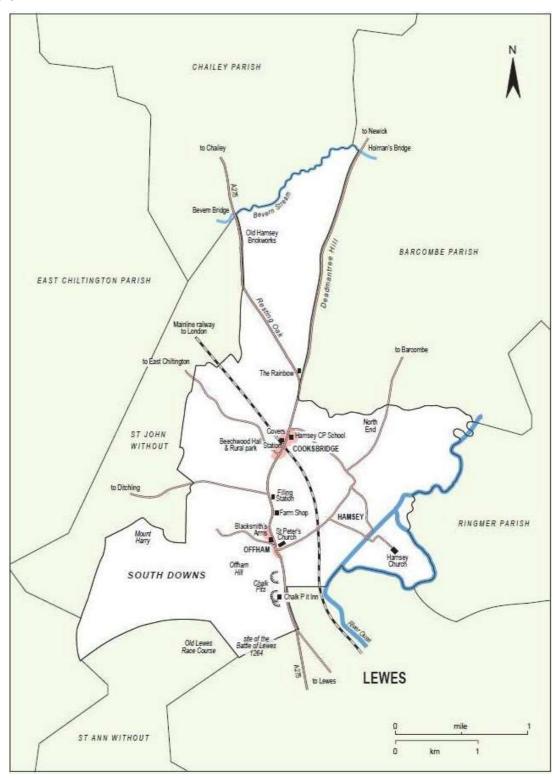
Hamsey Neighbourhood Plan 2015-2030 Consultation Statement

Hamsey Neighbourhood Plan (HNP)

This application relates to Hamsey Parish and the boundary is indicated on the plan below.



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Introduction

This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of Regulation 15 of the Neighbourhood Planning Regulations 2012, set out in the legislative basis below.

An extensive level of consultation (community and statutory) has been undertaken by the Steering Group and Parish Council as is required by the legislation and is set out below.

Section 15(2) of the 2012 Neighbourhood Planning Regulations sets out that a consultation statement should be a document containing the following:

- (a) details of the persons and bodies who were consulted about the proposed Neighbourhood Plan,
- (b) explanation of how they were consulted,
- (c) summary of the main issues and concerns raised by the persons consulted and
- (*d*) description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Background

Here we provide the historical & chronological evolution of events leading up to the Consultation Process and the HNP development.

The Hamsey Neighbourhood Plan, (HNP), is the culmination of more than two years work by the Steering Group, initiated by the Parish Council in January 2013 and subsequently driven by a high level of community consultation and involvement, consistent with the implementation of the Localism Act 2011.

In addition to Parish Councillors, the Steering Group members have comprised a cross section of residents, local businesses and key community services, including representatives from both the Hamsey School and the Church.

Throughout this process, the Steering Group have worked closely with the appropriate planning authorities (Lewes DC and SDNPA) and when appropriate, with East Sussex County Council. Support has been provided by consultants, including, Action in rural Sussex (AiRS), Planning Aid England and the Royal Town Planning Institute (RTPI).

Hamsey is a rural Parish of 5 settlements, Cooksbridge, Old Cooksbridge, Offham, Hamsey and Bevern Bridge, each with its own distinctive character. In terms of planning, it falls within two planning authorities, Lewes District Council (Lewes DC) and the South Downs National Park Authority (SDNPA). It straddles the Greenwich Meridian at zero degrees longitude.

The community has a history of being proactive in taking local decisions, as evidenced by its development of a Hamsey Parish Plan in 2004, which was ratified by the Parish Council and prepared the ground for the HNP.

Furthermore, in anticipation of developing the HNP, the Parish Council applied to Lewes DC and the SDNPA for approval of Hamsey Parish as a designated Neighbourhood Area, in June 2012. Approval was granted October 1st 2012.

On November 29th 2012, a public meeting and presentation from Lewes DC on their Core Strategy took place at Beechwood Hall in Cooksbridge. The main topic was the requirement for the Parish to take a minimum of 30 new homes by 2030. The major outcome of this meeting, attended by members of the Parish Council and 40 residents, was a heightened interest in ensuring the community voice was to be heard through the development of the HNP.

Specific concerns identified were the projected housing growth targets and the need for a holistic approach to the future development of the community as a whole.

Residents were invited to participate directly by joining the Steering Group, thereby setting the Consultation Process into motion.

Key Aims for Consultation & Engagement

We summarised the degree to which depth and scope of engagement with all interested parties was deemed to be of paramount importance.

We can demonstrate that consultation was a two way transparent process as evidenced by the number of opportunities created for interaction within the Community and with the Steering Group members, at all stages of the HNP development

- 1) We involved as broad a spectrum of the community as possible, both local residents and other stakeholders, as early as possible and throughout all consultation stages of the Plan development, ensuring that their views have a forum for expression and are recognised in the formulation of the Neighbourhood Plan.
- 2) We have maximised the opportunity for communication through events, and continue to ensure that the Steering Group members responsible for the development of the Plan are easily accessible and able to engage with the residents and other stakeholders
- 3) We maximised the usage of skills and talents of the individuals within the community, not only members of the Steering Group but throughout the Parish building a sense of engagement and ownership of the Plan.
- 4) We ensured that Consultation events take place at key points in the process, particularly where decisions are required and to maintain the enthusiasm and involvement of the community.
- 5) We engaged with relevant planning consultants to gain knowledge, perspective and ongoing advice.
- 6) We set out to utilise the full range of available communication channels, both traditional, eg. (Hamsey News), together with more innovative (websites) to ensure maximum reach and response rates within the Parish.
- 7) We ensured that results of consultations are fed back to the community as soon as possible in a format that is accessible (hard copy, Hamsey News, the website) and easy to understand.

The Consultation Process

We have set out to provide detailed explanation of how the process evolved through the following stages:-

Early Consultation and Engagement across the broadest spectrum – key to developing the Vision & Objectives together with the Core Values that are at the heart of the HNP.

Involvement of key stakeholders including landowners to understand their issues and gain their commitment to the HNP.

Providing a forum for the Parish to express its views, interactively through Key Public Events such as the Open Day format and through the use of questionnaires.

Key Issues & Options were identified from all of the above, and specifically addressed within the HNP development.

Wide range of communication and publicity channels used to ensure maximum reach and feedback within the Parish is explained.

Communication, consultation and involvement with statutory (and other) bodies.

Please click on the blue links within the timeline or in the Quick Links overleaf to view each example from the consultations, available on Hamsey.net for public access.

Quick Links

Hamsey News Autumn 2012

Hamsey News New Year 2013

Hamsey News excerpt Spring 2013

Hamsey News Summer 2013

Example of completed Beechwood Hall & Park Questionnaire

Winter Hamsey News 2014-2015

Draft HNP

Covering letter with hard copies

Heritage Assets letter

Letters to Landowners

Questionnaire by Survey Monkey, also available in paper format.

(Click here for Vision and Objectives Brochure)

(Click here for Autumn 2013 Hamsey News excerpt)

Results of 'What's it like living in Hamsey?' survey

Residents Survey plus Covering Letter inviting to Open Day

Hamsey News Spring 2014

Questionnaire Results

Hamsey News Summer 2014

Key Events & Consultation/Engagement Timeline

Hamsey News Autumn 2012

Nov 29th 2012 - Public meeting & presentation from Lewes DC re. Core Strategy Hamsey News New Year 2013

January 2013 - HNP Steering Group formed.

Spring 2013 Hamsey News – announces composition of Steering Group and Teams /Focus Groups for key areas within the HNP scope. <u>Hamsey News excerpt Spring</u> 2013

January - September 2013 - Active engagement within the community by Steering Group members to determine key issues and aims for the HNP, covering Themes & Core values.

July 15th 2013 - Meeting between Steering Committee members and local Landowners.

Summer 2013 Hamsey News – Questionnaire re Beechwood Hall & Rural Park Plus Open Day (October 5th) announcement. <u>Hamsey News Summer 2013</u> Example questionnaire: <u>Example of completed Beechwood Hall & Park Questionnaire</u> Also 'What's it like living in Hamsey?' Health & Wellbeing survey carried out at open day plus followed up calling on residents throughout the Community, resulting in 81 responses.

Early October 2013 – Visions & Objectives brochure (Click here for Vision and Objectives Brochure) distributed to each household explaining the Neighbourhood Plan concept, outlining potential issues & opportunities and encouraging attendance of the October 5th Open Day.

October 5th 2013 - Open Day for all residents and interested stakeholders, additionally advertised by posters and banners strategically placed across the Parish and in key establishments (School, Pubs, Garage etc).

Autumn 2013 Hamsey News – contained full review of Open day and results of questionnaires (Click here for Autumn 2013 Hamsey News excerpt)

Results of 'What's it like living in Hamsey?' survey

January 2014 – All residents on the Electoral Role in the Parish mailed with a detailed questionnaire designed in conjunction with AiRS, to provide input into the HNP, <u>Residents Survey plus Covering Letter inviting to Open Day</u>

January 25th 2014 - Workshop to assist /explain Questionnaire

Spring 2014 Hamsey News – Provided summary of questionnaire results and directed to website for full detail. Hamsey News Spring 2014

Full Questionnaire report by AiRS Questionnaire Results

August 2014 4th & 13th - Steering Group meetings with Bevern Bridge Residents' Association (BARA) re Old Hamsey Brickworks proposed development.

Summer 2014 Hamsey News – Summarised results of residents' survey re Bevern Bridge/ Hamsey brickworks development proposal. <u>Hamsey News Summer 2014</u>

October 6th & 13th 2014 - Further meetings , Steering Group & BARA re Old Hamsey Brickworks issues.

The Winter 2014/15 Hamsey News, announced the Draft HNP availability with an invitation to attend Open Morning consultation on November 29th. Winter Hamsey News 2014-2015

November 24th **2014** – The Draft HNP completed and made publicly available on the website & in hard copies available from recognised key locations (School, Pubs, Garage etc), Copies provided to LDC, SDNPA and statutory bodies for review. <u>Draft HNP</u> <u>Covering letter with hard copies</u>

Survey emailed via Hamsey.net to all registered emails. Emails distributed to all known contacts in the parish inviting them to complete the survey and reminder of Open Day on 29th November.

Letters sent to Heritage Asset owners/trusts Heritage Assets letter

Letters sent to owners of land in designated Local Green Spaces <u>Letters to Landowners</u>

November 24th **2014 -** Six week Consultation Phase commenced, **extended to end February 1**st **2015** to allow for Christmas period.

November 29th **2014**– Open Morning at Beechwood Hall to provide all interested parties with the opportunity to meet the Steering Group, ask questions and for support in completing feedback forms on paper or on-line via wifi at the Hall.

Mid Jan – February 1st 2015 – Six week Consultation Phase in place. This involved on-going liaison between Steering Group and Lewes DC and SDNPA, together with Planning Aid England.

Jan – March 2015 – Residents and key stakeholder responses were gathered by means of a questionnaire (hard copy and on line) allowing level of support to be quantified and specific comments reviewed for consideration re final HNP. Report provided by AiRS. Questionnaire by Survey Monkey, also available in paper format.

January 13th 2015 – Meeting between Steering Group members and 2 Landowners re issues relating to Green Space designation.

March 7th 2015 – follow up meeting with one of the above Landowners to confirm solution through his entering into a protective covenant, negating need to designate his land as Green Space. Second Landowner has not responded to subsequent meeting invitations.

March 7th 2015 – Meeting between Steering Group members and one Landowner to discuss the potential for development on the Brownfield site at McBean's Orchid Farm.

March 9th 2015 – Meeting between Steering Group members and representative of Covers, whose planning application has been prepared in consultation with the Parish Council and the Steering Group, to finalise a form of wording re scope of further housing development for HNP inclusion in order to help reach LDC housing target for Cooksbridge.

May 11th 2015 – Draft of proposed Final HNP sent to Lewes DC for review prior to final submission.

How we consulted

Developing The Vision & Objectives

These were formulated based on feedback received from the 'Beechwood Hall & Park (Recreation and Sport) Survey', the 'What's it like living in Hamsey' Survey and the results from the AiRS community questionnaire distributed to every household. Reviewed after public consultation on Draft Plan they were found to be in line with Community support.

Early Consultation

In January 2013, the Hamsey Neighbourhood Plan Steering Group was established by Hamsey Parish Council.

It was determined that the Hamsey News (a quarterly publication hand delivered to every residence) and the recognised form of local communication, would be a regular and consistent source of updates on the HNP with each edition, commencing Autumn 2012, featuring a regular update on the HNP status.

Similarly the Parish Council website, Hamsey.net has been cross referenced in the Hamsey News and updated with the HNP status regularly during the process.

Hamsey Parish Council meetings have featured a regular HNP progress report, minuted and available on the website

Early Engagement

Period from January 2013 through September 2013 was devoted to a significant level of interaction/engagement and fact finding within the Parish.

Internally - between members of the Steering Group who had divided responsibility into teams (focus groups) for each potential area of focus (Key Themes & Core Values)

The composition of each team was announced in the Spring 2013 edition of Hamsey News, with the contact details of the team leaders provided in order to initially encourage and engage the residents. Hamsey News excerpt Spring 2013

Externally - by those teams actively engaging with residents and stakeholders in the Parish. These interactions and feedback received, were instrumental in determining each of the Key Themes and Core Values that were to form the basis of the HNP.

From March 2013 Steering Group meetings took place, regularly, typically monthly, with detailed agendas and minutes, including progress updates from each of the team leaders and the Chairman.

Engaging with Landowners

July 15th 2013 meeting with the major landowners within the Parish.

The major landowners attended a meeting with the Chairman and members of the Steering Group. The invitation was to give them an update on the progress of the HNP and invite them to comment. This provided a forum for any issues and ideas to be discussed at an early stage in the development of the Draft HNP. An amicable meeting with no major issues raised and strong expressions of support from all parties.

Questionnaire on the Beechwood Hall and Rural Park.

This was included in the Summer 2013 issue of Hamsey News encouraging residents to become involved and to give their views on this established focal point and key element of the Social, Recreation and Leisure theme within the HNP.

Hamsey News Summer 2013 Example questionnaire. Example of completed Beechwood Hall & Park Questionnaire

Encouraging Local Business Involvement

Similarly, local businesses were reminded of the contact details for the team leader responsible for the Local Economy theme and encouraged to engage with the designated team.

Parish Open Day

Open Day in the Parish at Beechwood Hall on October 5th 2013, announced.

This same Summer 2013 Hamsey News issue also announced the intention to hold an Open Day featuring presentations from members of the Steering Group and providing a forum for all parties, including, residents, land owners and local businesses to engage.

The Open Day was further publicised on the website and around the Parish.

Nearer the time, residents were reminded by strategically placed posters within the Parish and a large banner placed outside Hamsey School.

Informative Brochure delivered to every household encouraging attendance at the Open Day

This brochure explained the Neighbourhood Planning process and introduced the 5 Key Themes, developed as part of the engagement process and identified as - (Housing, Travel, Education, Social Recreation/Sport and Business / Local Economy).

Similarly, it introduced the Core Values of Health, Sustainability and Environment and explained their importance to the HNP.

Copies of this brochure were also available at the Open Day. (Appendix 05)

Consulting on the Issues & Options

Major Emphasis on Providing a Forum for Interaction and Feedback.

The October 5th 2013 Open Day was very well attended and popular.

Participation came from 94 Parish residents and a good cross section of all interested parties, including, local businesses and representation from LDC and Action in Rural Sussex

Communication, Interaction and Engagement were the prime focus.

The Open Day took the form of two identical sessions (morning & afternoon), each session featuring an introductory presentation from the Chairman of the Steering Group, followed by presentations from the Steering group members responsible for each of the themes. These were designed to highlight key issues, provide a question & answer facility and encourage debate.

Fact-finding questionnaires on each theme/topic

Each Key Theme and Core Value was represented by its own display stall within the hall allowing attendees to engage in detailed discussion with the Steering Group members and to complete questionnaires.

Full review of the Open Day, including detailed results of questionnaires and surveys.

This data was in the Autumn 2013 Hamsey News and also placed on the website. It was explained that this input would go into a formal questionnaire to the entire Parish. (Click here for Autumn 2013 Hamsey News excerpt)

Parish Views Represented in Determining the Focus and Scope of Survey

The feedback and input gained from the Open Day used to design a formal survey distributed January 2014 as widely as possible within the Parish.

That formal questionnaire and reply paid return envelope was mailed to each member of the electoral roll within the Parish to ensure maximum reach. Accompanied by an explanatory letter from the Steering Group Chairman, which also included an invitation to attend a Workshop on January 25th 2014 with members of the Steering Group, before completing the questionnaire by the February 1st deadline. Residents Survey plus Covering Letter inviting to Open Day

Survey Workshop, January 25th 2014 to provide another forum for discussion and explanation.

A cross section of residents and stakeholders attended and this effort helped contribute to an overall completion rate of 35% being achieved, considered "good to high" according to Lewes DC and AirS.

Survey Feedback Provided to Parish Residents & Stakeholders

Summary of the key findings from the survey published.

The Spring 2014 edition of Hamsey News provided a summary of the results and made it clear that these will form the basis of the writing of the HNP, ensuring that the views of the Parish residents are fully represented. For more detailed results of the survey, residents were directed to the website where they were available in full. Hamsey News Spring 2014 Full Questionnaire report by AiRS Questionnaire Results

Concerns re the development proposal for Old Hamsey Brickworks and impact on the Ancient Woodland there.

During the course of June (14th and 30th) through August 2014 (4th and 13th), Steering Group members met with representatives of BARA (Bevern Bridge Area Residents Association) to discuss concerns re the development proposal for Old Hamsey Brickworks and the impact on the Ancient Woodland there.

The Bevern Bridge / Old Hamsey Brickworks consultation is featured in the Summer 2014 Hamsey News issue with residents survey results published. Hamsey News Summer 2014

In October 2014 (6th & 13th), members of both the Steering Group and Hamsey Parish Council met with members of BARA re the Old Hamsey Brickworks

development proposal which clearly failed to meet key criteria within the HNP and is not supported by Hamsey Parish Council. This was made clear by their representatives at the subsequent Lewes DC planning hearing on March 11th 2105

Pre- submission Consultation & Publicity

Maximum Exposure Given to the Draft HNP Before Submission

Draft HNP was completed and well-advertised as being available electronically on the website, On November 24^{th} 2014 .

Who was consulted:

- All residents of the parish
- All owners of known businesses in the parish
- Monday Club, Station Partnership and other local clubs and societies plus other regular users of Beechwood Hall
- Statutory consultees (See: <u>List of Statutory Consultees</u>)
- Community facilities, i.e. Hamsey School, Churches, Locals shops, Pubs.

The Winter 2014/2015 Hamsey News, provided this information, together with the commencement of the six week Consultation Phase and availability of hard copies from recognised key locations within the Parish including the School, Offham Garage and the Rainbow Inn.

Six week Consultation Phase began on November 24th 2014, ultimately being extended to February 1st.

Hamsey News also included an invitation for residents and other stakeholders to attend an Open Morning on November 29th to meet with members of the Steering Group, including the Writing Team, to comment on the Draft HNP. Winter Hamsey News 2014-2015

The Steering Group was in close liaison with Lewes DC and SDNP, together with Planning Aid England, all of whom provided detailed and constructive feedback which served to shape the final HNP document. See Appendix 1.

The Draft HNP Open Morning on November 29th 2014 provided interaction.

Attended by 25 people and feedback was overwhelmingly positive. Further feedback was facilitated by a questionnaire, available both on line and in paper form. Questionnaire by Survey Monkey, also available in paper format.

Rapid and Transparent Sharing of Consultation Feedback

Feedback from residents continued to be overwhelmingly positive and was made available in detail on the website www.hamsey.net in the dedicated Neighbourhood Plan section.

Extremely strong support both quantitative and qualitative, for the overall aims as expressed by the Policies in the HNP and further endorsing the focus, which bodes well for continued engagement with residents and stakeholders, once the HNP is in place. Policies identified for each of the Themes. Predictably, qualitative input tended to have a more Project related emphasis. Results from Community survey on Draft Plan

Designated Local Green Space engagement.

Printed copies of the Draft HNP were mailed to each of the landowners impacted by the proposed Local Green Space designation. This was the one notable area of contention arising from this Consultation Phase, specifically surrounding the Beechwood Hall and Rural Park area, which the HNP had proposed in order to provide protection in line with the Aims of the HNP and wishes of the majority of residents.

On January 13th 2015 a meeting took place with the three Landowners whose land had been so designated (owner of The Platt and owners of the field west of Beechwood Rural Park) with the Chairman and representatives from the Steering Group writing team.

Initially both Landowners objected, but after explanation of the rationale and further discussion, including a meeting on March 7th 2015 with one landowner (field West of Beechwood Park), he subsequently withdrew any objection and provided a satisfactory solution by entering into a protective covenant that negated the Green Space requirement.

Furthermore the same Landowner discussed his interest in developing a Brownfield site elsewhere within the Parish and has applied for inclusion within the SHLAA.

The other landowner (The Platt) has been made aware of this solution but despite several invitations, verbally and in writing, there has been no further meeting or discussion and therefore their status is not clear. See Appendix 2.

Covers Site Development

Parish Council, including 2 Steering Group members met with Covers to listen to proposed plans which would meet most of the Cooksbridge housing target on brownfield land, whilst maintaining the current employment on the site.

Meetings took place on

- 1) 29th April 2013. An informal meeting. The discussion was mostly about the number of properties to be deemed affordable and parking provision for the cottages on the A275 and parking in the informal lay-by causing sighting problems when exiting the new development.
- 2) The parish council informed residents at the Annual parish meeting for residents held 16th May 2013 that talks were on-going with Covers regarding developing the site
- 3) 14th November at a parish council meeting concerns were raised after LDC had said that houses on the Covers site might not count towards the 30 allocated as the NPlan was not yet completed.
- 4) March 2014 at a parish council meeting, the site was discussed briefly as a planning application been submitted (to reduce the commercial side of the site) and LDC were now saying that the development would count towards the 30.
- 5) 15th September 2014 another meeting with Covers/n.plan team preplanning application going in.
- 6) December Application made.
- 7) February 2015 Parish Council has no objections to the application.

Continual/On-going Consultation & Communication Process

Throughout the process the Steering Group has had a policy of ensuring that continued and on-going consultation and communication has taken place with all relevant and interested parties as evidenced by the following examples.

Statutory Bodies.

Regular liaison with the planning officers of the two local planning authorities. Especially Lewes District Council, to ensure the policies achieved the right balance between being in general conformity with the new Local Plans /Core Strategy for Lewes and the South Downs National Park. List of Statutory Consultees

Landowners and Stakeholders.

Active and consistent engagement with landowners and stakeholders.

In order to fully understand their perspective, particularly on growth and development issues within the Parish. The stakeholders and landowners were consulted by emails and letters. Those in the community would be aware of almost 3 years of events, promotion of open days and engagement in the community. The consultation was published on the parish council website as well as emailed or posted directly to the Stakeholders. All recipients were invited to respond via the online survey or via post, with any questions to be directed to the parish Clerk (address provided).

Local Businesses

Interaction with local businesses, both on an individual basis and collectively. The Open Days, provided an excellent collective forum with the responsible member of the Steering Group consistently in attendance and a good level of interaction.

Local business was also represented by membership of the Steering Group. Such businesses included:

BBM Architects, McBean's Orchid Farm, Hartley Quinn Wilson, Covers, Offham Filling Station.

Other Established Community Groups.

Close cooperation with the Cooksbridge Station Partnership:

The already well - established and active Station Partnership which has been trying to improve the train service for Cooksbridge and whose aims are consistent with those of the HNP.

All Residents and Interested Parties

Regular HNP updates in every Hamsey News issue.

Dstributed to each household and business within the Parish

Regular HNP update at each Hamsey Parish Council meeting and made public.

HNP has been an agenda item at each meeting, with the minutes published on the website and displayed on Parish noticeboards

Regular HNP Steering Group meetings.

Typically held monthly with formal agenda, progress reports and minutes.

Use of Open Days and Workshops to encourage interaction and debate within the Community and with the Steering Group members

Main Issues and Concerns

Highlights the way in which these emerged from the consultative process and the way in which solutions were sought, consistent with the Vision & Objectives, plus the Core Values, integral to the HNP.

During the process of preparing the Neighbourhood Plan some key issues and concerns of the local community and other stakeholders had to be specifically addressed. The Steering Group has been keen to negotiate and resolve as many issues as possible prior to completion of the submission documentation.

Those Issues and concerns are summarised below (in no particular order):

Site Selection Policies for Housing Growth & Development.

The HNP Steering Group elected not to undertake specific site selection, preferring to work alongside LDC and to set out key criteria against which site selection will be assessed, reflecting the views expressed by residents & stakeholders in the consultation process.

Such criteria reflected the following issues & concerns:-

Preference for Development to be on Brownfield Sites

Preference for the vision of focusing new housing on Cooksbridge.

Helping to establish a community centre and minimising environmental impact by ensuring close proximity /easy walking distance to the Cooksbridge railway station.

Recognition of the suitability of an existing site currently occupied by Covers for development.

Providing the facility to achieve most if not all of the growth target whilst being consistent with the key criteria and importantly such a development is aligned with the company's own business objectives.

Provision of Travellers Sites

Enforcement of the limit of one site for four pitches, as currently approved by LDC and SDNPA was strongly supported by over 93% of respondents to the survey.

Proposed Development at Old Hamsey Brickworks in Bevern Bridge

This site showed high support although it was marked as unsuitable for housing on the map accompanying the residents survey, to reflect LDC decision to filter it out of the SHLAA for being too far from the settlements. It has since been granted planning permission for 49 dwellings.

The Cooksbridge problem with Housing target and Windfall Housing.

Cooksbridge was targeted with a minimum of 30 dwellings to be built within the New Cooksbridge settlement planning boundary.

Covers 25 new homes have been granted planning permission to be built at Covers builders merchants, a brownfield site next to the Cooksbridge Railway station.

Small scale developments Between 2 and 5 separate dwellings are expected to be built in Cooksbridge and planning permission has been granted, but as these are not planned developments of 6 or more, they will be recorded as windfall development by LDC and will not count towards the Cooksbridge housing target.

Bevern Bridge 49 new homes have been granted permission, against the Parish Council's wishes, at the Old Hamsey Brickworks site in Bevern Bridge, towards the north of the parish. No request by the parish council and neighbourhood planning team for a connecting cycleway to the railway station at Cooksbridge was acknowledged.

McBeans Orchids A small development (less than 10 dwellings) of new homes have been proposed at the site of McBeans Orchids, slightly north of the planning boundary. This site is within 10 minutes walk of the railway station, close to The Rainbow Inn. There are speculative plans to diversify this world renowned orchid sales operation to build a café/restaurant facility. The Parish council are in principle in favour of a sensitive brownfield development such as this that provides a community function and adds real value to the community. However, as this is outside the settlement planning boundary, if it is approved it will be classed as windfall development. It will be another development that will count towards LDC (windfall) target but not Cooksbridge's own housing target.

Cumulative effect Up to 90 homes could potentially be built in the parish in the next few years, all with Hamsey School as their catchment school, most of whom would travel south along the A275 in daily car journeys to connect at Lewes or the motorways and all rail users will travel to Cooksbridge for the railway, by car because there is no cycleway. LDC has agreed that they would consider the cumulative effect of such largescale developments on Cooksbridge when assessing whether Cooksbridge could receive a higher allocation of housing or pressure to hit the minimum 30+. There remains understandably some concern and frustration at

the parameters which allow developments to take place but prohibit Cooksbridge from meeting its housing target.

Designated Local Green Spaces

As the Steering Group decided not to allocate housing sites, this subject naturally became the most contentious.

As outlined and evidenced in the Plan, the Community's wish to protect their most special local green spaces has been voiced at every consultation and during ongoing discussions. All Local Green Space designations received strong support in surveys.

The designations themselves were suggested as an option by AiRS as an avenue the Steering Group could explore in response to the Community's call to protect initially The Platt and then the fields to the south of Beechwood and to the west of Beechwood. Ancient woodland at Bevern Bridge was added in response to feedback and concerns from residents at the Old Hamsey Brickworks site and the graveyard at Old Hamsey Church was afforded the same protection.

Landowners of the field West of Beechwood Hall prepared a legal covenant to say that the land will be protected in its natural state until 2030. For this reason, this piece of land was removed from the Local Green Space designation and remains part of the SDNP, with an added commitment to conservation.

The Steering Group does not take the option of LGS allocation lightly. By gathering evidence, it became clear that these green spaces and their wildlife inhabitants deserved protection.

It is the wish of the Community, with the full support of the Steering Group that The Platt, The Field South of Beechwood Park, Old Hamsey Church graveyard and the ancient Kiln Woods at Bevern Bridge become Local Green Spaces.

Appendix 1

Table of comments and actions- Hamsey Draft Neighbourhood Plan 2015-2030

HNP/EN1	To protect the network of local ecological features and habitats. Maintain and enhance existing ecological corridors and landscape features (such as trees, water courses, all ancient trees and all hedgerows) for biodiversity.	Action
Ann Skipper Planning Aid	Says what is sought but not how to achieve it. There is little flow and the 2 sentences read as fragments so it is too short and fragmented. Aims are good and supported strongly, the wording lets it down and needs more work. Cuckfield NP offered as example.	Amended. Strengthened and now EN3
LDC	The intention of the policy is supported by national policy and as features are described in the justification to the section, it is specific to the parish. (Ok)	
SDNPA	HNP/EN1 reads as an objective rather than planning policy that could be used to assess planning applications.	Revised
Community Feedback	96.67% (29) agreed, 3.33% (1) disagreed and all understood. Comments: -It would be a travesty if the woods next to Beechwood are developed. We need trees! Can't we buy it and make treehouses there for our children to play in? The woods deserve better than one money grabbing scheme or another. Bats live there and all sorts ofamazing wildlife, we should protect their home. Protect important buildings. Great tree policy! -The green spaces at the school should accordingly be protected. The children need the field to play and have forest school, I strongly object to the idea of a car park being built on this asset for our children. - I think all our Community's Green Space and Heritage Buildings should be protected and not developed or have their change of use amended for the purpose of financial or personal gains (to suit small minority) -In view of the ecological value of natural woodland, I.e. self seeded trees and undergrowth, of whatever age, its importance should be particularly stressed.	Community Feedback overwhelmingly in support of this policy. Agreed Agreed Agreed Agreed Agreed

	To protect The countryside of the Parish (land outside Limits to Development) for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife. Development	Action
HNP	which would have a significant adverse impact on the countryside or the defining characteristics of the landscape will not be approved.	Strengthened. Now EN1 and EN8

Community	93.33% (28) agreed, 3.33% (1) disagreed and 3.33% (1) Did not understand.	Clarified wording to make it easier
Feedback		to understand. Aim is supported.
	Comments:	
	I can't answer as I don't know what the 'limits of development' are.	

HNP/EN3	To protect the designated Local Green Spaces. Development that is harmful to these Local Community Green Spaces will not be approved. This will include all public rights of way and access to the South Downs National Park. Designated Local Green Spaces listed LGS1,2,3,4,5.	Action
Ann Skipper	Policy needs to first designate the 5 areas (supporting text can do this but the real 'bite' is in the policy). Consider changing the wording to something along the lines of the following policy from Arundel NP and using Locality's 'Writing Planning Policies' guide by Tony Burton.	5 areas specified in policy.
	Section 7.2 (page 21) specifically refers to Local Green Spaces. It refers to paragraph 77 of the NPPF and identifies five areas, presumably that the Parish wish to designate as LGSs through the HNP. The Map on page 21 whilst useful should be reordered in numerical order as this gives more clarity (recommendation 10).	Actioned
	Then on page 22 onwards, further detail is given about each proposed LGS. The maps are essential to include, but are at a small scale and quite hard to read (recommendation 11).	Improved maps
	In relation to LGS1 (page 22), it is good to see the reasons why this area is special to the community articulated. However, 1.75 acres is quite a large area of land and the NPPF is clear that LGS should not be used for "extensive tract[s] of land" (NPPF paragraph 77). Yet the justification is quite persuasive. There is what appears to be a long quote on page 23 – if this is a quote, make it more obvious that it is (recommendation 12).	Feedback from the Community is overwhelmingly in strong support of this designation (now named in the plan as The Platt). Local Green Space protection should stay. Quote adjusted.
	LGS2 and LGS3 (pages 24 and 25). Again extensive acreages of land (3.5 acres each), but persuasive arguments put forward. Both LGS1, 2 and 3 are very close together and appear to partly adjoin each other making this an even bigger area of land. Given that the LGS designation is such a difficult one to achieve as it sets such a high bar I wonder if, as it is clear that these are important and valued areas, it would be better to put forward another type of designation for these areas instead of the LGS on, but they are persuasively argued and so I'd be tempted to leave them as they are I think on balance (recommendation 13).	LGS2 (Field South of Beechwood Rural Park) kept. LGS3 (Field West of Beechwood Rural Park) removed from designation as landowner placed covenant on land to say it would be
	LGS4 (page 26) is another extensive tract of land at 5 acres. It is also an ancient woodland and so already has protection, and it might be better to include this area in the HNP, but to use a different designation to a LGS (recommendation 13).	protected until 2030. Special to the community and a
		important green space located close to the west of housing. Housing is bordered

	LGS5 (page 27). Again given the high bar of the NPPF LGS designation, an Examiner might consider this to be inappropriate, but it is argued well and is clearly special to the community.	by the busy A275 to the East so the woodland is an important focal point. Important and with strong community support, this designation should stay.
LDC	The ability to designate land of green spaces is supported by national policy and thus there is nothing wrong with the intention of the policy. NPPF paragraph 77 states that the designation should only be used when: • The green space is in reasonably close proximity to the community itserves • The green space is demonstrably special to a local community • The green area is local in character and not an extensive tract of land National Planning Practice Guidance continues by saying that all designations should be mapped. We recommend therefore that each proposed designation is mentioned specifically within the policy (not just as Codes) and that there are clear maps within the policy itself rather than just in the justification. In addition, you will need to justify that that LGS4 is in reasonably close proximity to the community. Equally, LGS5 does not really fit the requirements as explained by the relevant guidance as a green space and thus, if it is to remain in the plan we feel more justification will be required. It is not the case, in national policy, that all development to such designated sites will be refused. The designation of the sites as local green spaces – as national policy states that development can be allowed in 'exceptional circumstances'. Thus the second sentence is incorrect. The third sentence is not relevant for this policy and we suggest removal.	Mapped all locations onto 1 map. Mapped. Kiln Woods at Old Hamsey Brickworks is next to the Bevern Bridge residents and adjoins the home of the Bevern Bridge Area Residents Association (BARA) Changed to, "unless in exceptional circumstances".

Community	96.67% (29) agreed, 3.33% (1) disagreed and all understood.	Feedback reflects the strong support
Feedback		this policy has received in the
(Survey Monkey	Comments (all in support):	community
Results)	-It is so important that we take care of bats, owls, hedgehogs, Beechwood and bats etc. It's a privilege	
	that they choose to live with us. Adjacent to The Platt (Local Green Space 1 in the plan), there is a	
	population of bats being monitored by a local bat expert over many years. The Platt and surrounding	
	green space provides feeding ground and natural habitat for this declining protected species.	
	-Like that all the woodlands are protected and the areas around Beechwood Hall, it's beautiful there	
	and the council's plans to possibly build houses on the woodland or the field at the back would be	
	tragic. The field opposite should be protected too. The woods at Bevernbridge are lovely as is	
	graveyard, great that they're being looked after.	
	-It would be a travesty if the woods next to 4eechwood are developed. We need trees! Can't we buy it and	
	make treehouses there for our children to play in? The woods deserve better than one money grabbing	
	scheme or another. Bats live there and all sorts of –amazing wildlife, we should protect their home.	
	Protect important buildings. Great tree policy!	
	- In view of the ecological value of natural woodland, I.e. self seeded trees and undergrowth, of	
	whatever age, its importance should be particularly stressed.	
	-The green spaces at the school should accordingly be protected. The children need the field to play and	
	have forest school, I strongly object to the idea of a car park being built on this asset for our children.	
	I am so pleased to see that the woodland and fields surrounding the Beechwood hall and park have been	
	protected, this is amazing news. We were worried about the prospect of the woodland being developed	
	and it would be a crying shame if any of those trees were lost to make way for housing.	

HNP/EN4	To ensure that developments planning to remove trees replace these with suitable trees on a ratio of 3:1 new for old	Action
Ann Skipper	Seeks replacement tree planting. In Principle this would meet the basic conditions, but the policy's requirement for 3:1 New for old needs justification. Again It needs to be positively worded (recommendations 3, 4 And 5).	Reworded. Still EN4. We have changed wording to say thatsuitable trees may be planted anywhere within the parish. Para 7.1.3.5

LDC	We have discussed this policy with our Trees and Landscape Officer. As currently worded, the policy may result in pre-emptive tree felling to negate the requirement to replace lost trees well in advance of a planning application. The policy may also result in some sites being excluded from development proposals because the space required to retain existing trees, or the space required for the additional three trees, may take up the entire developable area or a sufficient amount of space to make the development unviable. Planning refusal based solely on the failure to plant three replacement trees, particularly in urban areas where space is limited, is highly likely to fail with associated risk of cost implications atappeal. As a result, we recommend that the policy is changed to read:	It is possible that they will fell trees before development, but we feel that developers are free to do so afterwards then the risk is not great. We feel that it is unlikely, in mostcases that developers would fell before applying for Planning permission. We can justify this with
	"Development proposals should seek to retain important trees & shrubs where appropriate and where tree & shrub loss is shown to be unavoidable, to incorporate tree and shrub planting where ever it is reasonably practicable."	a) What the parish used to look like (i.e. before felling to make way for farmland) b) We haven't any urban areas in our parish c) The government's target for more, bigger and better connected wildlife sites (Making Space for Nature, 2010). d) Woodland Trust estimates a 23-24% mortality rate of newly planted trees. Conceded: New trees may be planted off-site but in a suitable location within the parish boundary.

Community Feedback	96.67% (29) agreed, 3.33% (1) disagreed and all understood.	
Feedback	Comments: -Great tree policy! -In view of the ecological value of natural woodland, I.e. self-seeded trees and undergrowth, of whatever age, its importance should be particularly stressed It would be a travesty if the woods next to Beechwood are developed. We need trees! Can't we buy it and make treehouses there for our children to play in? The woods deserve better than one money grabbing scheme or another. Bats live there and all sorts of amazing wildlife, we should protect their home. Protect important buildings. Great tree policy! -Like that all the woodlands are protected and the areas around Beechwood Hall, it's beautiful there and	Agreed. Positive to have such strong show of support.
	the council's plans to possibly build houses on the woodland or the field at the back would be tragic. The field opposite should be protected too. The woods at Bevernbridge are lovely as is graveyard, great that they're being looked after. - I am so pleased to see that the woodland and fields surrounding the Beechwood hall and park have been protected, this is amazing news. We were worried about the prospect of the woodland being developed and it would be a crying shame if any of those trees were lost to make way for housing.	
LIND/ENG	To ensure that all new developments in Hamsey Parish help secure reductions in greenhouse gas	Action

HNP/EN5	To ensure that all new developments in Hamsey Parish help secure reductions in greenhouse gas emissions and support the delivery of renewable and low carbon energy. Any new development that is likely to cause high levels of pollution, noise and traffic congestion will not be permitted.	Action
Ann Skipper	14 Consider making the policy into two separate policies. Applies to policies EN5,H4,H18	Divided into 2.
	EN5 seeks to do two things: support renewable and low carbon energy in line with the NPPF and resist development that would result in unacceptable levels of pollution, noise and traffic congestion, again in line with the NPPF. To me these are two different things and consideration should be given to separating them out into two separate policies. In themselves each part of the policy has clear aims, but again the wording needs to be crisper. For example "All new development (no need to say in Hamsey Parish as that's where the HNP relates to) should support (or should encourage) the provision of renewable and low carbon energy". And the second element of the policy might read "Development that would result in high levels of pollution OR noise OR traffic congestion (as it is currently worded you would only be able to resist development that harmed all three) will be resisted". (recommendations 5 and 14).	Now EN5 and EN6 Reworded

LDC	The intention is understood but as currently worded cannot be used.	
	Development, for our purposes, is something that requires planning permission. Planning permission is required on conservatories, porches, replacement windows (in some cases), etc. It cannot therefore be the case that 'all development' can help achieve this policy's goal. If it is the intention that this relates to new housing development, this is already covered in the housing policies section.	
	Similarly, the last sentence relates to not permitting applications on the basis of high levels of pollution (etc.). Equally, there may be some necessary development that will inevitably lead to negative consequences that you describe.	
	Therefore we recommend rewording the final sentence to:	
	"Development should seek to avoid causing high levels of pollution, noise and traffic. Any proposal likely to have such consequences will need to demonstrate why this is necessary and look to reduce such effects."	
ESCC	It is unclear what 'secure reductions in greenhouse gas emissions' means (i.e. Is this carbon neutral or negative development, or is it simply achieving a better energy performance than the minimum regulatory standard applied through the Building Regulations)? It may be helpful to be more explicit about what is required, taking advice from the Local Planning Authority as to what would be the best way to tackle this within your Neighbourhood Planpolicy. 8.2 It is recommended that the Sussex guidance on noise and air quality (attached) are both referenced, as a guide to help determine what are unacceptable levels of pollution and noise.	
Community	93.33% (28) agreed, 6.67% (2) disagreed and all understood.	
Feedback		
(Survey Monkey Results)	Comments: EN5 More traffic congestion is an inevitable consequence of more development	

HNP/EN6 Parish	To ensure that developments proposing to change the use of the Parish Heritage Assets: 2 existing churches, 3 public houses, the school and the station, will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for the present purpose of places of worship and or community gathering. These would only be considered as change of use if this would benefit the community. Any new development in the must respect the character of the listed buildings and sites and the buildings used by the community considered as Heritage Assets	Action Now EN7
Ann Skipper	15 Reconsider whether policy EN6 has regard for the NPPF and ensure the policy stance taken reflects the statutory duty in relation to listed buildings and conservation areas. More justification required for the stance that this policy is taken, arguably more restrictive than the NPPF. There is a statutory duty to preserve or enhance the character or appearance of listed Buildings and Conservation Areas. This should be reflected in the latter half of the policy. Policy needs to state which assets it's referring to.	Wording now slightly less stringent.
LDC	We support the intention of the policy. To give strength to the policy we recommend naming and mapping the assets within the policy itself. We recommend removing the second sentence as it is unclear as how 'benefit to the community' should be interpreted, whilst some changes of use are allowed under permitted development rights	Names, mapped. Wording changed.
Community feedback (Survey Monkey results)	96.43% (27) Agreed, 3.33% (1) disagreed and all understood. Comments: Please can the Goods Shed at Cooksbridge railway station be added to the list of Heritage Assets? This building is one of the few surviving examples of a London Brighton and South Coast Railway country station goods shed (date of construction 1854) and could serve as a future community centre given it is strategic location at the heart of Cooksbridge and adjacent to the railway station	Added

HNP/H1	To ensure that the minimum requirement of 30 houses will be met by housing site or sites within	Action	
Site Selection policies	Cooksbridge, (consistent with the LDC Core Strategy Plan).		

Ann Skipper	21 Check policy H1 achieves what is actually sought. Policy HNP/H1 seeks to support development of a minimum of 30 houses in Cooksbridge. The policy refers to the Core Strategy which is subject to change at the present time and therefore references to it should be removed from the policy. The policy also means that a development of a minimum of 30 houses on one site in Cooksbridge would be supported; is that what is meant?	Amended
LDC	This policy is not necessary as Spatial Policy 2 of the Lewes District Core Strategy will set the policy framework for this when adopted. This could be explained in the introductory text, instead.	
ESCC	H1-12 Could be combined to make 1 policy	Policies combined: H1, H3, H4, H8
SDNPA	This section should acknowledge that sites could also be allocated within the National Park part of the Parish subject NPPF paragraph 116.	
Community feedback (Survey Monkey Results)	Planning boundary too restrictive For example includes field between Beechwood Hall and railway. Basically restricts development to Covers!! -Cooksbridge (Covers) good, measures for eco design would be great. Can Covers offer carpark	Considered. Agreed. Will be a focus for second stage of planning in line with these policies.

HNP/H2	To prioritise site or sites that demonstrate an ability to accommodate a community focus function as well as space for housing (i.e. provision of community facilities such as a retail food outlet and a multi-use health space and facilities for small businesses)	Action
Ann Skipper	22 Check policy H2 is clear and appropriate. Policy HNP/H2 gives support for sites that come forward with other uses such as a community facility or business use. Yet there is little explanation in the text or policy as to what uses might be considered appropriate and no definition of what a "community focus function" might be. As it currently is worded, whilst I think I know what the policy wants to do, I'm not sure that it adds much value? Is it preference rather than prioritise? i.e. preference will be given to schemes	20+ dwellings now to provide space for community activities

	which provide much wanted community facilities such asxyz? (recommendations 3, 4, 5 and 22).	
LDC	Whilst the intent of the policy is supported, it may be the case that small sites are not be able to deliver a "community focus function" as listed in the policy. This may well be contrary to Paragraph 173 of the NPPF which ensures that plan makers pay careful attention to viability and ensure that plans are deliverable.	
Community Feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	

HNP/H3 SS	To prioritise 'brownfield' sites for housing over 'greenfield' sites.	Action
Ann Skipper	23 Reconsider the boundary for Cooksbridge referred to in policies H3 and H4.	Now in H1
LDC	The intent of this policy is clear and supported. This policy aligns with paragraph 111 of the NPPF as it promotes the effective use of previously developedland.	
Community Feedback (Survey Monkey Results)	93.10% (27) agreed, 3.45% (1) disagreed and all understood. Comments: -The best solution will be to develop property on brown sites. If Covers go ahead and develop housing on their site then this will help fulfil the housing quota and protect the green sites. -Self build and Brownfield sites -A little growth in house numbers, but we must remember Sussex is getting so overcrowded Visitors, tourists come to see our 'green and pleasant land'. -This point is especially important.	Agreed. Overcrowding is a concern, we will focus on what is in our hands.

LIND/IIA		Action
HNP/H4	To prioritise development at housing sites that are within the current New Cooksbridge Planning Boundary. Note: This boundary can change, (see Appendix 3, Boundary Map for detail). Effective drainage to be installed.	
Ann Skipper	14 Consider making the policy into two separate policies. Applies to policies EN5,H4,H18 23 Reconsider the boundary for Cooksbridge referred to in policies H3 and H4.	Now in H1 Drainage removed.
LDC	The intention of this policy is supported and we, as planning authority who will select site(s) understand its intention. The note is likely confusing to members of the public and we recommend removal. It is unclear why "effective drainage to be installed" is included at the end of the policy. Whether drainage is effective relates to building regulations rather than planning. It is acknowledged that the Core Strategy currently refers to the term "planning boundary", however it is likely that this will be amended to "Settlement Planning Boundary" and we would recommend this change.	Changed
Community feedback (Survey Monkey Results)	89.66% (26) agreed, 10.34% (3) disagreed and all understood.	

HNP/H5 SS	To ensure that potential sites do not adversely affect the landscape character of the South Downs National Park (this applied to sites outside the Park boundary but are materially affecting the visual impact of views from the Park).	Action
Ann Skipper	24 Insert the word "development" before "sites" in policy H5 and consider which sites to actually include in the policy. Policy has a strong aim. Consider inserting the word "development" before "sites". As surely development sites within the National Park boundary should also not harm the landscape character, whilst it is useful to specify mention sites outside the Park boundary, I wouldn't necessarily exclude sites within the Park boundary in this policy either (recommendation 24).	Separated into policies H3 and EN8. Wording changed as suggested.

LDC	This policy is supported although does not necessarily achieve much beyond national or local policy. We recommend removal of the section in brackets as this is already stipulated by national policy.	
Community feedback	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	
(Survey Monkey	Comments:	
Results)	A little growth in house numbers, but we must remember Sussex is getting so overcrowded. Visitors, tourists come to see our 'green and pleasant land'.	

HNP/H6 SS	To ensure that potential housing development sites do not adversely affect the ecological capacity of the site or that they demonstrate appropriate ecological intensification on an adjacent site.	Action
Ann Skipper	25 Reword Policy H6 to ensure it is achievable and deliverable This is another policy with a strong aim. I think it might be difficult to require enhancement on an adjacent site on which the developer is unlikely to have any control over. Therefore I suggest that the policy is re-•-worded to seek protection of any existing ecological capacity (and define what this is or what is meant by this phrase) and/or appropriate mitigation measures are sought. This latter requirement would by default include adjoining sites but not limit it to them giving maximum flexibility (recommendation 25).	Into H3
LDC	The intent of this policy is in line with Paragraph 117 of the NPPF and Core Policy 10 of the Core Strategy. However, it is unclear what exactly is expected of those allocating housing land in this policy and also ecological intensification on an adjacent site may not be possible due to land ownership.	
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	Supported

HNP/H7 SS	To ensure that housing sites demonstrate safe pedestrian and vehicular access onto connecting roads.	Action
Ann Skipper	26 Add cycle provision to policy H7. Policy HNP/H7 is right to seek safe pedestrian and vehicular access, but could include cycle access too? More critically, the policy as currently worded would not deliver safe access as there is no delivery mechanism in the policy. A plan could demonstrate safe access, but then there is no mechanism to ensure it is actually built in accordance with those details. Policies of this type need to a) state what is required, b) make sure it is delivered and c) kept in perpetuity. So this policy should require that development sites (not just housing sites which is too narrow, particularly if one of the priorities is to provide a site that also has community based facilities) provide safe access for pedestrians, cyclists and vehicles and that those details are achieved on site (recommendations 3, 5 and 26).	Cycle and development sites, rather than housing development amalgamated into H4
LDC	This policy is supported and in line with national and local planningpolicy	
Community feedback (Survey Monkey Results)	100% (29) agreed. All understood.	

HNP/H8		Action
	To prioritise housing sites which are within five minutes' walk (1/4 mile of footpaths) of the railway station (See Appendix 3, Walkability Map) and sites which can demonstrate enhanced pedestrian and cycle connections to the Cooksbridge amenities of railway station, Beechwood Hall and the primary school.	
Ann Skipper	Policy HNP/H8 in itself is clear as to the five minute walk and enhanced pedestrian and cycle connections. Are there really so many sites in Cooksbridge that could come forward? The suite of policies prioritises quite a lot of things?	Now part of H1
LDC	This policy is in line with national and local policy and adds further detail to Core Policy 13 of the Lewes District Core Strategy.	
Community feedback	96.43% (27) agreed, 3.57% (1) and all understood.	
(Survey Monkey Results)		

HNP/H9 SS	Priority will be given to housing sites which are not situated within the Environment Agency's flood risk areas, i.e. Flood Zone 3. See Map 9 in Appendix 3 Maps.	Action
Ann Skipper	27 Consider whether policy HNP/H9 is needed as it duplicates national policy and guidance.	Deleted
LDC	This policy is supported although does not add anything further to national policy which seeks to avoid areas of flood risk.	
Community	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	
feedback		
(Survey Monkey		
Results)		

HNP/H10	To ensure that sites demonstrate adequate provision exists, or can be upgraded for incoming utilities, including potable, surface and waste water, electricity, gas, telecommunications and refuse collections.	Action
Ann Skipper	Policy HNP/H10 is ok although some of these requirements would usually be dealt with by conditions attached to a planning permission or be building regulation matters.	Deleted
LDC	This policy is supported although in general (the additional examples are acknowledged) does repeat national and local planning policy.	
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	

HNP/H11 SS	Sites for housing development will be sufficiently buffered from possible adverse human health impacts, i.e. intensive agriculture or industrial processes.	Action
Ann Skipper	28 No policy HNP/H11 so subsequent policies must be renumbered. Deals with a planning related matter and has a positive aim, but there is no explanation or justification for this policy in the preceding text so it appears to have 'come out of nowhere'. Justification for this policy needs to be added (recommendation3).	Deleted
LDC	This policy is supported although further clarity on sufficient buffering levels may aid decision makers.	
SDNPA	Policies H1- H12 could be combined into one criteria-based policy.	Reduced and amalgamated into less policies.
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	

HNP/H12 SS	Sites will make use of green infrastructure as identified in the Core Strategy/Local Plan.	Action
Ann Skipper	This refers to green infrastructure in the District Council's plans. References to the Core Strategy within the policy itself should be removed as there is no certainty that the Core Strategy will go ahead or be approved. If this matter is covered adequately in the District level policies then it should not be repeated in the HNP. As it stands the policy is meaningless because it is not possible to know how to comply with its requirements. No mention is made of green infrastructure in the preceding/supporting text. If it is felt that green infrastructure needs to have a specific policy in the HNP then I suggest a policy spells out what is sought (recommendations 3 and 5).	
LDC	The intent of this policy is supported however it may be strengthened by re-wording as "sites that make use of any green infrastructure sites identified in the parish through the Lewes District Local Plan Part 2 or South Downs National Park Authority's Local Plan will be supported"	
ESCC	The meaning of to 'make use of GI' is not very clear. Suggested rewording 'sites will be designed to ensure existing green infrastructure and valued landscape features are conserved and new open spaces are incorporated as multifunctional green infrastructure.	Changed to this wording, see H5

Community	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	
feedback		
(Survey Monkey		
Results)		
,		

HNP/H13	Provide a mix of homes and housing options, taking into account objectivelyidentified local housing needs, as evidenced by the latest information available from Lewes District Council.	Action
Ann Skipper	HNP/H14, HNP/H15 and HNP/H16 read more as aims and objectives rather than policies. The matters covered by these policies are planning matters. There is no doubt that the HNP can specify housing mix and indeed what comes through the community feedback in section 9.2 is a clear message about the type and mix of housing sought. Yet this information is not reflected in these three policies. Of course I don't know whether this is a conscious decision on the part of the Steering Group or not. However, the three policies simply refer to the District level policy and evidence and are therefore wholly reliant on that. As a result the policies do not add anything to the District level policies. Earlier in this report (page 2) I quote from Planning Guidance about how policies should be drafted. If policies are not in accordance with this Guidance there is a real risk that the Examiner will delete them. This for me is particularly the case when it is not clear what the policy is trying to achieve. Unfortunately as currently drafted, I feel these three policies are at risk (recommendations 3 and 5).	
John Alcock	An appropriate element of affordable housing. Insert and highlight in bold on Page 44	
LDC	This policy is supported. It could be reworded more concisely to end "taking into account the latest local housing needs evidence available from Lewes District Council"	Changed to this wording. Added affordable. H6
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	

HNP/H14	Ensure the Parish is a balanced community, including an appropriate element of affordable housing, (as specified in the Lewes District Council Core Strategy / Local Plan)	Action
Ann Skipper		

John Alcock	Meets the need of present and future residents	
	Insert and highlight in bold on Page 44	
LDC	It is unclear as to how this policy differs from H13 and we thus recommend deletion.	Deleted
SDNPA	The appropriate proportion of affordable housing is currently set in saved Local Plan 2003 policy RES9. This will shortly be replaced by the Lewes Joint Core Strategy. In time, the SDNP Local Plan will also set an appropriate affordable housing mix for development within the National Park. To future proof this policy, reference would be better made to the adopted Local Plan.	
Community feedback	93.10% (27) agreed, 6.90% (20) disagreed and all understood.	
(Survey Monkey Results)	Comments: - No more buy to lets. What about affordable shared ownership schemes so people can't buy it and then sell it as a profit to buy to lets who then rip everyone off.	Unfortunately this isn't something the HNP can control.
	-Ensure to find a way to safeguard that percentage of housing is realistically affordable for lower income families - a) Some development needs to be REALLY affordable ie to First Time Buyers on average incomes b) Can the Plan PRECLUDE sale to Buy To Let Investors? Already too many in the parish If possible, raise the percentage of affordable housing, and ensure that of all the housing, most of it goes to people who have been local to the area for a long time.	It's a good point about the different levels of affordability and providing for the Housing Register end of the spectrum. It would be a nice idea, not something we can control though.

HNP/H15	Ensure the overall mix of new housing meets the needs of both present and future residents, consistent with LDC's housing needs assessment	Action
Ann Skipper		
John Alcock	Meets the need of present and future residents Insert and highlight in bold on Page 44	
LDC	This policy is supported in the sense that it conforms to local national planning. However, as worded, is not necessary as it only reiterates existing and future policy produced by LDC/SDNPA.	Deleted
Community feedback	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	
(Survey Monkey	Comments:	
Results)	-No more buy to lets. What about affordable shared ownership schemes so people can't buy it and then sell it as a profit to buy to lets who then rip everyone offEnsure find a way to safeguard that percentage of housing is realistically affordable for lower income families	As above, good points, perhaps not something that policies here can control.

- a) Some development needs to be REALLY affordable i.e. to First Time Buyers on average incomes b) Can the Plan PRECLUDE sale to Buy To Let Investors? Already too many in the parish.	
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HNP/H16 Housing Design	Developments to clearly demonstrate excellence in design contributing towards neighbourhoods by being sustainable, adaptable, resilient and creating places where people want to live, work and play.	Action
Ann Skipper	H16 aims for excellence in design. Again it could be argued that the policy isn't clear enough and it would be difficult to know when a particular scheme has complied with its requirements as much of it is subjective. Yet its aims are in line with national guidance and therefore I'd be tempted to leave as it is and see what the Examiner does with it.	
LDC	The intent of this policy is supported and it potentially goes beyond paragraphs 57 and 58 of the NPPF which encourage neighbourhood plans to develop policies promoting high quality design. It is also in line with existing and emerging local policy. The second word of the policy should state 'should' rather than 'to'.	Changed wording to 'should'. H7
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood. Comments: -Needs to be play area near new housing and cycleway connecting whole parish to Lewes -self build should be included -Self build and brownfield	Agreed. No Self-build in plan as no sites allocated but would have been good to include.

		Action
HNP/H17	Ensure building design and choice of materials are in context, enhancing the local character whilst	
HD	complying with UK and EU energy efficiency targets, consistent with overall objectives relating to	
	sustainability and environmental responsibility.	

Ann Skipper	Policy reads more as aims and objective rather than policy. The matters covered by these policies are planning matters. There is no doubt that the HNP can specify housing mix and indeed what comes through the community feedback in section 9.2 is a clear message about the type and mix of housing sought. Yet this information is not reflected in these three policies. Of course I don't know whether this is a conscious decision on the part of the Steering Group or not. However, the three policies simply refer to the District level policy and evidence and are therefore wholly reliant on that. As a result the policies do not add anything to the District level policies. Earlier in this report (page 2) I quote from Planning Guidance about how policies should be drafted. If	
LDC	This policy is in conformity with local and national policy whilst not being overly prescriptive and thus does not introduce provisions that may inhibit original and innovative design (paragraph 60 of the NPPF).	H8
Community feedback (Survey Monkey Results)	96.43% (27) agreed, 3.57% (1) disagreed and all understood.	
	Housing density for the District is 20-30 units per hectare as set out in the Core Strategy. In order	Action
HNP/H18 HD	to reflect the diversity of sites within the Parish of Hamsey, densities higher and lower than this target will be considered provided they are supported with evidence to demonstrate an effective	
	and sensitive balance between the sustainability credentials of the site, efficient use of land and provision of green and community infrastructure.	
Ann Skipper	14 Consider making the policy into two separate policies. Applies to policies EN5,H4,H18 H18 deals with density and it sits uneasily under the subsection title of "Housing design policies" so I'd consider changing the title of the heading to something like 'design and layout'. Again reference to the Core Strategy which should be removed. If the HNP is encouraging different densities to a strategic District level policy, evidence as to the appropriateness of doing so needs to be included in the supporting text. In itself the principle is acceptable (recommendation 3).	Subsection name changed to Design and Layout Core Strategy reference removed
LDC	This is a positive policy which does add further detail to national (paragraph 47 of the NPPF) and emerging policy in the Core Strategy (CP2) as to what is expected of developers. However, for clarity, the Core Strategy sets a target of 20-30 dwellings per hectare for the villages and 47-57 dwellings per hectare for the towns and so the policy wording would need amending.	H9
Community feedback (Survey Monkey Results)	89.66% agreed, 6.9% disagreed and 3.45% (1) didn't understand.	

HNP/H19	Ensure housing design is in accordance with The Code For Sustainable Homes (or equivalent scheme) and reflects the latest environmental/sustainability standards including such aspects as: Solar access for all dwellings with house positioning (South facing) designed to best capitalise on this natural resource. Road layouts to capitalise on full benefits of solar Minimum glazed area to floor area ratio to ensure sufficient internal natural daylight availability External/street lighting specifications to minimise light pollution Complementary hard and soft landscaping promoting native species and wildlife. Facilities/space to grow fruit and vegetables	Action
Ann Skipper	H19 again needs to be justified. In principle acceptable to encourage all these things, but the policy needs to be able to be delivered and needs some flexibility (recommendation 3).	
LDC	The government has signalled its intention to wind down the Code for Sustainable Homes and to simplify design standards in general. Technical standards will instead be consolidated into building regulations, with such standards set at a national level. Whilst the intention of this policy issupported, as worded it does not give clarity, and is likely to be considered overly demanding to house builders when the national standards are introduced. As a result we recommend its deletion.	The 'equivalent scheme' is set out by the government anyway so it's not felt that this would be above and beyond.
ESCC	Suggested rewording of bullet point 4. 'Hard and softlandscape materials to reflect local landscape character and distinctiveness and the use of locally characteristic native planting to maximise landscape and wildlifebenefits	Added.
Community feedback (Survey Monkey Results)	93.1% (27) agreed, 6.9% (2) disagreed and all understood. Comments: - Solar should be essential - Self build would be great. Shared facilities too Does this put up cost and have implications for affordability? - Not keen on solar. Or wind turbines where possible to use techinal know how of local architects at Cooksbridge station-to link with Beechwood Hall as an exemplary sustainable building It might be worth talking with the Phoenix Rising people, in Lewes, who have done a lot of valuable and interesting work on housing density. Possibly their plans for small workshop space within some units might be of interest too, in view of the, 'home enterprises' mentioned in HNP/LE1	Agreed Yes Explored Explored

HNP/TT1	Identify the realistic level of traffic it is likely to generate. It must demonstrate that it has assessed the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to reduced levels of highway safety (or increased levels of highway danger) will not be permitted.	Action
Ann Skipper	TT1 requires new development to have regard to transport issues and mitigate any harmful effects. The policy could go beyond this and ask for a transport assessment together with specific mitigation measures if so desired (recommendation 29). Separate to 2 policies.	Expanded. Parking and congestion separated.
LDC	We support the intention of the policy. National policy states that policies should be positively worded and generally, policies should avoid stating 'should not be permitted'. In order to reflect that in this policy we recommend that the final sentence is changed to: "Development should not give rise to reduced levels of highway safety."	Positively worded.
SDNPA	TT1-TT3 could be combined into a single criteria-based policy.	
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed and all understood.	

HNP/TT2	Maximise opportunities to walk and cycle, including between Hamsey School, Cooksbridge station, Beechwood Hall and the South Downs National Park.	Action
Ann Skipper	TT2 encourages walking and cycling, but needs to add at the beginning of the policy "Development will" and be clearer about what is sought in relation to the locations specified, is it more connections including provision of footpaths and cycleways? If so, say so. there is a risk that an applicant could turn round and say well I maximised opportunities, but not actually do anything	Added footways and cycleways
SDNPA	TT1-TT3 could be combined into a single criteria-basedpolicy.	
LDC	The intention of the policy is understood but the policy doesn't explain how the goals might be achieved and thus is likely to be ineffective. Thus, we would advise that that it is removed, given that there is already reference to it in the projects section on this issue.	
Community Feedback (Survey Monkey results)	100% (29) agreed, all understood Comments: -A footpath to Beechwood hall would be essential	Now completed.
HNP/TT3	Ensure that adequate parking is provided to serve the development, using the most up to date East Sussex County Council parking standards, taking into account local levels of car ownership, the expected level of car ownership of users of the proposed development and the provision locally of alternative forms of transport to the private car. Developments will be expected to also deliver an element of public parking to serve the wider community. This could include short term parking to serve, for example, the local school or community premises.	Action
Ann Skipper	TT3 seeks parking provision, but there is nothing in the policy that encourages on site provision and so there is some flexibility here. Increased flexibility would also be given if contributions towards the improvement of public transport were an acceptable alternative where no satisfactory provision can be made? There is no mention of the need for parking in the supporting text and so at the moment this policy has no explanation or justification. There is no justification to encourage or expect developments to provide public parking and if this is to be kept it will need justification based on local circumstances as this goes beyond what is usually reasonably required (recommendation 3).	Added sentence to supporting text relating to car parking concerns. Added flexibility via public transport contribution.

LDC	The first part of the policy is reasonable and the intention understood.	
	However, the second part is a bit vague. If it is the intention that this is for non-residential development, then this should be stipulated in the policyexplicitly.	
SDNPA	TT1-TT3 could be combined into a single criteria-based policy.	
Community	06 559/ (29) pgrood 2 459/ (1) dispgrood all understood	
feedback	96.55% (28) agreed, 3.45% (1) disagreed, all understood.	
(Survey Monkey	Comments:	
Results)	- Protection of the school field. Please no car park on it.	Agreed
	- Short term parking provided through any development would be most welcomed by the school. Parking for schools is often resolved by working with outside parties as budgets for schools are now so tight there is no capacity for any projects other than maintaining existing premises, with occasional small projects.	All taken into account in ED2
	 Should be car parking for school drop off nearby (NOT ON FIELD!) There must be a robust POLICY on additional parking in both Cooksbridge and Offham. NEW landis required to meet the requirements of residents, visitors, school, church and station. The policies and projects in the plan to address future parking requirements are totallyinadequate. 	Being explored.
	- TT3 ABOSOLUTELY IMPERITIVE PARKING IS A MAJOR ISSUE AND SHOULD BEADDRESSED AS SUCH	Agreed, transport links could be better and ParkPal project seeks to
	- I realise it is realistic to provide parking but encouraging use of public transport and car sharing is important	share driveways.
	- An area of land needs to be clearly allocated for parking in Cooksbridge for visitors, parents at the school and train commuters.	

HNP/TT4	Secure a safe dual footway/cycle lane the length of the Parish along the A275 connecting Bevern Bridge and Offham to Cooksbridge railway and amenities and extending to Lewes.	Action
Ann Skipper	TT4 in itself is an acceptable aspiration, but does such a footway/cycleway extend outside the HNP area? If so this would not be acceptable as the HNP can only deal with things in the area it covers. In addition this will probably be regarded as an aspiration by an Examiner and may be moved to that part of the document particularly if its delivery relies on other agencies such as the Highways Agency or County Council (recommendation 30).	Deleted. Remains in Projects.
LDC	This is a project and is already referenced in the projects section. As the policy does not explain how the scheme is to be delivered it is not a policy and we recommend its deletion.	

ESCC Transport	ESCC note the aspirations within the NP for footway/cycleway provision along length of A275 and further parking. This may be difficult to achieve in places due to levels and available land within the highway. It may be prudent for the NP to consider how a continuous footway/cycleway from Chailey to Lewes could be achieved. As a separate issue, ESCC are seeking a footway with the Old Hamsey brickworks site from the site access along the eastern side of the A275 to the existing footway at North Chailey. Although there would be a pinch point this would all be within the highway. However, there is insufficient width for a combined footway/cycleway along the length of the A275 unless further land is made available.	
SDNPA	TT4 appears to be an aspiration of the HNP which extends beyond the remit of any single development or combination of development sites.	
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed, all understood. Comments: - The A275 is already very busy and overloaded - there needs to be a proper cycle path and real thought the increased traffic likely to result from development of housing. It would be preferable that better public existed - i.e. train service at the weekend non cutting of existing train services. - A footpath to Beechwood hall would be essential - The A275 is already very busy and overloaded - there needs to be a proper cycle path and real thought the increased traffic likely to result from development of housing. It would be preferable that better public existed - i.e. train service at the weekend non cutting of existing train services. - TT4 A good idea but can we afford it? - Cycle paths - Does Sustrans get involved in local projects like this? - Cycleway, yes please! Need trains at weekends! Good to see that in projects. Not fair that Cooksbridge of the commuter parking but has no trains for locals except London commute times. Not sustainable. - Needs to be play area near new housing and cycleway connecting whole parish to Lewes	Agreed Working with Sustrans now. Agreed

	To permit the building or extension of the School Hall for communal activities	Action
HNP/ED1	This would enable the school to have whole school activities and performances on site. With improved facilities the school can become an even greater catalyst for children and parents sharing opportunities for learning and social activities.	

Ann Skipper	Although this is not a planning matter, check that permission for photographs showing children has been given. This principle applies to all material in the HNP (recommendation 32).	Permission given.
	I didn't understand the section entitled "School Hall" on page 51, particularly the first sentence.	Amended
	Policy HNP/ED1 permits a school hall to be build or to be extended, but only for communal activities. I would have thought that the policy should say something along the lines of "An extension to the existing School Hall or the provision of other buildings at Hamsey School will be supported. Community use of the school and its facilities will be encouraged." As presently worded the policy isn't clear enough and prevents any school use of a school hall or enlarged school hall. My suggestion above would also support additional classrooms and hopefully encourage the replacement of the temporary ones. There is however good justification in the supporting text for the policy that I think is meant (recommendations 3, 5 and 33).	Changed to suggested wording.
LDC	The intention of the policy is supported.	
	For all allocations, including this, we do need an accurate map in order for it to be a feature of the plan. Such a map should make clear where the extension/building would be permitted. In addition, the last 3 words of the first sentence seems unnecessary. Whilst it clearly explains support for communal activities, surely the extension of the hall would be supported if needed for improved school facilities?	Map provided
	In addition, the second paragraph is justification rather than actual policy and we suggest deletion	Agreed and amended
Community feedback (Survey Monkey Results)	96.55% (28) agreed, 3.45% (1) disagreed, all understood. Comments: - Totally agree that school needs extending - BEECHWOOD HALL COULD BE CONSIDERDED TOO WITH PATH UP THELANE - School desperately needs more space. Save the playing field for playing or plant some woods at one end a woodland area for the children	All agreed.
HNP/ED2	The Hamsey School Playing Field will be protected against development unless it is for the improvement of the school.	Action

Ann Skipper	ED2 in principle is acceptable by protecting the school's playing field, but it would be very difficult to judge what is an "improvement" to the school. A developer, or indeed the school, might argue that if the playing field is sold off for development and the money ploughed back into the school, this complies with this policy as the money gained would be used to "improve" the school. I suspect what the policy means to do is to prevent development on the playing field unless the school itself needs it for some school related development. If this is the case, say so. Again no justification or mention of the playing field in the preceding text and so at the moment the policy has no basis (recommendations 3 and 29). Education Projects includes reference to the cycle and footway project in an earlier section and I don't	Agreed. Wording changed to clarify. Detail added to supporting text.
	feel there is a need to duplicate or repeat it here. Other projects listed read well.	
	Tool thoro to a ribba to duplicate of ropout it ribro. Other projecte noted road well.	Agreed. Moved to pre-amble.
LDC	The intention of the policy is understood.	Map/plans requested from school. Added.
	Again, a man is needed when allocating appoints upon to newlevel and this weeks as what the	
	Again, a map is needed when allocating specific uses to particular land. It is unclear what 'the improvement of the school' means. Does this mean for parking or extension of facilities for teaching?	
Community feedback	89.66% agreed, 10.34% disagreed, all understood.	
(Survey Monkey Results)	Comments: - As headteacher I cannot endorse ED1 strongly enough, with the further comment that permanent classrooms to replace the mobile ones would greatly enhance the school: the mobile ones are in direct opposition to values of Hamsey Neighbourhood plan being hugely inefficient in terms of energy use both in summer due needing fans/ air conditioning and in winter because of lack of insulation. They are also not the least bit attractive; we could not however, exist without them The playing field is a valuable educational resource: Forest School, hens (arriving spring 2015), a planned mini orchard and the possibility of a coppice area in the damp lower part of the field. We fully endorse no change of use of the field that would not enhance the education of the children. - The green spaces at the school should accordingly be protected. The children need the field to play and have forest school, I strongly object to the idea of a car park being built on this asset for our children. We live in a rural area with plenty of parking possibilities, taking away green space from the children is selfish and irresponsible and not in line with a number of the policies laid out here, as I have indicated throughout. - No car park!	All agreed Other options explored.
	 - No car park! - by restricting use of playing field makes it impossible to resolve parking problems caused by parents - The school should take some responsibility for resolving the parking issues at drop off and pick up time. -FIELD COULD BE ADAPTED FOR PARKING 	Most opinion is in favour of protecting the playing field Agreed

- More tree planting on the site to provide more educational opportunities	
- ED2 A good idea. I agree with this, hope you can finance it, put it before TT4	
- Good that school field won't be built on. Keep the playing field for playing not parking.	
- safe parking problems need to be resolved	
- Wonderful that school field should be protected.	

HNP/RS1	To prioritise development that supports the vibrancy and vitality of Hamsey village centre by diversifying and enhancing the accessibility of Beechwood Hall and Rural Park and the South Downs National Park Authority.	Action
Ann Skipper	I'm not entirely sure that as the HNP promotes parking spaces it can be said on page 54 to be limiting travel by car. This is not a fundamental issue, but double check that the HNP hangs together and doesn't contradict itself. This cross check would also be useful for just making sure that there is no repetition between sections (recommendation 34).	
	The visual on page 56 does not include all of the question or statement posed on the left hand side and the colours of the low and high support were difficult to distinguish at least on the copy of the HNP I printed out. Therefore this community feedback section was largely lost on me. The diagrams (not sure that's the right word) on pages 57 and 58 are great (recommendation 11).	Better clarity on new version.
	Policy HNP/RS1 supports development that will make a contribution to the village's vibrancy and vitality which is great. I would add greater emphasis in the supporting text as to why Beechwood Hall and Park are so important and just how they and the National Park add to the vibrancy and vitality. I don't understand the prioritisation of development again – is the policy aiming to support development that contributes to, and enhances, Hamsey village centre's vibrancy and vitality by diversifying and enhancing accessibility to Beechwood Hall and Park and the National Park? This could apply to any development? I'm really not sure what the policy seeks to achieve given it is in the recreation and sport section of the HNP (recommendations 3, 5 and 29).	Agreed. Supporting text added. Amended policy wording.
LDC	Understand the policy and have no objection. The last word of the policy incorrectly refers to the Authority rather than the Park itself and therefore should be removed.	
ESCC	refer to the South Downs National Park Authority. As the plan is talking about the place and not the organisation we suggest that the reference should be to the South Downs National Park itself	
SDNPA	SDNPA welcome the emphasis given in HNP to recreational and sustainable access to the National Park. On becoming designated as a National Park, the AONB status of the South Downs was removed.	Amended. Email sent to SDNPA re land outside SDNP but still in AOBN. Confirmed no longer exists.

Community feedback (Survey Monkey Results)	100% (29) agreed, all understood. Comments: - We are so fortunate to have Beechwood Hall and Rural Park in such a setting as the South Downs. Visitors are charmed by it. Let us take care of it Hamsey Parish centre RS1. RS2, great!	Agreed
HNP/RS2	Beechwood Rural Park and Local Green Spaces will not be built on unless agreed by the Beechwood Hall Trustees and Parish Council and with the sole purpose of improving facilities at the Rural Park.	Action
LDC	We are supportive of the intention of the policies, but do recommend RS2 is deleted as it appears to contradict policy in relation to Local Green Spaces. The plan already seeks to allocate the site as a Local Green Space. Thus, this policy is unnecessary and actually contradicts to previous parts of the plan. Furthermore planning policies are supposed to be specific to land rather than groups. Thus, we recommend the policy's deletion but feel there is already enough protection for the Rural Park.	Rural Park not a Local Green Space. This gives greater flexibility than LGS.

96.55% (28) agreed, 3.45% (1) disagreed, all understood.

- Hamsey Parish centre RS1. RS2, great!

Community

Comments:

feedback

(Survey Monkey

Results)

HNP/RS3	To ensure that proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account will also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission.	Action
Ann Skipper	RS3 seems to relate to all development and again I can't see the relationship of this policy to recreation and sport? I'm not clear on what the policy is seeking to achieve, is it to assess how new development would affect infrastructure and services (not clear which ones?) and to ensure it makes a neutral or positive contribution? (recommendations 3 and 5	Deleted
John Alcock	Assessment of likely impact on infrastructure required Reword to say 'Ensure likely impact of development on infrastructure is identified' on Page 6 Highlight same words in bold on Page 59	

- NOT BUILD TENNIS COURTS ETC ON RURAL PARK KEEP IT FLEXIBLE AND OPEN SPACE

Cricket and football clubs would be nice and a running track would be lovely
I back up what you say, we are so fortunate to have rural beauty and nearby town Lewes of delight.

More detailed breakdown of

results

suggestions now formulated into

LDC	We support the intention of the policy as it is fair that new development considers its impact on infrastructure.	
Community	93.1% agreed, 3.45% (1) disagreed, all understood.	
feedback		
(Survey Monkey		
Results)		

		1
HNP/LE1	To introduce High Speed Broadband/ Fibre Optic capability commensurate both with the stated needs of traditional and established businesses and also to support the significant proportion of work from home enterprises.	
Ann Skipper	The overview section (pages 60 and 61) contains interesting, relevant information that sets the scene well.	
	The community feedback section (page 62) is also interesting and raises many issues of importance to the economy of the Parish. The key benefits identified in the bullet points could be reordered if desired to reflect the most to least popular. Projects Map again is at too small a scale (recommendations 11 and 18).	Re-ordered. Amended
	Policy HNP/LE1 supports the provision of high-*-speed broadband/fibre optic in line with the NPPF's stance in supporting high quality communications infrastructure (paragraph 42 onwards). However, some Examiners seem to be recommending that such policies are moved out of a NP as they are aspirational. I would be tempted to leave it where it is and as a policy. Nevertheless the policy as currently worded needs some revision; it is not clear what the "stated needs" are and so I would simply word the policy as being supportive of broadband/fibre optic to support businesses, enterprise and the community unless there are some specific requirements (?) (recommendations 5 and 29).	
LDC	We support the intention of the policy.	
Community feedback (Survey Monkey Results)	100% agreed, all understood. Comments: - Broadband!	

	To promote the retention and development of local services and community facilities, such as local shops, sports	
HNP/LE2 adequate	venues/ facilities and public houses, supported by an appropriate level of parking facilities. Ensure that	
'	parking is provided to serve the development, using the most up to date East Sussex County Council parking standards.	
Ann Skipper	LE2 again a laudable aim, but the policy reads as if it were more related to parking provision than the economy. It could be reworded along the lines of "Local services, community facilities and businesses which support the local community and contribute to the wellbeing of the community will be retained	Wording amended
	and supported. If premises are expanded or enlarged, it will be expected that appropriate parking provision will be made unless in exceptional circumstances"what one doesn't want is to dissuade services and businesses from developing because of a parking requirement as this would be at odds with the NPPF. I would also be careful about relying on someone else's standards such as the County Council as these could change or be abandoned (recommendations 3, 5 and 29).	
LDC	We do think that "and development" is unnecessary in the opening sentence of the Local Employment Policies section and impacts on the clarity of the policies. We thus recommend that it is deleted. We are supportive of the policy's intention but do not think that the first part of the policy does anything different to EN6. We are supportive of the second part of the policy.	
Community feedback (Survey Monkey Results)	100% agreed, all understood. Comments: - A car park for the school and commuters is essential but not on the school playing field, what about in the by Hamsey lane - Parking for rural tourism? - (Underlined LE2- PARKING)	Explored
HNP/LE3	To promote the development and diversification of agricultural and other land-based ruralbusinesses	

Ann Skipper	LE3 is in line with Government policy. The wording needs to be altered in line with my general comments (recommendation 5).	Wording amended
LDC	We are supportive of the policy.	
SDNPA	Consider caveating this policy with development and diversification of agricultural and other land-based rural businesses at an appropriate scale will be supported. For example, large scale glass houses could have an adverse impact on the landscape. Should any diversification on farms be linked to supporting the continuation of the core farm business?	
Community feedback (Survey Monkey Results)	96.43% (27) agreed. 3.57% (1) disagreed, all understood. Comments: - importance of community shop and hub to enable local producers to sell food and advertise their products services.	Idea has been made into a project

HNP/LE4	To ensure that all new employment development will respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape and safeguard residential amenity and road safety	
Ann Skipper	LE4 needs to encourage and promote employment related development more than it does I feel and so it could be reworded to say that support will be given to new employment related development and that it must respect the character of the area including the special landscape setting of the Parish, have regard to its context, be of an appropriate design and scale, and have an acceptable effect on residential amenity and highway safety (recommendations 3, 5 and 29).	Amended
LDC	We support this policy.	
Community feedback (Survey Monkey Results)	100% agreed, all understood.	

HNP/LE5	To support the sustainable growth and expansion of all appropriate types of business and enterprise, both through conversion of existing buildings and small-scale appropriately designed integrated units within new build development.	
Ann Skipper	LE5 is in line with Government policy. Again the wording just needs to be altered in line with my general comments (recommendation 5).	Amended
John Alcock	Existing buildings and small-scale integrated units used in new build development. Suggest re-wording on Page 6 - 'Support use of existing buildings and small scale integrated new buildings for business and enterprise' Highlight similar wording on Page 63	
LDC	We support this policy.	
Community feedback (Survey Monkey Results)	100% agreed, all understood.	
HNP/LE6	To support sustainable rural tourism and leisure developments that benefit businesses, the community and visitors. Where appropriate, this will include supporting the provision and expansion of facilities which are required whilst respecting the character of the countryside.	
Ann Skipper	Policy HNP/LE6 in principle is a useful policy, but the wording needs sharpening up. For instance I'm unsure as to what is meant by "benefit businesses" and phrases like this are open to interpretation and argument (recommendations 5 and 29). As a general comment for this section, it would be helpful to add more by way of scene setting for the rural policies. Make sure that every policy is justified and explained	Amended LE6

John Alcock	To support sustainable rural tourism and leisure developments that benefits businesses, the Community and visitors. Highlight in bold same words on Page 63	
LDC	We support this policy.	
Community	96.3% (26) agreed, 3.7% (1) disagreed, all understood.	
feedback		
(Survey Monkey		
Results)		

General		Action
Ann Skipper	Recommendations	
	1 more explanation of difference between policies and projects should be included early	1 actioned
	on	2 actioned
	2 Give each policy a title (policy sections not just contents page)	3 actioned
	3 Make sure each policy has a clear justification	4
	4 Consider linking each policy back to the vision and objectives	5 actioned
	5 Reword each policy to turn it into a planning ;policy that meets the requirements of the NPPF on what planning policies should do	6 actioned
	6 Consider amalgamating some of the policies into longer, criteria based policies	7 actioned
	7 Consider including the word 'located' after 'housing developments are' in objective 12	8 actioned
	8 Check references to NPPF, include references as appropriate to PG and refer to all national policy and guidance consistently.	9 actioned
	9 Consider if anything from cross-referenced documents needs to be specifically included to help with ease of understanding for the reader	10 actioned
	10 Reorder map on pg21 to reflect the number order of the Local Green Spaces.	11 actioned
	11 11 Ensure that all maps and diagrams and any other visual material is easily legible	12 actioned
	12 Ensure that any quotes from other documents are clearly indicated and referenced as such	13 considered
	13 Consider whether the proposed LGS designation is appropriate for any or all of the five sites put forward.	16 considered
	16 Consider whether any of the projects, particularly Project 5 in section 8, could be planning policies if desired.	17 actioned
	17 Care needs to be taken when referring to, or relying on, policies which are emerging	
	at District level such as the Core Strategy as the HNP will be examined in relation to the development plan at the time of examination.	18 actioned
	18 Consider reordering the responses from the community to make it clearer which issues	19 added
	had greatest support.	20 Removed
	19 Add further explanation to help with clarity in relation to the site selection matters.	29 Completed
	20 Make it clear why the boundary map on pg 42 of the HNP has been included	30 actioned
	here.	31 actioned
	29 Make the policy more specific and robust	
	30 Ensure the policy only refers to, or requires matters, within the HNP area boundary.	
	31 Check headers/titles of all visual material.	

	32 Check requisite permission and copyright etc. has been obtained for all visual material including photographs.	32 Permissions granted
	34 Check the HNP does not contradict itself and that the evidence and supporting text is all in line with each other.	34 In line.
LDC	For maps produced under our licence, it should read © Crown Copyright and database rights, Year, Ordnance Survey 100019275.	Copyrights displayed
	In addition, we feel that the policies do not require 'HNP' at the start and thus ask that they are renamed accordingly.	Renamed
	Numbering corrected, Sections 12 & 13	Corrected
	Section 7: Maps unclear. Maps required for Local Green Spaces in policy itself.	Added
	Section 9: Core Strategy is an emerging document that looks to set a minimum housing target for Cooksbridge of 30 units. Ref SDNPA not just the park itself.	Reworded
	SHLAA ref on maps may be confusing to average reader. Consider mapping sites 5HY, 10HY.	Completed
	Not clear why map of 3 Local Green Spaces features in this section.	Removed
	Section 10: 2 policies are projects and do not set planning policy. Other policies should be reworded.	Removed/reworded
	Section 11: Recommend clarify wording. Important that precise planning boundaries should be mapped out and these policies supported by the education authority, ESCC.	Reworded and mapped

ESCC	Page 53: remove reference to an Area of Outstanding Natural Beauty as this designation no longer applies.	
	The Plan does not make use of the Historic Environment Record (HER) to detail all known and recorded heritage assets, areas of archaeological interest or recorded archaeological events (past projects). Our recommendation is that the Parish request a summary of heritage information for the Parish that they can include in the Plan as part of the evidence base and from which the policies can be developed. The commitment to preserve and maintain a thriving, living landscape is welcomed and will contribute towards the government's target for more, bigger and better connected wildlife sites (Making Space for Nature, 2010).	Listed Buildings sections added. Scoping report contains some of this information too.
	As well as making use of green infrastructure, sites should also deliver new and/or enhance existing green infrastructure where possible.	Hence, stick with Tree policy.
ESCC Transport		
English Heritage	'If we could suggest a means of enhancing the plan it would be to provide additional recognition of the value of the different elements of the plan area's landscape as part of its historic environment – a process termed historic landscape character assessment. This could be achieved as a subsequent step in plan making through preparation of a character study and village design statement but ideally would be given weight through the inclusion of text inthe plan associated with a relevant policy such as Policy HNP/EN2, HNP/EN3 or HNP/EN6' Without carrying out a specific Landscape and Character assessment, is there any wording that you could suggest to help tighten up this policy, to make it better protect the landscape as part of its historic environment?	

Historic landscape character

The parish covers different areas of landscape character, from the historic riverside water meadows in the Ouse Valley in the south, to the chalk downlands and historic woodlands at the ridge of the down in the south east and the clay vale of the Bevern Stream in the north, with its distinctive wooded farmland landscape, as well as the evidence of the historic brick workings that have supplied the local building trade centuries, contributing to the architectural character of the area. Each of these areas has its own distinctive characteristics, including the patterns of fields, hedgerows and woodland, reflecting the geology of the area and its historic management and uses, as well as the influence of particular periods of history such as the enclosure of the open fields in the 19th century and the impact of rail transport on industry in rural areas. Within these nestle its historic settlements, of which Offham and Cooksbridge are designated conservation areas in recognition of the special historic and architectural interest. The Parish Council will work with the National Park Authority, District and County Council to support understanding of the value of features that contribute positively to the historic character of this landscape, including promoting the use of the Sussex Historic Landscape Characterisation as a tool to support decision making and supporting the preparation of Character Appraisals for the two conservation areas. These sources of information would support the implementation of Policy HNP/EN2 (see below)

Covered in Scoping Report.

'Indeed we note that several of the Local Green Spaces proposed have interest as heritage assets, which might helpful be described as such within the relevant section for each to add

robustness to the designation. This could also be integrated with and include preparing appraisals of the Conservation Areas within the Neighbourhood Plan area.'

Hamsey Graveyard is the official graveyard for the Parish of Hamsey. All of the parish burials take place here.

The church at Hamsey was first recorded in the Domesday Book of 1086. We know there was a settlement at Hamsey in AD925. The earliest elements of the present church were built in the 12th century, although there is potential it stands on the site of an even older building and it would be reasonable to consider that remains of the pre-Norman village would be located nearby. The church is consecrated so graves are protected.

Location: The church is positioned in a beautiful and tranquil spot between the loop of the River Ouse and the former railway with panoramic views across the parish. It can be seen clearly from Offham Hill, from Lewes at the top of Landport estate and from the Lewes to London train line. Heritage value: The graveyard forms the curtilage of the Grade 1 listed church of St Peter and makes an important contribution to its setting both as an attractive green space surrounding the building and through the historic use of the graveyard as a place of burial and commemoration. Formally it also helps the building stand apart from the village and both the church and graveyard would be considered by many as a 'sacred space'. Its value to the community (see below) also contributes to its significance as a heritage asset.

Valued by the Community: A long history of residents, affluent or poor, have celebrated life events and celebrations from marriages, christenings, and burials to concerts and evensong at Old Hamsey church. The community wishes to see the graveyards (old and new) around the church protected as somewhere to visit friends and family laid to rest here and for quiet reflection and peace.

Bevern Bridge Brickworks

LGS4- Old Hamsey Brickworks, Kiln Wood, Bevern Bridge

Valued: This area of ancient woodland, which has been walked through for the best part of two centuries (70 years by some local residents), boasts beautiful lakes and spectacular scenery.

Location: At the Old Hamsey Brickworks Site, Bevern Bridge. Woodland to the eastern side of the site. Size: Approx. 5 acres

	Wildlife: A recent Ecology Report recorded bats, 7 species of bats, lizards, slow worms, grass snakes, birds, an extensive list of birds have been recorded at The Old Hamsey Brickworks. Please see Appendix 2, 'Biodiversity Report, Old Hamsey Brickworks' and 'Ecological Assessment by Eco Solutions' for full report. The ponds at Bevern Bridge provide a regular resting place for migrating geese, 100 at a time landing in one night and taking off in groups. Residents there report regular visits from Hazel Dormice. Kiln Woods provide a habitat for a vast range of ecology, from animals and birds to plants and fauna. Flooding: Mature woodland, hedgerows and shrubland attenuates water run-off from previously developed land and into reeds and the Bevern Stream. Heritage Value: Brickmaking has been an important feature of the Sussex landscape for many centuries. Indeed the first bricks made in the County were those of the Romans, produced nearly 2000 years ago. From the 16th century onwards the brick industry of the area was a distinctive feature of its economy, often providing seasonal labour. The woodland at Bevern Bridge Brickworks has developed over the former clay pits and brickworks that were in use for at least two centuries. This provides historic interest by illustrating the impact of historic rural industries on the countryside. There is potential for the survival of archaeological remains that would illustrate the development of brickmaking over these centuries, which is also suggested by the name 'kiln wood'. The woodland itself may have been part of the historical brickmaking economy, providing coppiced timber to supply fuel to the kilns before the development of the railways made the supply of coal more readily available	
SNDPA	Add paragraph numbering Wording revision and policy consolidations suggested (detailed). AONB status removed when SDNPA status given to South Downs.	Added. Removed.
Southern Water	Strategic infrastructure, such as an extension to wastewater treatment works, can be planned and funded through the price review process, and coordinated with new development. However, Ofwat takes the view that local infrastructure, such as local sewers, should be funded by the development if specifically required to service individual development sites. To this end, the principle is that new development needs to connect to the sewerage system at the nearest point of adequate capacity. This may require off-site infrastructure if the nearest point is not located within the immediate vicinity of the site. Southern Water would take future income	

	from customers into account, so that the developer would only need to fund a proportion of the total cost. Please find following our response in respect of specific policies. In summary, we seek policy provision to: (i) not unduly restrict the delivery of utility infrastructure and (ii) support the provision of utility infrastructure.	
Station Partnership	1. Be nice to name the steering group somewhere in the doc; they've done such a great job. 2. p25 Is there public access to Kiln Wood? 3. p40 I think this is the first mention of "HY" sites and I couldn't find a map showing me where they are. Include a map? 4. p42 HNP/H4 The New Cooksbridge Planning Boundary seems very important but there's no map showing it and I couldn't find a map on the link specified in the appendix. Why not include the map? 5. p43 HNP/H14 is there a definition of affordable housing? Given the Pump House experience residents will need a lot of convincing that any new development in the parish will be "affordable" to those on low incomes/first time buyers 6. Assuming affordable housing can be built, is there any way of stopping "buy to let" people buying them up? (At least two for rental at Station Mews and two in Bank Cottages, Offham). 7. p46 2nd para, Ros is County Councillor not District Councillor. 2nd para These works need to be agreed with ESCC, not LDC 5th para, local County Councillor, not District Councillor 8. p48 Parking. In my view the biggest gap in the plan is not to face up decisively to the parking issue. There is reference to some additional public parking as part of new development and reference to "somehow" solving the school parking problem. These projects are not adequate. There are parking issues throughout the parish - *residents in Chandlers Mead and Offham, and their visitors *church services and celebrations in Offham *commuters from Cooksbridge station *parents at Hamsey School *"rural tourism" to Offham and potentially Cooksbridge for walking etc There needs to be a "policy" to acquire new land for parking in both Cooksbridge and Offham	1 Added 2 No 3 Clarified (codes removed) 4 Map repositioned 5 Definitions in Glossary at back. Could move definition to main body in a text box. 6 No 7 All Corrected 8 Parking mentioned 33 times. Need specific solutions.
		How?

	 9.p48 Bus services. Shouldn't this be reworded to include "maintain existing levels of service and then secure" 10.p52 If you stop commuters parking on the verge you reduce passenger volumesand passenger volumes are critical in the campaign for better services. Some of the commuters who drive to the station are parish residents in Hamsey. Offham and (perhaps) Old Cooksbridge. See 8 above, new land is needed, including for more commuters if we're serious about getting an hourly train service 11. p56 I think the suggestions should include those who responded "do nothing more" (More people said this than many of the suggestions shown) 12. Penultimate para. Unemployment rates are wrong. Youth unemployment rate is far higher than overall unemployment rate. I believe the overall rate is now 6% while the rate for 16-24 is around 16%!! The figures and commentary need revising. I hope these comments are helpful to the team Kevin 	Project removed Suggestions welcome Total of 4. Added to results. Employment figures now changed but correct at time of writing (2012). For consistency, figures remain as when printed. Clarified time of writing, census already stated 2011.
SDNPA	Why We Need a Neighbourhood Plan section: -Should make clear that SDNPA is the Local Planning Authority for part of the ParishThe strategic planning context for Hamsey is quite complex but also important for setting the parameters for the Neighbourhood Plan. This section should explain the strategic planning context and status of the Local Plan. Landscape and Environment: -The final two paragraphs under Flooding read as policy wording rather than supporting text. Consider elevating these paragraphs to policy status. Local Green Spaces: SDNPA supports the identification of Local Green Spaces for protection within the HNP, three of which are within the National Park (LGS2, 3 & 5). The supporting text for LGS1-5 provides helpful justification for the designation of LGS and makes good use of community feedback and local wildlife data to demonstrate their local value in line with NPPF para.	Inserted. Added Removed Saved.
Community Feedback	1 A car park is essential for commuters and school traffic. Also a path to Beechwood hall is a must!	

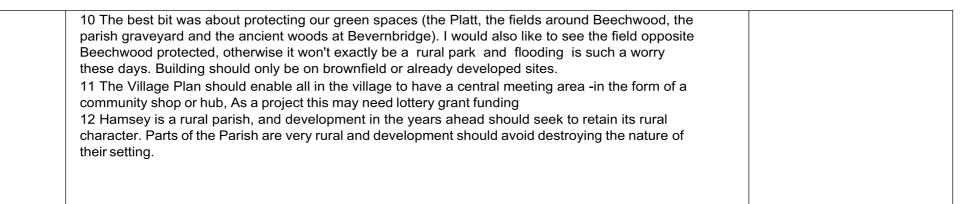
(Survey Monkey
results to Draft
Plan)

2 It concerns me that there is not enough infrastructure within Cooksbridge to sustain another 30 houses without a big impact on the roads and the existing wildlife. I am concerned about how the houses are going to be heated? - if the development was on of a banner site for sustainable self-building it could be very positive - if it becomes a property developed site -similar to the one by the station i question in who's best interests the housing is for? The community. local people, commuters, the environment or the property developer. Surely if it is absolutely necessary to have houses we should build on brown field sites first, still with the same ethos of sustainable and environmentally friendly. It is vital to preserve the hares, bats, birds, insect and plant life as much as possible and to consider how are people to heat their houses in a rural community without using fossil fuels?

- 3 I am very grateful for all the work that has been put into the Neighbourhood Plan and think the priority is to protect this environment from overpopulation as the infrastructure is not in place to support it. The train doesn't even stop regularly enough!
- 4 I think the plan is excellent
- 5 Any development will add to the sustainability of the school as it should mean a higher % of children attending the school will come from the local community so parking should not be an issue. However any developer has a responsibility to the local community and as school parking seems to be a high priority I feel this is where any 'pay-back' should be focussed, but ensuring it is not for the benefit of the commuters!
- 6 I thought it would be about house building so I am really pleased that this is about conserving and protecting the villages. Thank you.
- 7 I completely support many of these exciting projects. I have recently, moved to Cooksbridge and am very keen to be involved. A project like a community orchard generates more involvement and participation of all ages.

Concentrating on projects that improve the community.

- 8 A very positive approach to protecting our parish when others want to make money at the cost of the environment.
- 9 Because the boundary of the National Park cuts through the parish, and through Cooksbridge, the importance of protecting the land just outside the park, and within view of the park, could be more strongly stressed, perhaps. Maybe the views of the Park Authority on this could be obtained and included



Appendix 2: Communications Sent

Covering letter to accompany hard copies of HNP left in 3 pubs, petrol station, school and church.



RESIDENTS CONSULTATION

On behalf of my colleagues on the Steering Group, I am writing to advise you that work upon the Hamsey Neighbourhood Plan has made good progress and is now about to enter the next phase, which is a 6 week consultation period for local residents, commencing on the 24th November.

During this time residents, local businesses and other stakeholders will be able to view the plan online at www.hamsey.net, or borrow a hardcopy from The Rainbow Inn, Hamsey School or Offham garage.

As landowners of significant tracts of land within the parish who have met with me at early stages of the development of the Hamsey Neighbourhood Plan, I wanted to ensure you caught early sight of the final Plan. Your observations can be made via the short 'Survey Monkey' Hamsey Neighbourhood Plan questionnaire on www.hamsey.net, Neighbourhood Plan or by completing the enclosed hard copy and returning to The Neighbourhood Planning Team, Hamsey Parish Council, Bowling Green, East Chiltington BN7 3QU. Alternatively contact myself or other Steering Group members personally.

We have arranged an open morning for all residents on Saturday 29th November at Beechwood Hall from 10am-1pm, when the Steering Group will be on hand to take input from residents and answer any questions.

Mike Dodd		
Chairman		

Hamsey Neighbourhood Plan Steering Group.

Yours

Covering letter sent with hard copy of HNP to all owners of heritage assets.



RESIDENTS CONSULTATION- HERITAGE ASSETS

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As business owners of a valued Heritage Asset of our Parish I wanted to ensure you had your own copy of the Neighbourhood Plan before the consultation begins, please find this enclosed. Policy HNP/EN6 in the Plan to protect the community's heritage assets, including 3 public houses, the school and the station can be found on page 33. More details can be found in Paragraphs 126-141 of the National Planning policy Framework document, which can be viewed online at https://www.gov.uk/government/publications/national-planning-policy-framework--2.

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Yours sincerely,

Mike Dodd Chairman Hamsey Neighbourhood Plan Steering Group Covering letter accompanying hard copies of the HNP is the three public houses, petrol station, school and church.

Hamsey 2014-30 Neighbourhood Plan

RESIDENTS CONSULTATION

Dear Residents,

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During this consultation period residents, local businesses and other stakeholders are invited to view the plan online at www.hamsey.net, Neighbourhood Plan or borrow a hardcopy from The Rainbow Inn, Hamsey School or Offham Garage.

Your comments can be made via the short Hamsey Neighbourhood Plan questionnaire on www.hamsey.net or by completing a hard copy and returning to The Neighbourhood Planning Team, Hamsey Parish Council, Bowling Green, East Chiltington BN7 3QU. Alternatively you can return your completed questionnaire to a member of the Steering Group personally.

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Yours

Mike Dodd

M.P. Juld

Chairman

Hamsey Neighbourhood Plan Steering Group.

Cover letter sent with hard copy to landowners with land in proposed designated Local Green Space



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Mike Dodd
Chairman
Hamsey Neighbourhood Plan Steering Group.

Yours



Dear Anne,

Further to our meeting in January and our subsequent telephone conversation in March, I wanted to write to you to confirm that we expect within the next few weeks to be ready to submit the Hamsey Neighbourhood Plan to Lewes District Council for the final stage of wider public consultation.

When we met, you aired your concerns regarding the potential Local Green Space designation of land you own. We listened carefully and also acknowledged your comments made in your letter to the Parish Council. Whilst we understand your concerns, which have been discussed at great length within the Steering group, with Planning Aid advisors and with LDC, we feel (in line with residents wishes) that this land does merit protection and are therefore we intend to retain the designations of Local Green Space.

You will be advised when the next Public Consultation takes place so that you will have the opportunity to make comments to Lewes District Council.

As you are aware we also wanted to protect the land to the south west of Beechwood Hall and to this end Martin Armstrong has drawn up a simple covenant protecting a tract of land measuring approximately 75 metres from Beechwood Rural Park. In so doing he has negated the need for us to pursue the Local Green Space protection, as we feel satisfied that the valued views of the Downs and rural tranquility has been protected in line with the wishes of the Community.

Should you wish to meet with Tamsyn, Rod and I within the next two weeks to discuss anything further, please contact me to arrange this.

Regards

Mike Dodd Chairman Hamsey Neighbourhood

Plan 07976-***