Plan RES6). Eastwards development has focussed on the brownfield railway lands and on the minor lanes Hazeldene and Coldharbour, but Warren Cottages, for example, stand well back from the road, forming a small complex.

1.4.6 Chailey Common

Chailey Common was recorded in the Domesday Book of 1086 and was used over a long period of time for grazing livestock and cutting wood and bracken for fuel. The area belonged to the manor of Balneath, South Common, once part of the estates of St Pancras' Priory, Lewes. The manor was granted to Thomas Cromwell at the Dissolution in 1537, and then passed to Anne of Cleves and subsequently Sir William Goring, with whose descendants it remained until c.1900.

1.4.7 South Common

At the south, the boundary of the Parish is formed by a stream at Bevernbridge. The area of open land originally known as South Common lies to the north west of Mill Lane, but is no longer a public Common. However, Markstakes Common, to the east of South Street and south of Markstakes Lane, with Balneath Wood behind, still forms an important wildlife area. The main route through South Chailey is the A-275, originally linking London in the north to Lewes and the South Coast. Running uphill from south to north, it is characterised by a series of roads and closes running east to west off the main road, e.g. Mill Lane, Appledene, Hornbuckles and Whitegates Close. Mill Lane is the principal road running east to west and connects South Chailey with the Parish of East Chiltington. (see figure 19 and 39)

1.4.8 Chailey Green

Chailey Green is located within the countryside, 6.5 miles to the north of Lewes. Lewes Road, the A-275, runs through the Conservation Area on the eastern boundary of the Green. Several narrow dead-end lanes run around and off the Green and A-275. The road which we now know as the A-275 was uprated to become a turnpike in the late 18th century, and was re-routed to avoid passing through the grounds of Chailey Place. The area has a distinct identity because it is one of the few nucleated historic settlements within Chailey. Despite being within the open countryside, the conservation area has a pervading sense of enclosure, almost separateness, provided by the concentration of buildings that surround The Green. Nevertheless, the rural setting is an integral part of the character of the conservation area, with views across open fields possible in several locations. (figures 14, 22 and 23)



Figure 22: Chailey Green - the centre of the village



Figure 23: South West from Chailey Green

1.4.9 Rural industries in Chailey

Chailey has long been a centre for rural industry, particularly dominated by agriculture and brickmaking. Today there are many small businesses that operate within the Parish along with tourist destinations such as the Bluebell Railway, camp sites and holiday cottages, all of which have become a significant part of Chailey's economy.

1.4.10 Agriculture

Chailey still retains many of its small farms, many of whom were once attached to the large country estates such as Ades, the Hooke and Bineham. The Hooke still retains many of the working farms in the Parish including Bower Farm (dairy) and Townings Farm (beef and traditional breeds). Arable farming is also practiced in Chailey and in more recent years has become the principal form of agriculture in the parish. Some farms have diversified; for example Townings Farm which opened its Farm Shop in 2005 and now specialises in meat from traditional breeds, locally sourced products and its famous pumpkins.

1.4.11 Potteries & Brickworks

The heavy clay belt that runs through South Chailey led to a thriving pottery and brick industry from the 18th Century. Chailey Potteries was the most famous of these, founded by the Norman family in the 1740s and continuing in the same family until the 1950s, making terracotta pottery, bricks, tiles and the like. The industry continues today as a brickworks under Ibstock, who took over the site in 1996. They continue to make the traditional Chailey Stock brick used in many of the buildings in Chailey and throughout Sussex.

1.4.12 Small Businesses

The Bluebell Business Park in North Chailey is home to a number of small businesses which include joiners, tool suppliers and a microbrewery, among others.



Figure 24: South from St Peter's Church

1.4.13 Tourism

In more recent years, tourism has become a significant industry in Chailey, fuelled by significant tourist attractions such as the Bluebell Railway and Sheffield Park. Campsites, such as the Wowo Campsite, offer family camping facilities along with shepherds' huts and yurts, and several holiday lets are now in operation, some offering specialist facilities.

Chailey's Green Spaces & Historic Landmarks

1.4.14 Chailey Green

Chailey Green conservation area is located within the countryside, 6.5 miles to the north of Lewes and is one of the few nucleated historic settlements within Chailey. Despite being within the open countryside, the area has a pervading sense of enclosure provided by the concentration of buildings that surround The Green. Nevertheless, the rural setting is an integral part of its character, with views across open fields possible in several locations.

The Green lies along the A-275, which also includes "The Five Bells" public house, thought to be 16th Century. This building was historically one of a string of coaching inns along the route between London and Brighton.

1.4.15 Buildings in Chailey Green are mostly various historic residential dwellings. There are a number of larger detached houses, including Chailey Moat, Beards and Chailey Place, but it is the modest houses that are the most prevalent building type. Other, less numerous building types include vernacular farm buildings, St. Peter's Church, the Reading Room, the forge (now a house adjacent to Durrants) and the Chailey Church of England Primary School.

1.4.16 Several of the buildings in the conservation area are on the Council's local list or have been statutory listed as being of special architectural or historic interest. Of the statutory listed buildings, all are grade II listed with the exception of The Parish Church of St. Peter which is designated grade II*.

1.4.17 Some unlisted buildings have also been noted as making a positive contribution to the character and appearance of the conservation area. These buildings are various, but typically they represent examples of relatively unaltered historic buildings where their style, detailing and building materials provide the conservation area with architectural and/or historic interest. There is a presumption that such positive buildings will be protected from demolition and the Council will only grant consent for applications for alterations or extensions to these buildings where they preserve or enhance their character and appearance.

1.4.18 Houses are typically two storeys high, with a variety of roof forms including hipped, pitched, half-hipped and cat-slide, with dormers a rare intrusion into the front roof slopes. Brick chimneys also feature prominently on residential properties. All the houses have a limited palate of materials and architectural detailing. There are also several farm buildings, which have a vernacular appearance and are constructed of local materials.

1.4.19 The buildings of Chailey Green feature locally available materials, but also more unusual materials imported into the village from further afield. Red handmade clay bricks form the dominant elevational treatment in buildings such as Beards, The Lodge, Corner Cottage, Heasmans Cottages, Bosun (now painted), Durrants (although the front elevation is now mostly rendered), the Rectory (which is tile hung on the first floor) and a number of the farm buildings adjacent to Church Farm.

- 1.4.20 A notable type of brick within the conservation area is the vitrified header. This form of glazed brick has been used on several buildings, such as on the ground floor of Chailey Moat, Church Farm Cottage, Church House Cottage and The Lodge.

Commons

- 1.4.21 “North Common” is the traditional term for the Northern part of the parish, which, unlike South Common, has retained significant common land – Chailey Common. The Common comprises a series of four contiguous and individually named commons, with a fifth separated common (Lane End) to the North.

Chailey Common is one of the largest heathland commons in the South of England, covering 450 acres and was designated as a Local Nature Reserve in 1966. It was also made a Site of Special Scientific Interest (SSSI) for its heathland plants and diverse insect and bird communities.

- 1.4.22 Chailey Common was recorded in the Domesday Book of 1086 and was used over a long period of time by local people for cutting wood and bracken for fuel and grazing livestock. The decline of communal use has threatened the heathland by allowing bracken, birch and gorse to take over, smothering the heather and grass. Conserving lowland heathlands is important not just because they are rare but because they support many rare species of plants and wildlife. The heather and gorse provide a habitat for many birds, including the Stonechat, and butterflies such as the Silver Studded Blue. Many unusual plants like the Heath Spotted Orchid and Bog Asphodel depend on heathland soil. Chailey Common gives a great deal of enjoyment to walkers, riders and dog owners. The sense of open space, freedom and natural habitat make it a popular Nature Reserve for both young and old alike.

Ancient Woodlands

- 1.4.23 An extensive network of public rights of way extends throughout the parish, which also comprises several areas of ancient woodland. To celebrate the Millennium, the villagers of Chailey laid out the ‘Chailey Link Walk’ (see Figure 28), a way-marked circular walk linking the North and South parts of the village. The walk takes in contrasting habitats of farmland, heathland and ancient woodland with extensive views across Sussex and the Downs. (see figures 25 and 29)

Windmill

- 1.4.24 Near the centre of the St George’s conservation area, stands the Grade II Chailey Windmill, known as Founder’s Mill or Heritage Mill and originally built in 1830. The windmill is a highly visible landmark, which can be easily seen from immediately outside the conservation area and from points further away such as Ditchling Beacon. (see figures 3 and 32)

- 1.4.25 The smock mill was re-erected on the present site in 1864 and was restored in 1933 after damage by the great gale of 1928. The structure comprises an octagonal roundhouse of tarred brick with a platform above and is faced with weatherboarding above. It has a boat-shaped cap. The sweeps have no shutters but the fantail is intact. No machinery remains inside.

- 1.4.26 A windmill has stood at or near the present site for several hundred years. An early reference to a windmill is in a court roll for the Manor of Balneath dated 1590. It refers to a ‘*ventimolum voc[at] a wynde myll*’ held by Richard Houlden. A house associated with the windmill is referred to in documents as early as c.1670 in a List of Tenants of Balneath Manor: “*Tennants of the said mannor who pay unto the Lord of the said mannor uppon death the best beast as a herriott for every tenement copyhold Widdow Comber for a cottage and windmill in Chayley*”. Early Ordnance Survey maps show little more than a windmill and its associated Mill House and outbuildings.

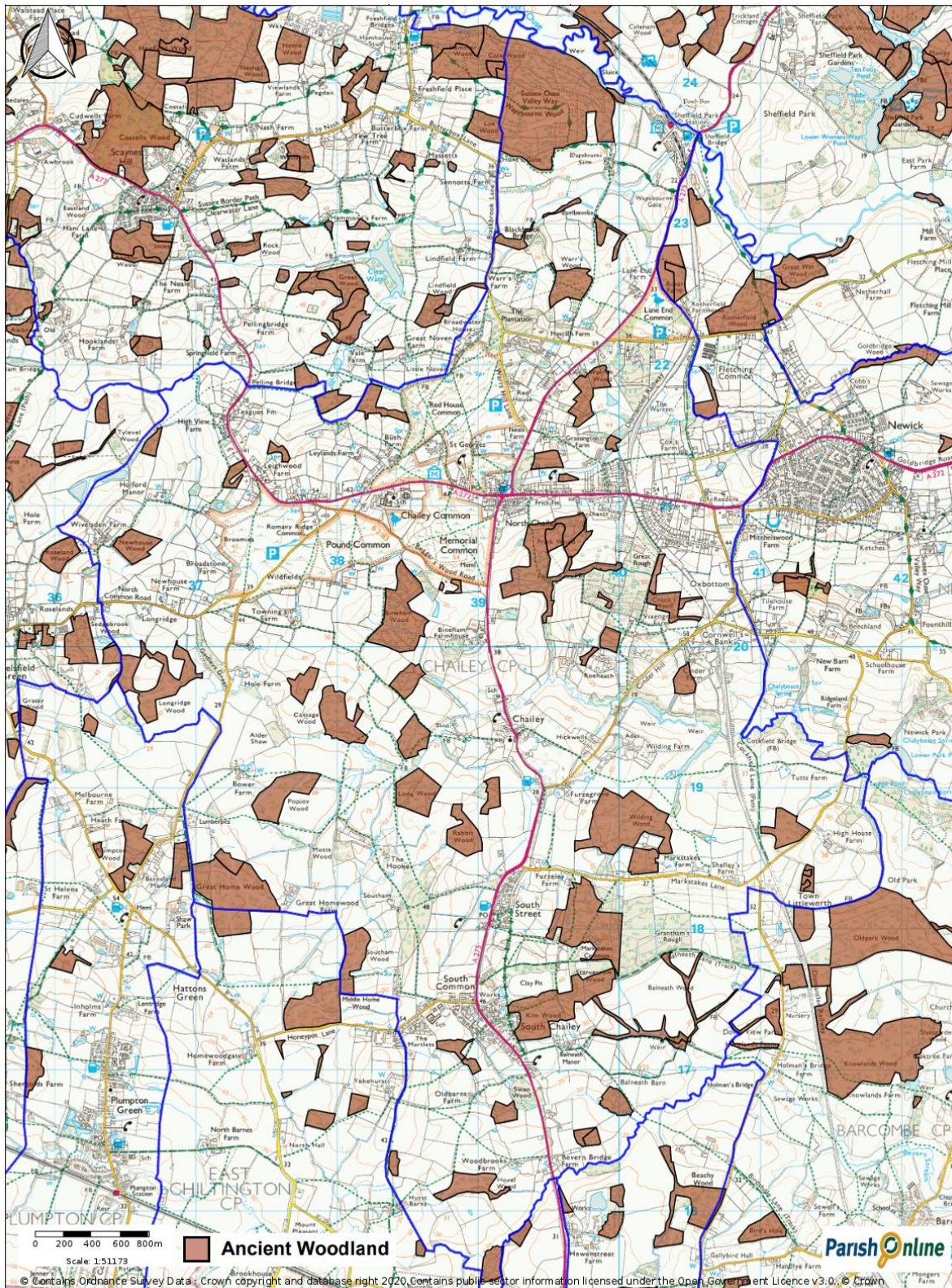


Figure 25: Distribution of Ancient Woodland in and around Chailey

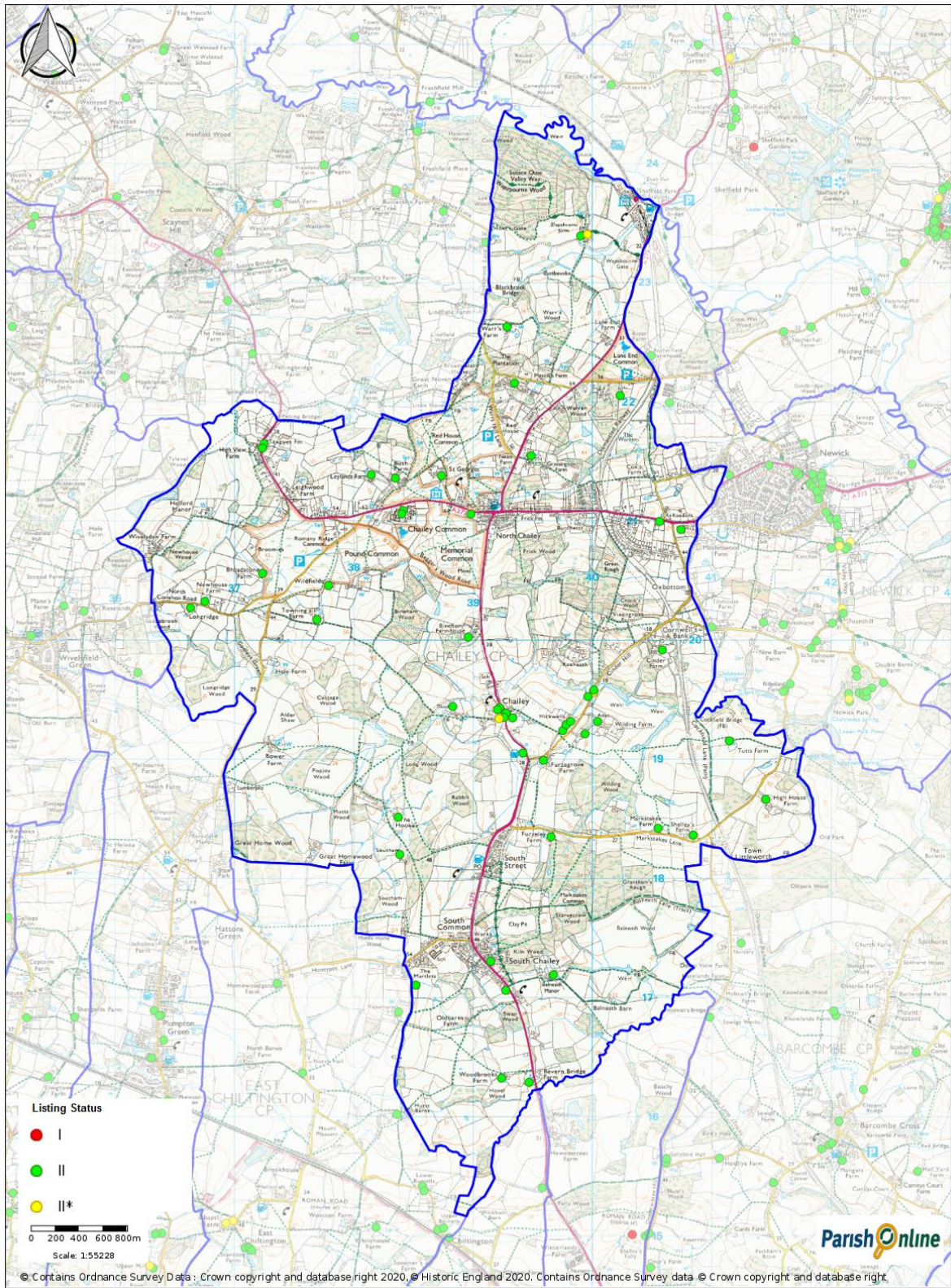


Figure 26: Distribution of Listed Buildings in Chailey

Historic Cottages & Country Manors

- 1.4.27 There are many historically significant buildings in Chailey, some of which are protected from demolition and inappropriate alteration by their designation as Listed Buildings, because of their architectural and/or historical importance and are graded II or II*. (see figure 26)
- 1.4.28 Balneath Manor, located in South Common, was once part of the estates of St Pancras' Priory, Lewes. The manor was granted to Thomas Cromwell at the Dissolution in 1537, and then passed to Anne of Cleves and subsequently Sir William Goring, with whose descendants it remained until c.1900.
- 1.4.29 Buildings in Chailey Green are mostly various historic residential dwellings. There are a number of larger detached houses, including Chailey Moat, Beards and Chailey Place but it is the modest houses that are the most prevalent building type. Other, less numerous building types in the conservation area include vernacular farm buildings, St. Peter's Church, the Five Bells public house, the Reading Room, the forge (now a house adjacent to Durrants) and the Chailey Church of England Primary School. Several of the buildings in the conservation area are on the Council's local list or have been statutory listed as being of special architectural or historic interest. Of the statutory listed buildings, all are grade II listed with the exception of The Parish Church of St. Peter which is designated grade II*.
- 1.4.30 Houses are typically two storeys high, with a variety of roof forms including hipped, pitched, half-hipped and cat-slide, with dormers a rare intrusion into the front roof slopes. Brick chimneys also feature prominently on residential properties. All the houses have a limited palate of materials and architectural detailing. There are also a number of farm buildings, which have a vernacular appearance and are constructed of local materials.
- 1.4.31 Several buildings are thought to date from the 17th Century, including Durrants and the Corner Cottage. Chailey Moat, Bosun and Beards too are from this period although they were given a classical makeover in the 18th Century. There are also a number of attractive Victorian properties, but since the late 19th century, the settlement has changed little, with only a few modern infill houses and agricultural buildings having intruded.
- 1.4.32 The conservation area provides a number of significant historic buildings, which together form a cohesive whole. St. Peter's Church on the southern side of the Green is the main focal point, although all the buildings that enclose the Green are notable. Perhaps most notable is the house called Beards, to the southern side of the Green, next door to St. Peter's, because of its distinctive Georgian character and its slightly raised location due to the gentle north-south slope in the topography.
- 1.4.33 Notable also is the Reading Room, which, while a small single storey building, which appears to have been altered significantly in its history, is a focal point because it sits prominently on The Green.
- 1.4.34 In the northern end of North Common may be found Wapsbourne Manor, one of our most distinguished farmhouses. Described by one author as *all rather grand* and built for an ironmaster in 1605, it not only boasts three storeys in the local brick but *has immense chimneybreasts from which rise two groups of three vertiginous diamond-plan stacks*. (see figure 2)
- 1.4.35 Although having the appearance of a quiet country lane, Cinder Hill and its northern extension Oxbottom Lane accommodate a variety of residential properties, some of historic importance,

being largely hidden from the Lane by hedging or being set back from the Lane and accessible via private driveways. Two very significant properties are the historic Ades Mansion and Roeheath, but other properties in the Lane, such as the cottages at Coppard's Bridge, Tompsett's Charity, White Lodge, Keepers, Hickwells and Cinder Farm are also historically important and attract listed status.

- 1.4.36 Ades House is grade II listed. The main central block of red brick is 18th Century and comprises three storeys, each including five windows, two stuccoed stringcourses, wooden cornice, brick parapet and intact glazing bars. The house also has a deep brick porch with fluted stone Doric columns up 5 steps with double doors of eight fielded panels. There are 19th century additions to the east and west.

St Peter's Church

- 1.4.37 The oldest standing building in Chailey is St. Peter's Church, part of which dates from the 13th Century. The building includes a chancel, a nave with south aisle and double north aisles, and a west tower with a broached shingled spire dating from the 13th century. The 14th century south aisle was restored in 1878-9, with one north aisle added in 1846, the other in 1878-9.

Community and Community facilities in Chailey

- 1.4.38 Chailey can be said to have a strong community. However, it is hindered by the dispersed geography of the parish and a lack of a defined village centre. 54% of respondents in the December 2015 'Shaping Chailey' questionnaire judged Chailey's community to be Fairly Strong, Strong or Very Strong. 34% judged it to be weak or worse. The spread-out nature of the village was cited as the major factor which worked against a stronger sense of community, despite the efforts of the churches, "Chailey News" and the Bonfire Society to foster a greater sense of community spirit.

North Chailey

- 1.4.39 Community facilities in North Chailey include the Sports ground attached to Chailey Common, which includes a football pitch and sports pavilion. Around the King's Head Crossroads there is the former King's Head public house (now converted to offices and flats), the 'Forget Me Not' tearooms and the Shell Petrol station with Londis convenience store. Eastwards along the A-272 there is North Chailey Dental Care. There is also St Helen's meeting room at the New Heritage housing estate.

Chailey Green

- 1.4.40 Community facilities around Chailey Green include the Parish Church of St Peter's, St Peter's Primary School, Roeheath recreation ground, The Five Bells public house and the Village Hall and Reading Room which can be used for meetings and events and also contains the Parish Office.

South Chailey

- 1.4.41 Community facilities in South Chailey include Chailey Secondary School, the Free Church, Chailey Surgery, South Chailey Stores and the Horns Lodge public house.

Community Groups

- 1.4.42 For a village of its size there are a significant number of communal activities, many characteristic of the caring attitudes which are a distinguishing feature of this community. One can identify a continuing concern for others in Chailey's community, starting with the small Thompsetts Charity (£40 left in 1769 to educate poor children in the Parish, and still awarding a modest

bursary) to the dominant Chailey Heritage (the village's largest employer, certainly if one includes the 300 volunteers) a beacon in the care and advancement of the severely disabled. The Grantham Trust was established with eight 'sheltered' flats for the elderly of Chailey and has grown to thirty (see Chailey through the Centuries, pp.36-38); Headway has an established care institution; and a new care institution is being built at Gradwell Park.

- 1.4.43 The community is expressed most forcefully through Chailey News. This journal is St Peter's parish magazine which is distributed monthly and free-of-charge to every household in Chailey village. It includes information on the activities of societies and of the Parish and District Councils and is founded on the Rector's address and Church information and activities. Chailey News is funded in part by advertisements, mainly for Chailey traders and organisations, and gives a real-life picture of village life. For example, the most recent society, Chailey Litterpickers, typifies such organisations – a citizen's initiative, it meets only to work (i.e. to pick litter along our roads and lanes). However, it brings together and inspires a wide group of residents and demonstrates pride in our terrain. Like so many societies in our community it combines civic concern with a direct interest in the village and its landscape, and includes the 'caring' aspect so typical of our village.
- 1.4.44 Chailey Chat has become a significant social media group on Facebook and allows residents to keep up to date with local news and events or ask for help and advice from other members of the community.
- 1.4.45 Chailey Bonfire Society was re-founded in 1966 and provides the village with an annual parade and firework display, which funds a Christmas dinner and entertainment for elderly residents. The Society also runs the St George's Day Village Fete. These are the most popular village events, attracting residents from all areas of the Parish.
- 1.4.46 Newick Colts FC helps bring the younger members of the community together and is actively run by volunteers from the Parish. Chailey Free Church run a monthly 'Messy Church' which include family activities and games and is attended by around 60 people. Other societies such as the Chailey Outings Group provide organised trips for the elderly residents in Chailey, something particularly important in a village with limited public transport.
- 1.4.47 Chailey Women's Institute and Chailey Horticultural Society are also well supported and hold a number of shows and community events throughout the year, which include the seasonal horticultural shows and special events such as the 'Great Chailey Bake Off'. Likewise Chailey Commons Society run a number of walks and workshops, making use of the nature reserve, and its diverse habitats and heritage, and the Friends of Chailey Windmill holds regular open days, attracting visitors from the village and further afield, in pursuance of its aim to preserve the iconic building.
- 1.4.48 The newest of the voluntary organisations that provide a service to the village is the Repair Café. Founded in August 2018, established and staffed by villagers, the Café provides a convenient and economical way to get a wide range of articles refurbished and repaired. Whilst waiting for their articles, customers are able to use the café and meet and interact with other villagers. Increasingly, the café is providing a new and vibrant focus for social interaction in spread out Chailey. (see figure 27)



Figure 27: Repair café

- 1.4.49 Chailey has two Churches: St Peter's Church on Chailey Green and Chailey Free Church in South Chailey. Both run community based events such as lunch clubs and cafés.
- 1.4.50 Unlike so many other villages, there is no central or communal space, where residents can meet one another as they go about their daily lives. This has in some cases resulted in loose neighbourhood networks, sometimes formalised into localised organisations such as the Cinder Hill Group, the former North Chailey Residents' Association and the New Heritage Residents Group.

Transport Facilities

- 1.4.51 Community and leisure activities in Chailey are highly dependent on the availability of motor transport, since the distances involved and lack of available footpaths and cycle tracks make this the key to accessing community activities and facilities. As examples, the Sports Ground is 4 kilometers from South Chailey, whilst New Heritage (a recent development of 70 houses in North Chailey) lies 4 kilometers from St Peter's Primary School (figure 15). Such distances between community facilities are in many cases beyond reasonable walking distance and footways either do not exist or do not connect to one another. There are also no cycleways along the busy A roads which bisect Chailey. This generally means that access to a car is essential to residents, not so much to travel outside the village but to make use of the facilities within it. A consequence of this situation is that elderly villagers find it almost impossible to continue living in the village once no one in the family is any longer able to drive. It is worth noting that, of the societies listed in the Annex, Chailey Youth Group is now defunct, at least one reason being that most young people (ages 8-15) can only come together if brought by car. Parental support is vital to the Chailey & Newick Colts Football Club to provide transport to the Sports Ground in North Chailey.
- 1.4.52 There are two bus routes that run through the parish and include the 121 (Lewes - Chailey – Newick) and the 31 (Uckfield – Newick – N. Chailey – Haywards Heath – Cuckfield) routes. Bus services are in decline however. Due to insufficient passengers use, there has been a withdrawal of hourly, evening and weekend services. If, as we maintain, our community is linked through societies which bring together not only residents but also members from other villages, and specifically Newick, our sister village, then this only emphasises how dependent our village, as at present, is on cars.

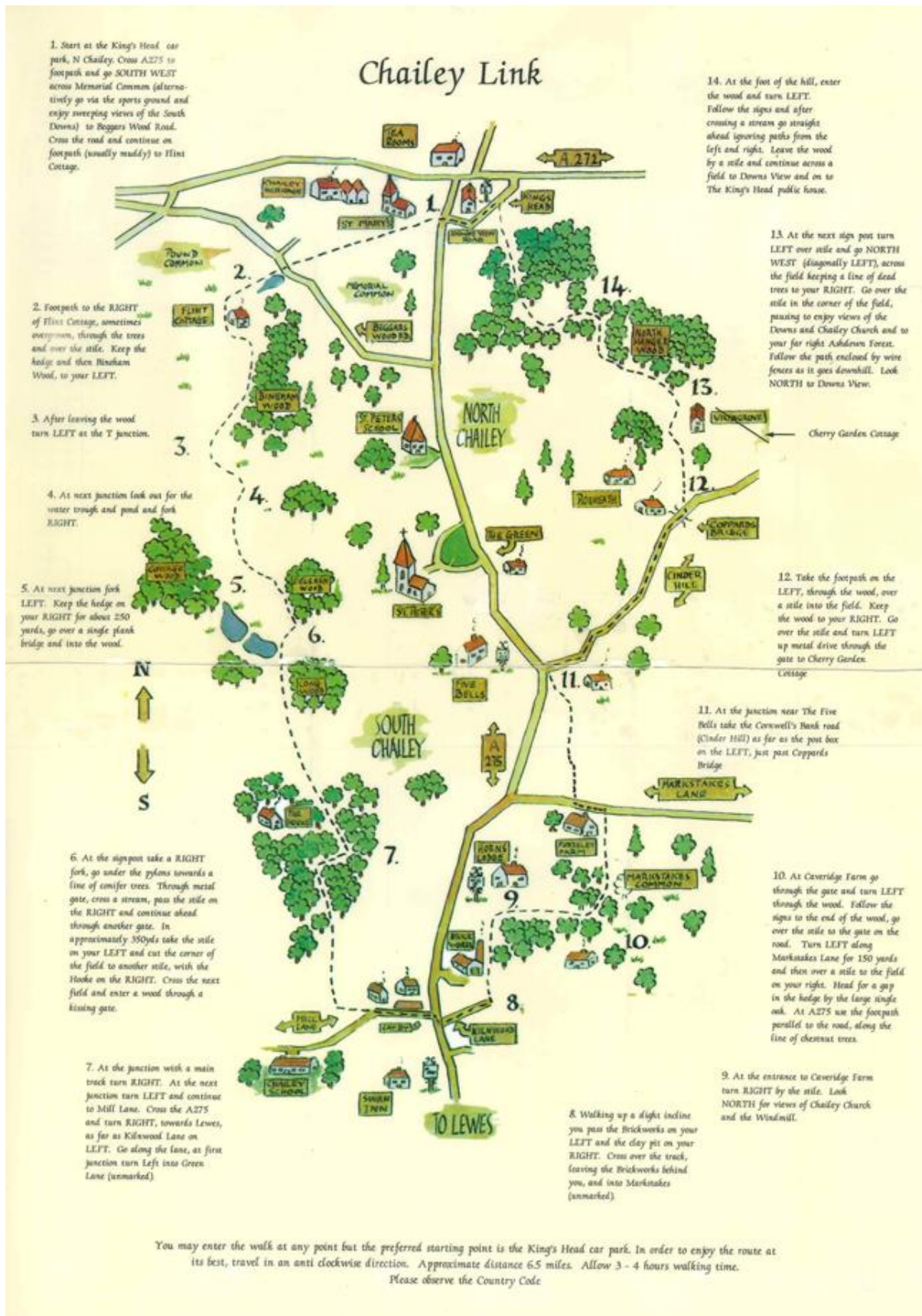
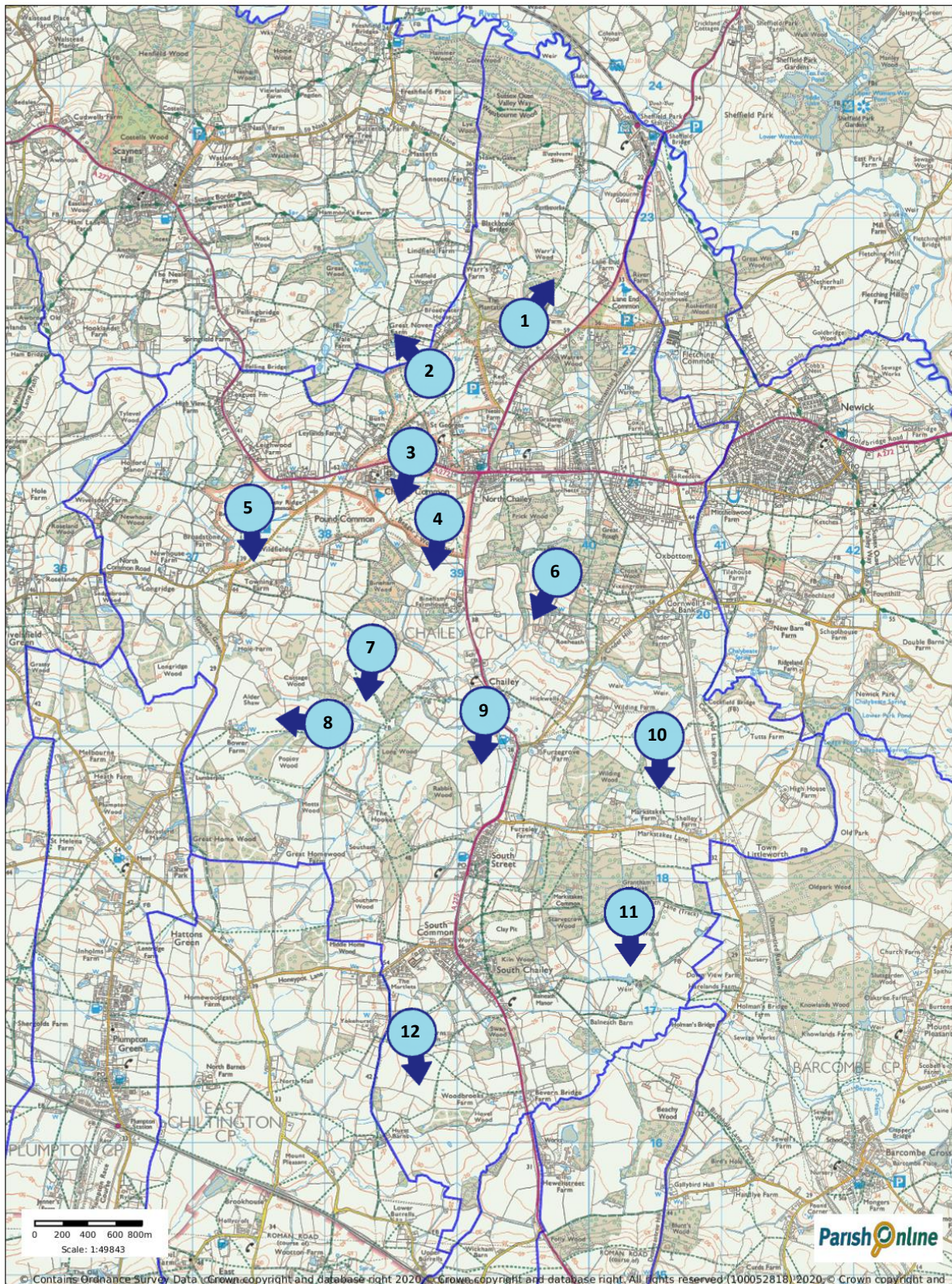


Figure 28: Chailey Link Walk



1. Northeast view from Banks Road across the Ouse Valley and towards Sheffield Park.
2. View north from Red House Common over Wealden woodland
3. View south from Chailey Windmill across Chailey Common and the South Downs.
4. View south from Memorial Common to the South Downs.
5. View south from Romany Ridge Common to the South Downs.
6. View south-west from the Chailey Link Walk overlooking Chailey Green and the South Downs in the distance.
7. View south from the Chailey Link Walk looking to the South Downs.
8. View to the west looking over Bower Farm and the site of the Second World War Advanced Landing Ground.
9. View south from St Peter's Church to the South Downs.
10. View over the South Downs, from fields to the south of Ades.
11. View south from Balneath Lane to the South Downs.
12. View south from the footpaths at Oldbarns Farm and the Chailey Parish boundary, looking to the South Downs.

Figure 29: Viewscapes across Chailey

1.4.53 Population

Chailey's population according to the 2011 Census was estimated at 3088 living in 1,168 households (2011 Census quoted on East Sussex in Figures website).

1.4.54 Heritage and Conservation

Since the late 1960s, Lewes District Council, as local planning authority (LPA), has been able to declare Conservation Areas to protect and enhance areas of particular character. The main purposes of such Areas is to prevent unauthorised demolition of significant non-listed buildings and to ensure that new development protects and enhances the area; less development can be carried out without planning permission and there are requirements to advertise planning applications. Conservation Areas are usually, but not exclusively, centred on a core of Listed Buildings, as is the case in Chailey, although the majority of listed buildings in the village are situated along or adjacent to Cinder Hill/Oxbottom Lane, which is not a conservation area.

1.4.55 Conservation Areas

Chailey currently includes two such Conservation Areas: Chailey Green and St.George's. Chailey Green Conservation Area is, understandably, centered on the historic core of Listed Buildings around St Peter's Church. Chailey Green was first designated as a Conservation Area in June 1976. Reference may also be made to the Conservation Area Appraisal document prepared by Lewes District Council in 2003. (see figures 31 and 32)

1.4.56 Historic Buildings

There are many historically significant buildings in Chailey, more than fifty of which are protected from demolition and inappropriate alteration by their designation as Listed Buildings, because of their architectural and/or historical importance and are graded II or II*. The historically significant buildings, including listed buildings, are identified in the Character Appraisal Document, and their locations are shown in Map 16 of Annex 1. (see figure 26)



Figure 30: Roeheath

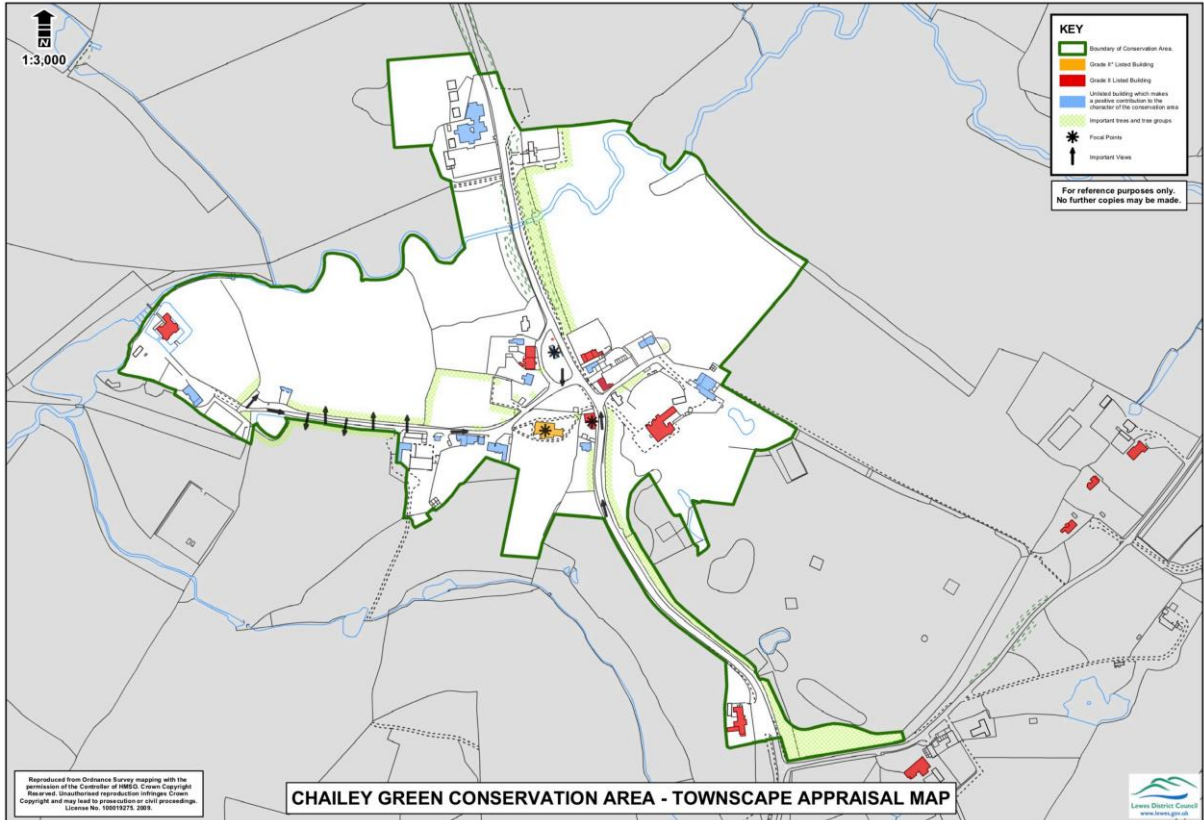


Figure 32: Chailey Green Conservation Area

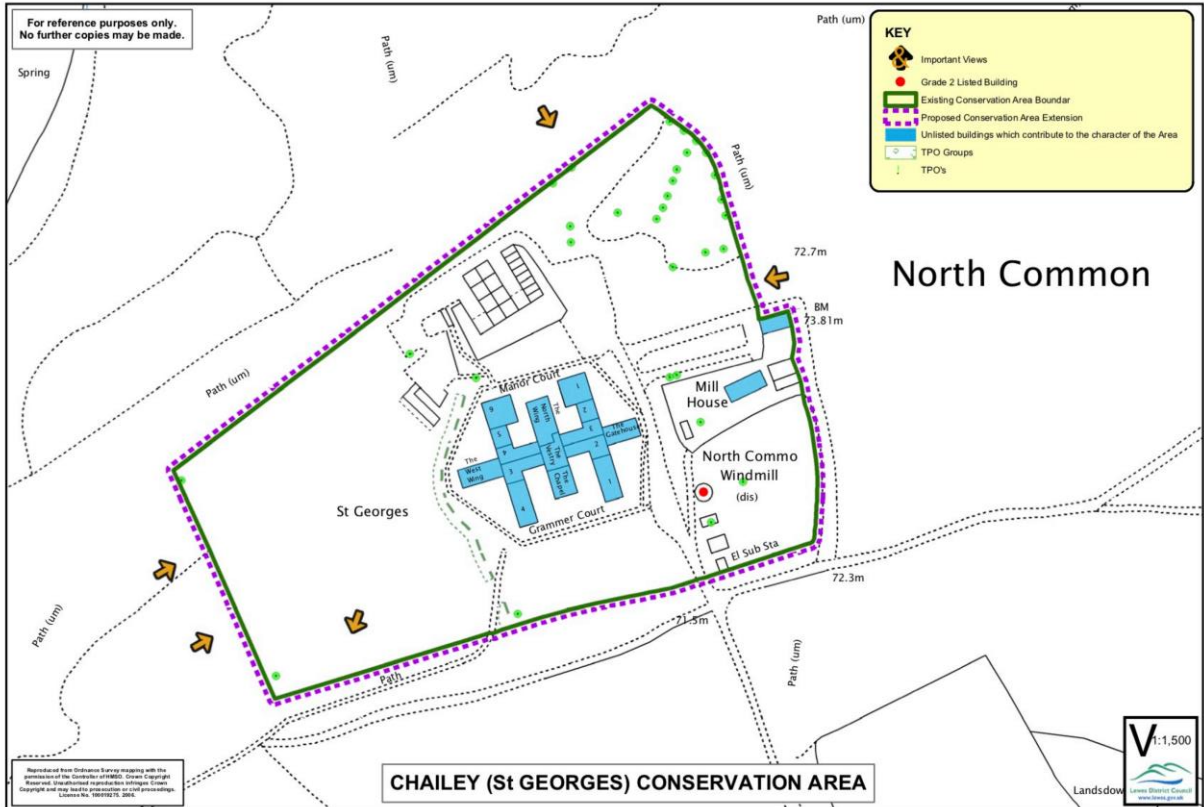


Figure 31: St George's Conservation Area

1.4.57 **Green Lane - Historic Inheritance from the Romans**

Green Lane, running from Markstakes Lane to Setford Fields and then over the entrance to Markstakes Common to Balneath Manor drive, is a remaining section of Roman road. It is possible that the Roman road also continued north and may survive as sections of the modern East Grinstead Road between St Peters Church and North Chailey Crossroads. Further South from Green Lane, lies 'Pigs Easter Bridge' thought to be a corruption of a much earlier placename, now unknown, and further attests to the fact that this is an ancient routeway. On Green Lane, nearby spring ponds are shown on the Ordnance Survey maps as Roman Springs. Part of this track, which is lined with mature oaks and broadleaf trees, forms part of the Chailey Link Walk, and is increasingly used by walkers, cyclists and horse riders. From the top of this hill, one can see the South Downs National Park from Jack and Jill to Black Cap, some two miles. Ashdown Forest is viewed some five miles to the north across a vista of paddocks, woodland ridges and specimen broad leafed trees.

1.4.58 **Past Building Design and Appearance**

Prior to the 1850s and the construction of the railways, the area of Sussex between Ashdown Forest and the South Downs (known as the low Weald) was rural and sparsely populated, with small villages, isolated houses and small-scale, locally-based industry. Many of the larger houses originated in the medieval period and, together with some more modest cottages, survive today and form the core of our Listed Buildings and Conservation Areas. Typically, these were timber framed, with local stock brick and clay tile roofs, but some more expensive buildings used local sandstones and Horsham stone roofs. Flint is also used. The roofs were characteristically steep, compared to modern construction. Nevertheless, notwithstanding its rural character, Chailey was comparatively well served by highways, with the modern A-275 and A-272 corridors closely following earlier routes, many hundreds of years old.

With the coming of the railways, more particularly the construction of the Lewes – East Grinstead line, in the early 1880s, development increased and new building techniques and materials were introduced. Initially, stock bricks were still predominant, but were now mass-produced, and some natural slates took the place of clay tiles. However, traditions of brick, flint, tile and timber weatherboarding and varied roof patterns were still followed.

Significant changes in the style and construction of buildings came with availability of cheap road transport following the Second World War. Mass-produced and fletton bricks came from the Midlands; concrete roof tiles became available in flat and pantile forms. Windows and doors were made in factories to standard patterns, rather than by local joiners; later, plastic and upvc replaced timber and metal in doors, windows and pipes. With a few exceptions, new developments and infill in Chailey from this time (say 1960 – 1980) have no obvious design theme, or link to the traditional designs and materials of the Low Weald. Examples can be seen in infill and ribbon (along roads) developments from this period, a particularly good example being in Lower Station Road where there is a marked contrast between the fine Edwardian houses and the modern replacements on the former railway land. However these tend to have the saving grace of being small-scale, with large gardens, mature landscaping and of varied design, largely by local builders.

The original core of Chailey was centred on St Peter's Church but two other areas have been created by ribbon development straggling along roads in South Chailey and North Common. The visual impact of such development has been a concern for many years and was the subject of legislation in the 1930s.

Within the countryside (and commercial areas) small brick and tile sheds have been replaced with much larger utilitarian buildings of sheet metal and fibre.

Turning back to residential developments, the provision of housing since the 1980s has been dominated by estates, blocks of housing of uniform design carried out by a single developer

and based on a design book which might cover the whole country; houses now familiar in Chailey might be just as familiar to residents of Truro or Doncaster.

1.4.59 **The Future of Building Design**

The written and verbal representations received pursuant to the initial consultation on the Neighbourhood Plan, showed that most respondents accepted the need for development and more housing in Chailey, but with the strong proviso that this should be of the right type and in the right places. For example, small developments, of appropriate design in keeping with the Village and not ribbon development. Smaller dwellings were clearly preferred.

The appearance of the Village and the visual impact of development is a major concern of residents and one which it is entirely appropriate for a Neighbourhood Plan to address. In his book “A vision of Britain” HRH The Prince of Wales asked what was wrong with “... people desiring surroundings which are familiar, traditional, well-trieed and beautiful”. He goes on to accept new development, but argues that it must be appropriate and that the community must be actively involved.

This philosophy is incorporated into national policy: the “National Planning Policy Framework states “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

The approach of the Neighbourhood Plan Task Group has been to take into account residents' comments, but, also, to make a study of a number of recent developments and to highlight the good and “less good” aspects of each (appraisals in appendices). The lessons learnt have been incorporated into the policies on design and appearance in the NP.



Figure 33: Cockfield Track, an ancient holloway to the east of Chailey

2.0 VISION & OBJECTIVES

2.1 Introduction

Through a combination of questionnaire surveys, public consultations, workshops, attendance of village events, email correspondence and meetings with local businesses, the Steering Group was able to collect the views of the parishioners on what they wished to see for the future of their village. This began with the Shaping Chailey questionnaire in December 2015 and led to two main village consultations in April 2016 and March 2017. For the villagers, the five most important aspects they wished the Neighbourhood Plan to address included housing, the environment of Chailey, Economy, Transport and the Community and its facilities.

- 2.1.2 The vision and objectives herein were presented to both the community and the Parish Council as a sound basis for proceeding with the NDP. There were various consultations events which informed the vision and objectives.

2.2 Vision

The vision of Chailey NDP seeks to capture the purpose and aspirations for the village. It therefore forms the basis on which the objectives and proposed policies are formulated.

The Vision is:

“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.”

2.3 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, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a measured but sustainable way. A number of objectives which seek to address the issues identified have been grouped into themes (which align to the survey sections and the three working groups). They will be used to develop the policies that form the basis of the Plan. Some objectives may appear in more than one section.

2.3.1 OBJECTIVES (not in priority order) under each theme are proposed as follows:

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 planning 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 strengthen and sustain 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.

3.0 POLICIES

3.1 Introduction

3.1.1 This section sets out the policies to support and deliver our vision and objectives for the Chailey Neighbourhood Development Plan. Each policy is numbered and set out in the format of coloured boxes. It is accompanied by a reference to its conformity with the National Planning Policy Framework (NPPF) and the Local Plan where relevant. The Local Plan context for this NDP is the Lewes Local Plan. There is also a reference to the relevant key evidence base documents which support the policy.

3.1.2 The policies should be read in conjunction with the evidence base documents. To aid identification, policies have been coded as indicated below.

Policy coding

Code	Policy Area
HO	Housing
EN	Environment and Landscape
COM	Community
TRA	Transport
ECO	Economy

List of Policies

The policies being proposed in the Plan are:

Housing

Policy HO1: Design

Policy HO2: Housing mix

Policy HO3: Building materials

Policy HO4: Building height

Policy HO5: Pedestrian connections

Policy HO6: Conservation areas

Policy HO7: Historic buildings

Policy HO8: Housing considerations

Environment and Landscape

Policy ENV1: Landscape

Policy ENV2: Wildlife protection

Policy ENV3: Countryside Protection and the village setting

Policy ENV4: Locally Listed buildings

Policy ENV5: Conservation of the environment, ecosystems and biodiversity

Policy ENV6: Protection of open views

Policy ENV7: Dark night skies

Policy ENV8: Chailey Common buffer zone

Community

Policy COM1: Community leisure / cultural facilities

Policy COM2: Assets of Community Value (Community Right to Bid)

Transport

Policy TRA1: Road Safety

Policy TRA2: Adequate and appropriate car parking

Economy

Policy ECO1: Retail provision

Policy ECO2: Communications Infrastructure

Policy ECO3: Employment retention

Policy ECO4: Sustainability

Policy ECO5: Encouraging employment and tourism

Housing Policies

The Vision Statement for the development of the village over the next fifteen years resulted from various methods of consultation with the community, particularly the responses to the “Shaping Chailey” Questionnaire, which was distributed to every household in the village. Overwhelmingly, residents want the village to retain its quiet, rural character and for any future housing development to conform to that rural character and comprise only small-scale developments in keeping with their surroundings rather than mega housing estates. The responses show that housing is a prime concern in the parish. Villagers’ views remain unchanged from those expressed in earlier surveys such as the initial Shaping Chailey Survey to the later surveys such as the Housing Needs Survey.

Although the Plan does not consider where such developments should be sited, (since such decisions are better left to the site allocation process of Local Plan Part2, which allows the views of the villagers, collectively and individually, to be taken into account), the Plan does consider the overall criteria which should govern the final selection of sites for future development and the type of dwellings to be built to satisfy current and future housing needs in Chailey.

Policy HO1: Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive sustainable design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements as described in the Chailey Parish Character Appraisal. Applications which show sensitivity to the location and have regard to the connections between people and places, or are appropriate to their location, or regard to existing density, scale, massing, landscape and biodiversity considerations will be supported. This does not preclude modern designs which will be supported where they are of high quality and make a contribution to their setting.

Conformity list of references:

- NPPF: Paras 124 -126
- LDC: JCS Core Policy 2 (for residential developments), Core Policy 10, Core Policy 11 and Lewes Local Plan Part 2 (hereafter referred to as LPP2) Policies DM25 and DM33
- NDP objective: 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.

Key Evidence base reference: Character Appraisal report

Policy HO2: Housing mix

Housing developments within the Development boundary of Chailey will be supported where they include a range of house types, including a mix of one, two and three bedroom starter homes and sheltered and smaller units of two and three bedrooms for the elderly which should be 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.

Conformity list of references:

- NPPF: Para 61
- LDC: Likely to be JCS Core Policy 2, Core Policy 11 and Core Policy 12 and LPP2 Policy DM25
- NDP objective: **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.

Key Evidence base reference:

- Housing Needs Survey

Policy HO3: Building materials

New residential buildings should use locally appropriate, external building materials, which reflect the existing rural character of buildings in the locality.

Conformity list of references:

- NPPF: Paras 126 and 127
- LDC: JCS Core Policy 11 and LPP2 Policy DM25
- NDP objective: 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.

Key Evidence base reference: Character Appraisal report, Design Report (D. Matthews)

Policy HO4: Building height

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.

Conformity list of references:

- NPPF: Paras 126 and 127
- LDC: JCS Core Policy 2 (for residential developments), Core Policy 11 and LPP2 Policies DM5, DM25, DM 28 and DM29
- NDP objective: 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.

Key Evidence base reference: Character Appraisal report, Design Report (D. Matthews)

Policy HO5: 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.

Conformity list of references:

- NPPF: Paras 84, 91, 104 and 110
- LDC: JCS Core Policy 2, Core Policy 8, Core Policy 9, Core Policy 11, Core Policy 13 and LPP2 Policy DM35

- NDP objective: A-275Objective 8: To strengthen and sustain community, recreational, tourism and transport infrastructure in Chailey.

Key Evidence base reference: Shaping Chailey Questionnaire, Housing Needs Questionnaire

Policy HO6: Conservation areas

Within 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 on land adjacent to the Conservation Areas or which affect views from and into the Conservation Areas will not be supported if it detracts or adversely impact the special character of the conservation areas. Development proposals and extensions and alterations to existing buildings and structures within the Conservation Area 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.

Conformity list of references:

- NPPF: Paras 185 and 186
- LDC: JCS Core Policy 10, Core Policy 11 and LPP2 Policy DM25 and DM33
- NDP objective: Objective 6: To protect and enhance the historic environment and cultural heritage of the Parish.

Key Evidence base reference: Character Appraisal, Design Report

Policy HO7: Historic buildings

Proposals that have an unacceptable impact on the significance of listed buildings or their setting will not be supported. Conversion of heritage assets, 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.

Conformity list of references:

- NPPF: Paras 184 and 189
- LDC: JCS Core Policy 10, Core Policy 11 and LPP2 Policies DM4, DM25, DM28 and DM33
- NDP objective: Objective 6: To protect and enhance the historic environment and cultural heritage of the Parish.

Key Evidence base reference: Historic environment report, Character appraisal

Policy HO8: Housing considerations

New development for affordable housing will be supported if based on proven local need. 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).

Conformity list of references:

- NPPF: Paras 62 and 63
- LDC: JCS Core Policy 1, Core Policy 2 and LPP2 Policies DM2 and DM7
- NDP objective: Objective 2: To promote new residential development if within the revised planning boundaries shown in the Plan and other allocated sites identified by Lewes District Council in the Local Plan.

Key Evidence base reference: Historic environment report, Character appraisal, Housing Needs Survey, Shaping Chailey Questionnaire, Local connection eligibility for affordable housing criteria as required by Lewes & Eastbourne



Figure 35: Part of recent King's Head development - a mix of small flats and 2-3 bedroom apartments in the Sussex Barn style

Environment and Landscape Policies

Consultation with villagers revealed that the best perceived features of Chailey are its rural setting and environment, particularly the Common, and the overall beauty of the surrounding countryside, especially the South Downs. Villagers wish these highly valued features to continue and for the village to continue positively to complement and support its rural hinterland.

Policy ENV1: Landscape

New development will be supported which incorporates landscape proposals which will

- Sympathetically integrate the development with its surroundings
- Provide a landscape setting for the proposed building(s)
- Create a high-quality environment.

Conformity list of references:

- NPPF: Para 170
- LDC: JCS Core Policy 10, Core Policy 11 and LPP2 Policy DM25
- NDP objective: Objective 5: To enhance and protect the countryside setting of the main residential centres of the Parish.

Key Evidence base reference: Historic environment report, Character appraisal

Policy ENV2: Wildlife protection

Development proposals should be designed to retain trees or hedgerows of good arboricultural or amenity value, wherever possible, and proposals that damage or result in their loss will not be supported unless the benefits of the proposed development outweigh the amenity or arboricultural value of the trees and / or hedgerows. In addition, proposals will be expected to enhance the wildlife opportunities on the site by retaining or providing wild life corridors and stepping stones such as hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads.

Conformity list of references:

- NPPF: Para 174
- LDC: JCS Core Policy 10 and LPP2 Policies DM14 and DM24
- NDP objective: Objective 4: To enhance and protect the natural beauty and biodiversity of the Parish, including the vicinity of Chailey Common.

Key Evidence base reference: Historic environment report, Character appraisal, East Sussex Landscape Assessment

Policy ENV3: Countryside Protection and the village setting

Development will be supported which protects the landscape character of the countryside outside of the planning boundary and, where relevant, the setting of the villages within that countryside

Conformity list of references:

- NPPF: Paras 79 and 170
- LDC: JCS Core Policy 8, Policy 10, Core Policy 12, Core Policy 13 and LPP2 Policies DM24 and DM25.

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

Key Evidence base reference: Historic environment report, Character appraisal, County Council's Local Flood Risk Management Strategy
<https://www.eastsussex.gov.uk/environment/flooding/localfloodriskmanagementstrategy/>

Policy ENV4: Locally Listed Buildings

Proposals for development that affect any non-designated heritage asset will be assessed having regard to the scale of any harm or loss to the significance of the affected heritage asset.

Conformity list of references:

- NPPF: Paras 184,185,205
- LDC: JCS Core Policy 11 and LPP2 Policy DM25 and DM33
- NDP objective: Objective 6: To protect and enhance the historic environment and cultural heritage of the Parish.

Key Evidence base reference: Historic environment study, Character Appraisal, Archaeology Report

Policy ENV5: Conservation of the environment, ecosystems and biodiversity

Development will be expected to protect and 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.

All development should consider the existing nature conservation resource of the site, identify significant impacts and assess the need for avoidance, mitigation, compensation and new benefits for biodiversity, including the potential to create and/or strengthen connectivity between existing habitats.

Conformity list of references:

- NPPF: Para 174
- LDC: JCS Core Policy 10 and Core Policy 12 and LPP2 Policies DM20, DM22 and DM24
- NDP objective: Objective 4: To enhance and protect the natural beauty and biodiversity of the Parish, including the vicinity of Chailey Common.

Key Evidence base reference: Historic environment report, Character appraisal

Policy ENV6: Protection of open views

All development should 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.

Conformity list of references:

- NPPF: Para 170
- LDC: JCS Core Policy 10, Core Policy 11 and LPP2 Policy DM24, DM25 and DM33
 NDP objective: **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

Key Evidence base reference: Character appraisal

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.

Conformity list of references:

- NPPF: Para 180
- LDC:
- NDP objective: **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.

Key Evidence base reference

- Character appraisal, Dark Skies Report



Figure 36: Farmland to the North across the Ouse Valley and on to the Ashdown Forest

Community Policies

A constant theme in Surveys conducted over the last fifteen years has been comment on the lack of community spirit in Chailey. Our most recent Survey, Shaping Chailey [Summer 2015] recorded: 54% of respondents judged the Sense of Community in Chailey to be Fairly Strong or better (Strong or Very Strong). 34% judged it to be weak or worse. Geography, the spread-out nature of the village was cited as the major factor which worked against a stronger sense of community, despite the efforts of the churches, “Chailey News” and the Bonfire Society to foster a greater sense of community spirit. (figure 37)

The disadvantages of living in Chailey are perceived to be its totally inadequate job opportunities, its very poor public transport services and its poor leisure facilities and shops. Weak community spirit, which is exacerbated by the extremely dispersed location of the village and the absence of a recognisable village hub, was another negative factor.

Our Plan defines Chailey as a dispersed settlement - a large rural area with no one centre (a landscape of isolated farms and agricultural buildings among woodland and open country, and as such, typical of East Sussex). A ‘task force’ invited to comment on the Positives and Negatives about Chailey’s Community produced an exhaustive list of these aspects (see appendix of Task Group Workshop minutes) with a summary suggestion that Chailey needs a central space/building combining shopping, a pub, a meeting hall and a playing field so that people from different ‘hamlets’ in the village can interact.

Policy COM1: 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 be supported if they comply with other policies in this Neighbourhood Plan. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community and cultural facilities.

Conformity list of references:

- NPPF: Para 92
- LDC: JCS Core Policy 5, Core Policy 7 and LPP2 Policies DM23 and DM25
- NDP objective: Objective 10: To ensure that Chailey’s community spirit and its facilities are preserved and enhanced.

Key Evidence base reference: Shaping Chailey Questionnaire, Community consultation i.e. Task Group Workshops and St George’s Day Fete public engagement.

Policy COM2: 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 unless it is demonstrated that the local community has not been able to acquire the building or the building is no longer on the Register of Assets of Community Value.

Conformity list of references:

- NPPF: Paras 184 -202
- LDC: JCS Core Policy 5 and Core Policy 7
- NDP objective: Objective 10: To ensure that Chailey’s community spirit and its facilities are preserved and enhanced.

Key Evidence base reference: Survey, The Assets of Community Value (England) Regulations 2012



Figure 37: Annual Chailey Bonfire Celebration

Transport Policies

Public transport was highlighted as a particular concern in the surveys and public consultation carried out for the Neighbourhood Plan. The lack of footpaths means that most of the population are dependant either on cars or the use of bus services to move within or outside the Parish. Once there is no one in a household fit enough to drive, it becomes extremely difficult, if not impossible, to continue to live an independent and fulfilling life in Chailey. This explains the Parish’s skewed population statistics. The 2011 Census shows that only 15.4% of the population of Chailey were aged 65 or over: the comparable figure for Lewes District as a whole was 22.7%. By comparison, 19.4% of Chailey’s population were aged under 15: the figure for Lewes District was 16.2%.

Policy TRA1: Road Safety

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 any identified significant impacts on road safety and the environment.

Conformity list of references:

- NPPF: Para 102
- LDC: JCS Core Policy 2, Core Policy 9, Core Policy 11 and Core Policy 13
- NDP objective: Objective 8: To strengthen and sustain community, recreational, tourism and transport infrastructure in Chailey.

Key Evidence base reference: Shaping Chailey Questionnaire, Housing Needs Survey, Public engagement events including Task Group Workshops and St George’s Day Fete.

Policy TRA2: Adequate and appropriate car parking

All development will generally be expected to provide adequate and appropriate off street car parking in accordance with ESCC guidance.

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

Conformity list of references:

- NPPF: Paras 105
- LDC: Likely to be JCS Core Policy 2, Core Policy 11, Core Policy 13 and LPP2 Policy DM25.
- NDP objective: Objective 8: To strengthen and sustain community, recreational, tourism and transport infrastructure in Chailey.

Key Evidence base reference: Shaping Chailey Questionnaire



Figure 38: A272 near King’s Head Cross roads. Here houses lie well back from the main A272 highway through the Northern part of the village

Economy Policies

Policy ECO1: Retail provision

The provision of any new or additional retail floor-space will be supported. Where planning permission is required, the conversion of retail units to residential use will be resisted, unless it is shown that there is no market interest in retaining its commercial use. Retail or business proposals introduced into Conservation Areas will be expected to incorporate a shopfront, lighting and/or external signage in a way that protects the character of the locality. Where the proposal reintroduces a retail use into a building which already has a historic shopfront, the presumption will be that the shopfront will be retained and if necessary restored.

Conformity list of references:

- NPPF: Para 83
- LDC: JCS Core Policy 5, Core Policy 6, Core Policy 11, Core Policy 13 and LPP2 Policy DM25 and DM33
- NDP objective: Objective 10: To ensure that Chailey's community spirit and its facilities are preserved and enhanced.

Key Evidence base reference: The Government's policy paper "The Digital Communication Infrastructure Strategy March 2015", Shaping Chailey Survey, Character Appraisal, Task Group Workshops and public consultation.

Policy ECO2: Communications Infrastructure

Applications for all new buildings should 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.

Conformity list of references:

- NPPF: Para 112
- LDC: JCS Core Policy 7 and LPP2 Policy DM25 and DM32
- NDP objective: A-275 Objective 8: To strengthen and sustain community, recreational, tourism and transport infrastructure in Chailey.

Key Evidence base reference: Shaping Chailey Survey, Character Appraisal, Task Group Workshops and public consultation.

Policy ECO3: Employment retention

Proposals for the use of land or buildings on sites of existing employment uses other than employment purposes will only be supported when:

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.

Conformity list of references:

- NPPF: Para 83
- LDC: JCS Core Policy 4, Core Policy 11 and LPP2 Policy DM4, DM10, DM11 and DM19
- NDP objective: Objective 9: To facilitate employment opportunities and tourism in the Village and increase these where possible.

Key Evidence base reference: Parish analysis, meetings with local businesses, Shaping Chailey Questionnaire, Housing Needs Survey.

Policy ECO4: 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.

Conformity list of references:

- NPPF: Para 92
- LDC: JCS Core Policy 7, Core Policy 12, Core Policy 14 and LPP2 Policy DM24 and DM25
- NDP objective: A-275Objective 8: To strengthen and sustain community, recreational, tourism and transport infrastructure in Chailey.

Key Evidence base reference: Parish analysis, meetings with local businesses, Shaping Chailey Questionnaire

Policy ECO5: 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 subject to compliance with the requirements of Policy ECO4.

Conformity list of references:

- NPPF: para 80
- LDC: JCS Core Policy 4, Core Policy 7, Core Policy 10, Core Policy 11, Core policy 12 and LPP2 Policies, DM23, DM24 and DM25
- NDP objective: Objective 9: To facilitate employment opportunities and tourism in the Village and increase these where possible.

Key Evidence base reference: Parish analysis, meetings with local businesses, Shaping Chailey Questionnaire



Figure 39: Mill Lane, South Common, showing Chailey Secondary School and the Brick Works beyond

3.2 Non statutory community aspirations

The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important but which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues will be picked up and dealt with by the Parish Councils via a Community Action Plan(s).

Where the need is identified, it is hoped that the Community Infrastructure Levy from new development can be used to create and improve green infrastructure, foot paths and 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.

We will support highways or other transport improvements which facilitate connectivity for pedestrians and cyclists through and between all parts of the village, and the linkages between other settlements. It is hoped that all new housing developments will show how safe pedestrian/cycle access can be ensured to connect with existing, or proposed, wider footpath networks, so 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 A-275 and Mill Lane will be supported.

The projects are listed below:

- Footpath linking north and south Chailey
- Reducing traffic speed limits
- Improved bus services
- Facilities for young people
- Improved Broadband Speeds
- Community transport: The Neighbourhood Plan will, where appropriate, promote the provision of new community transport and/or improve and maintain a good bus service
- Facilities to support and encourage home working through ultra-fast telecommunication provision: we will seek the expansion of communication networks and ultra-fast broadband along with improvements to connectivity
- Support any enhancement to the transport infrastructure that would improve connections with local towns and villages
- Support for a pedestrian path on the A-275, south from the A-272, to the Primary School
- Promote Assets of Community Value
- Promote a local listing survey to identify non-designated buildings that developers/planners should be aware of e.g. the ruins of Chailey windmill (see figure 39 above)



Figure 40: View over Romany Ridge Common, part of the Chailey Common Nature Reserve and popular for walkers and dog walkers in Chailey and from outside the parish

4.0 DELIVERY

4.1 Implementation, Monitoring & Review

- 4.1.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like.
- 4.1.2 The Neighbourhood Plan, if approved in the referendum, will become part of the development plan for Lewes District. Its policies will therefore carry the full weight of the policies in the development plan and, in Chailey, they will have precedence over the non-strategic policies of Lewes's Local Plan unless material considerations indicate otherwise. Applications will then be determined by LDC using the policies contained in the final 'made' Plan.
- 4.1.3 The Plan will be monitored by the Parish Council on an annual basis, using the planning data collected by Lewes District Council and any other data collected and reported at a parish level relevant to the plan. The Parish Council will be particularly concerned to judge whether its policies are being effectively applied in the planning decision process.
- 4.1.4 The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important but which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues will be picked up and dealt with by the Parish Councils via a Community Action Plan(s).
- 4.1.5 The Parish Council proposes to complete a formal review of the Plan at least once every five years or earlier if necessary to reflect changes in the Local Plans or the NPPF (National Planning Policy Framework) and other local factors relevant to the Plan.

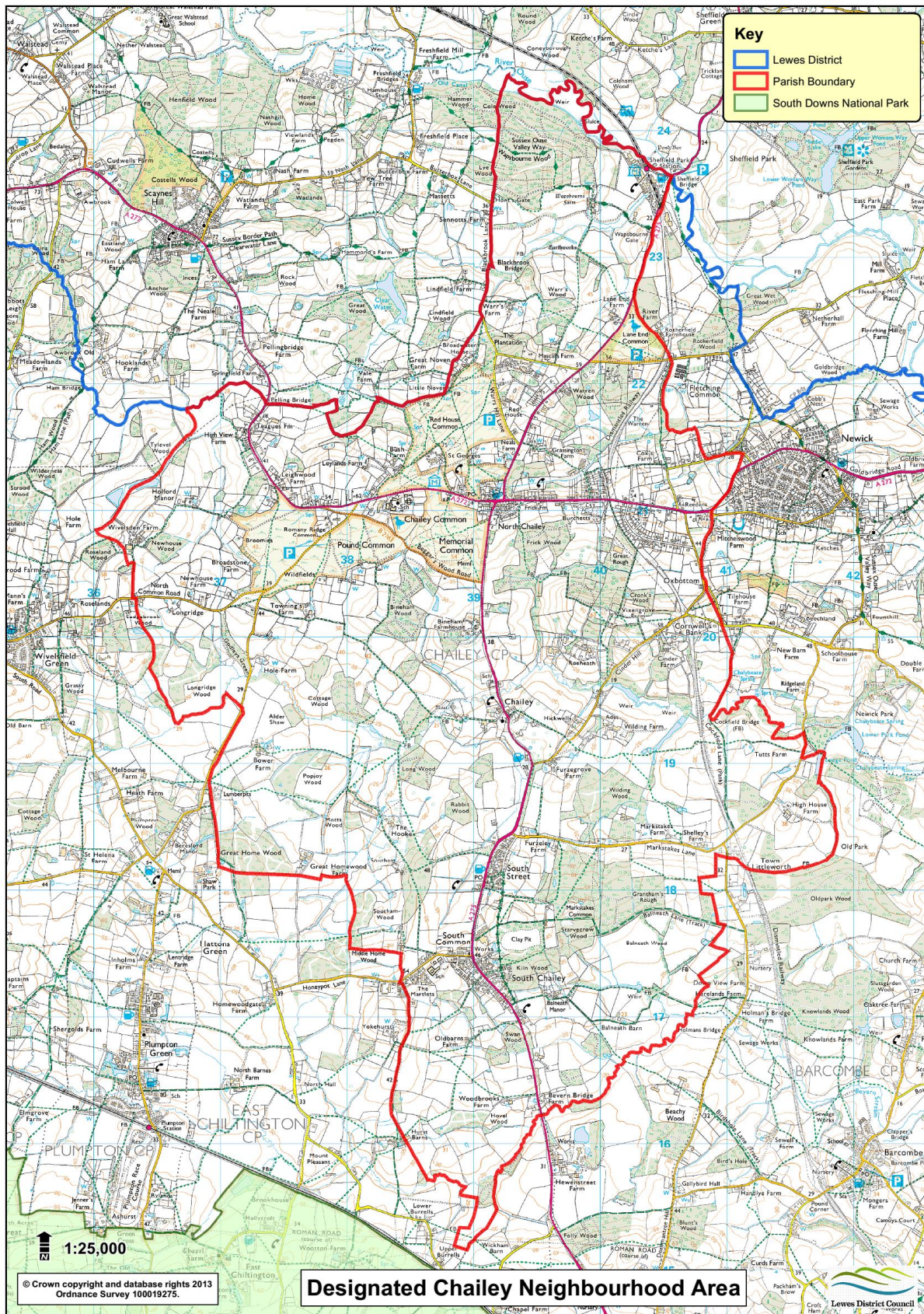
5.0 APPENDICES

5.1 Appendix A Glossary of Terms

Community plan	Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.
Community right to build	The community right-to-build process is instigated by a 'community organisation' where the community decides to bring forward specific development proposals for the benefit of the community. This might include community facilities and affordable housing.
Core strategy	A plan setting out the spatial vision and strategic objectives of the planning framework for an area.
Habitats Regulation Assessment	This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.
Local Planning Authority	A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom
Localism Act	The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation. <ul style="list-style-type: none"> •Community rights •Neighbourhood planning •Housing •General power of competence •Empowering cities and other local areas
National Planning Policy Framework (NPPF)	The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications
National Planning Policy Statements and guidance notes	Planning policy guidance notes, and their replacements planning policy statements, are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. The majority of planning policy statements and guidance notes have been superseded by the NPPF.
Neighbourhood area	A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

Neighbourhood Development Order	A neighbourhood development order can directly grant planning permission for certain specified kinds of developments within a neighbourhood area.
Neighbourhood Development Plans	New type of plans introduced by the Localism Act 2011. They will be prepared by town/parish councils, or constituted Neighbourhood Forums, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan or LDF.
Planning Advisory Service	The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk
Qualifying Body	This can be described as: a parish council, organisation or body designated as a neighbourhood forum, authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan
Statement of Community Involvement	A document setting out how the authority will consult and involve the public at every stage in the production of the Local Development Framework.
Statutory Consultees	Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations
Steering Group	A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.
Strategic Environmental Assessment	Strategic environmental assessment (SEA) is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.
Town and Country Planning Act 1990	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

5.2 Appendix B Chailey Neighbourhood Plan Area Map and Designation Area



5.3 Appendix C Schedule of Evidence

The NDP is supported various evidence documents which has been used to inform the policies within the Plan. Including the following would make the Plan too unwieldy so it should be noted that the Plan should be read in conjunction with these documents where further detail/evidence is required.

The supporting documents are:

- ◆ Character appraisal
- ◆ Green Spaces assessment
- ◆ The Archaeology of Chailey
- ◆ Chailey Through the Centuries (Available in St Peters Church, the Parish Office and East Sussex County Library)
- ◆ A Historical Note on the Parish of Chailey - available at http://www.stpeterschailey.org/uploads/2/6/2/7/26276149/historical_notes_on_the_parish_of_chailey_final_comp_v2.pdf
- ◆ Housing Design Report
- ◆ Housing Needs Survey Results
- ◆ Chailey's Past in Pictures – available at <http://chailey.org/about-chailey/chaileys-past-in-pictures/>
- ◆ Chailey in Photos
- ◆ Chailey census figures on population and household make up
- ◆ Shaping Chailey Results & Summary Report
- ◆ Objectives and Policies clarification survey

These can be found on the Chailey Parish website <http://chailey.org/>

5.4 **Appendix D** **Chailey Screening opinion statement**



Lewes District Council

Chailey Neighbourhood Development Plan

Strategic Environmental Assessment Screening Opinion

June 2017

Final Version

Introduction

1. Neighbourhood Development Plans are a relatively new tier of planning policy produced by local communities. When adopted, such plans will be used by local planning authorities to determine planning applications for the Neighbourhood Areas that they cover.
2. Chailey Parish Council has had its entire Parish designed as a Neighbourhood Area which allows it to produce a Neighbourhood Development Plan.
3. The Strategic Environmental Assessment (SEA) Regulations¹ transpose the European Union SEA Directive² into law. It requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Screening Opinion

4. As part of the process of making the Neighbourhood Development Plan, the Parish Council has requested a screening opinion to see whether a SEA is required as part of the plan-making process. Such a requirement can be screened out if it is felt, based on the information available, that the Neighbourhood Development Plan would not have a likely significant environmental affect.
5. In order to assess the likely significance of the plan on the environment, the purpose of the plan has been appraised against the criteria detailed in the regulations and Directive. This analysis has been made in Table 1.
6. The District Council has based its screening opinion on the understanding that the Chailey Parish Council will prepare a Neighbourhood Development Plan that:
 - will have policies consistent with national policy;
 - will have policies consistent with existing and emerging local policies;
 - will not allocate sites for development;
 - will base policies on the evidence it has gained from documents such as the State of the Parish Report.
7. If it is presented with additional information that changes its understanding as to what the Chailey Neighbourhood Plan will cover, the District Council reserves the right to undertake another Screening Assessment which may have different conclusions.

Table 1: Screening Assessment

Criteria	Notes	Likely Significant Effect?
1. The characteristics of plans and programmes, having regard, in particular, to—		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	Neighbourhood Development Plans are the lowest-level statutory planning documents in the UK. As such, the Chailey Neighbourhood Development Plan does not set a framework for other projects or plans outside of the Parish but will be used for guiding development in the Parish until 2030.	No

¹ Known fully as The Environmental Assessment of Plans and Programmes Regulations 2004

² Known fully as Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment

Criteria	Notes	Likely Significant Effect?
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Neighbourhood Development Plans are influenced by other plans, such as the adopted Lewes District Core Strategy, as well as national planning policy and guidance. The plan is at the base of the hierarchy of national policy and is not intended to influence other plans and programmes.	No
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	The Neighbourhood Development Plan, as directed by the National Planning Policy Framework, will help promote sustainable development and will consider the environment of the Parish.	No
(d) environmental problems relevant to the plan or programme; and	The state of the environment has been considered by those making the plan to help with such consideration. Based on the information received to date, it is likely that the plan will attempt to reduce environmental problems and thus no significant negative impact is envisaged through the provisions in the Neighbourhood Development Plan.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	Not applicable for the Neighbourhood Development Plan	No
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	The Neighbourhood Development Plan will guide development in the parish until 2030, with the aim of having a positive impact on the parish and by promoting sustainable development.	No
(b) the cumulative nature of the effects;	Development in the Neighbourhood Plan is likely to be consistent with the amount	No

Criteria	Notes	Likely Significant Effect?
(c) the trans-boundary nature of the effects;	<p>of development proposed in the Joint Core Strategy.</p> <p>The Sustainability Appraisal (SA) (incorporating a SEA) of the Joint Core Strategy considered the impact of development in the Parish alongside development in other settlements and parishes, including neighbouring districts. Neighbouring authorities have not objected to these findings.</p> <p>The Habitats Regulations Assessment (HRA) of the Joint Core Strategy considered the effects of development on protected sites. Additional work is currently being carried out to consider the combined traffic impacts on protected sites (i.e. Ashdown Forest SAC/SPA).</p> <p>It is not anticipated that the Chailey Neighbourhood Plan will have direct negative trans-boundary impacts as it will only contain policies to guide development within the Parish up to 2030 and will not be allocating sites for development.</p>	No
(d) the risks to human health or the environment (for example, due to accidents);	It is not thought that anything in the Neighbourhood Development Plan will increase risks to human health.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Development Plan, unlike most plans, is to be written for a small area and modest population. Its impacts are unlikely to be extensive.	No
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	<p>In collecting information for the Neighbourhood Development Plan, information has been gained on the characteristics of the area – including information on land use, listed buildings, TPOs and SSSIs. This information gathering will inform the contents of the Neighbourhood Development Plan.</p> <p>There are no known environmental quality standards being exceeded. The plan is not likely to lead to a significant intensification of land use nor is it felt that its provisions are likely to harm natural and cultural characteristics.</p>	

Criteria	Notes	Likely Significant Effect?
<p>(g) the effects on areas or landscapes which have a recognised national, European Community or international protection status.</p>	<p>The Neighbourhood Area does include nationally designated landscape including Chailey Common Site of Special Scientific Interest (SSSI). It is not envisaged that the SSSI will be significantly affected by the provisions of the Neighbourhood Development Plan as the Chailey neighbourhood Plan will not allocate sites for development.</p> <p>The northernmost portion of the Neighbourhood Area is within the 7 km zone of influence around the Ashdown Forest SAC/SPA and so could be of concern for recreation impacts. It is not anticipated that that Chailey Neighbourhood Plan will have direct negative effects on air quality and in particular nitrogen deposition on the SAC. This is because the Chailey Neighbourhood Plan will not allocate sites but only seek to provide additional policies to inform the planning application process within the Neighbourhood Area. Therefore it is thought that this issue should be considered at a strategic level.</p> <p>Additional work is currently being carried out on the HRA for the Joint Core Strategy to consider the combined traffic impacts resulting from new developments on protected European sites (i.e. Ashdown Forest SAC/SPA).</p> <p>Air quality monitoring on the Ashdown Forest SAC is ongoing and if any future results change our understanding of the associated impacts that information will be fed into the SEA of the Chailey Neighbourhood Plan at a later stage.</p>	<p>No</p>

8. The above analysis was undertaken by Lewes District Council on behalf of the Parish Council. In light of the analysis, it is not thought that the Neighbourhood Development Plan would have significant environmental effects.
9. This Screening Opinion was made available to the three statutory environmental bodies (Natural England, Environment Agency and English Heritage) for their views.
10. Comments were welcomed between Tuesday, 25th April and Tuesday, 6th June 2017. The following comments were made from Natural England: "Natural England agrees that the Neighbourhood Plan is unlikely to have significant environmental effects. This is for the reasons set out in Table 1, principally because the Plan is not intending to allocate sites."

11. After considering these comments, we have concluded that the Parish Council does not need to undertake a Strategic Environmental Assessment as part of the Neighbourhood Plan Development process. This decision has been based on the assumption set out in paragraph (6) and for the following Statement on Reasons:
- The Chailey Neighbourhood Plan will not allocated sites for development
 - The Chailey Neighbourhood Plan is not expected to have any significant environmental effects that had not already been considered through the Lewes District Core Strategy Sustainability Appraisal (incorporating a Strategic Environmental Assessment) which was an important consideration of the screening assessment