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Settlement Services Review



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1 Introduction

Introduction

- 1.1** Lewes District Council's new Local Plan covering the period to 2040, will replace the current Local Plan Part 1 (adopted in 2016) and Part 2 (adopted in 2020). A review of the services within the settlements in the local plan area is an important part of the supporting evidence base underpinning the development of the new Local Plan. The information from this study will provide an understanding of the way settlements function in the district.
- 1.2** The Settlement Services Review (SSR) study covers all settlements, towns and villages which fall entirely within the Local Plan area, i.e. Lewes District outside the South Downs National Park (SDNP). While some parishes fall both within and outside the SDNP, within this study only those parish settlements which fall entirely within the Local Plan area are in scope, i.e those settlements which are in the SDNP area are outside the scope of this study.



- 1.3** The aim of the Settlement Service Review is to:
- Document and seek a greater understanding of the towns and settlements within the scope of the Local Plan
 - Update and seek a greater understanding of what services are key for a sustainable community
 - Inform an update of the existing Settlement Hierarchy (see Rural Settlement Study 2012¹). The Settlement Hierarchy will help to inform the spatial strategy for the new Local Plan
- 1.4** This study does not seek to assess the development capacity of each settlement or to provide a quantum of new development that each settlement should accommodate. The new Local Plan's spatial strategy will determine the overall level of new development and its locations, taking into account the settlement service review; other evidence studies as well as policy documents.

Background

- 1.5** While evidence informing the adopted Local Plan is still relevant, the Rural Settlement Study (RSS) was published in January 2013 and requires updating. In the RSS, the sustainability of the rural settlements was assessed. One of the indicators was the availability of services and facilities within each settlement. Other indicators in the assessment included: employment, accessibility to larger settlements and impacts on environmental designations and landscape character.
- 1.6** The Settlement Services Review concentrates on the availability of services. A 'snapshot in time' is presented. This will inform further policy development such as the Settlement Hierarchy, and the safeguarding of facilities and services within a settlement. The

Footnote

1 https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/258688.pdf

1 Introduction

information gathered for this study will provide an up-to-date baseline and can be used for future planning at community or neighbourhood levels.

Sustainable development

- 1.7** This Settlement Services Review identifies key factors that are important in creating a sustainable community and one where people are happy to live. Factors such as access to employment, availability of community activities and groups, recreational opportunities, accessibility of homes and services for people with a disability, and environmental factors are such examples.
- 1.8** Having a range of key facilities close at hand is seen as a more sustainable way of living as it promotes good health, social, economic, and environmental wellbeing. Amongst other things, minimising the need to travel by car and increasing opportunities to exercise and contribute to community life and social cohesion is important.
- 1.9** In the Issues and Options Consultation² document the 10- or 20 Minute Neighbourhood concept was introduced. This reflected the Council's ambition that residents should be able to walk or cycle to their schools, shops, workplaces, community facilities, open spaces and sports facilities wherever possible. Areas which have successfully delivered the 10-20 minute neighbourhood¹ are mainly towns and cities. Villages rarely have enough of the vital features to qualify and do not often have safe and convenient walking and cycling routes. Adoption of a 10-20-minute neighbourhood approach would definitely be more challenging in rural areas, where the carbon footprint would also be much higher than in cities/urban areas.



Footnote
2 https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDLP_IO/consultationHome

National Planning Policy Framework

- 2.1** Paragraph 9 of the National Planning Policy Framework (NPPF) sets out that planning policies should play an “active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”.
- 2.2** Further, paragraph 79 relating to rural housing states *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*
- 2.3** Paragraph 105 of the NPPF states *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, as well as improve air quality and public health.”* The settlement assessment should enable us to understand how accessible our settlements are by public transport and active modes of travel.

Lewes District Council Local Plan Part 1 (2010-2030)

- 2.4** The local policy driver is in Strategic Objective 5 supporting sustainable communities which states, *“To work with other agencies to improve the accessibility to key community services and facilities and to provide the new and upgraded infrastructure that is required to create and support sustainable communities.”*



- 2.5** A settlement hierarchy was prepared to help ensure that development was distributed in the most sustainable manner. The settlement hierarchy was based on the accessibility and range of retail, services, facilities and employment offer within a settlement.³

Footnote

³ To inform the hierarchy a Rural Settlement Study was prepared in which the Towns were not included. In the Settlement Hierarchy they are considered a special category 'District Centre'.

2 Policy Context

- 2.6** Core Policies 6 and 7 in the adopted Local Plan set out the details for developing retail and town centres, and infrastructure within the local plan area. Relevant policy requirements to community services are extracted below:

Core Policy 6: Retail and town centre.

In order to promote and enhance the vitality and viability of retail and town centres in the district the local planning authority will:

1. support development that reinforces or enhances the identified role of the centre in the retail hierarchy. (.....)
2. require developments in edge of centre or out of centre locations to provide, enhance or make contributions to, improved pedestrian and cycle linkages to the town centre.

Core Policy 7: Infrastructure.

The creation of sustainable communities in the district where residents enjoy a high quality of life will be achieved by:

1. Protecting, retaining and enhancing existing community facilities and services. (.....)
2. Resisting proposals involving the loss of sites or premises currently, or last, used for the provision of community facilities or services unless (...)
3. Ensuring that land is only released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development. Where development would create the need to provide additional or improved community facilities, services or infrastructure, a programme of delivery will be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed.



Neighbourhood Plans

- 2.7** Neighbourhood plans (NPs) within the district have referred to services in different ways as well as providing different levels of protection or enhancement of services through their relevant policies. Some NP policies (Hamsey, Newick, and Wivelsfield) refer to general services, whereas other NP-policies (Chailey, Hamsey, Ringmer) refer to specific medical, educational, or leisure/cultural facilities. In the NPs of Hamsey and Chailey there are policies considering broadband provision.⁴
- 2.8** The table below sets out the relevant information on facilities and services included in the neighbourhood plans' policies within the district. Only the policies or parts of, which are relevant to the settlement services review are listed.

Footnote

⁴ Neighbourhood Plan are available on the Councils website at; <https://www.lewes-eastbourne.gov.uk/planning-policy/neighbourhood-planning/>

2 Policy Context

Parish	Adopted Neighbourhood Plan and date of adoption	Policies related to provision of services in the Neighbourhood Plans (summarised).
Barcombe	No NP	
Chailey	Made: 9 June 2021	<p>Policies:</p> <p>COM1 Community Leisure / cultural facilities. <i>Proposals to sustain or extend the viable use of existing community leisure and cultural facilities and the development of new facilities will be supported if they comply with other policies in this Neighbourhood Plan. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community and cultural facilities.</i></p> <p>COM2: Assets of Community Value (Community Right to Bid) <i>Proposals to encourage the retention, improvement or reuse of an Asset of Community Value will be strongly supported including retaining the existing local businesses in Chailey. However, any proposals that will result in either the loss of an Asset of Community Value or in significant harm to the integrity of an Asset of Community Value will be strongly resisted unless it is demonstrated that the local community has not been able to acquire the building or the building is no longer on the Register of Assets of Community Value.</i></p> <p>ECO1: Retail provision. <i>The provision of any new or additional retail floor-space will be supported. Where planning permission is required, the conversion of retail units to residential use will be resisted, unless it is shown that there is no market interest in retaining its commercial use. Retail or business proposals introduced into Conservation Areas will be expected to incorporate a shopfront, lighting and/ or external signage in a way that protects the character of the locality. Where the proposal reintroduces a retail use into a building which already has a historic shopfront, the presumption will be that the shopfront will be retained and if necessary restored.</i></p> <p>ECO2: Communications infrastructure (ultra-fast broadband) <i>Applications for all new buildings should demonstrate how the development will provide, through the installation of the necessary infrastructure and ducting, the ability for occupiers to be able to connect to ultra-fast broadband.</i></p>

Parish	Adopted Neighbourhood Plan and date of adoption	Policies related to provision of services in the Neighbourhood Plans (summarised).
Hamsey	Made: 21 July 2016	<p>ED1: <i>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.</i></p> <p>RS1: <i>Beechwood Rural Park will be protected from development except for improvements to the park.</i></p> <p>LE1: <i>Support installation of high-speed Broadband/Fibre Optic capability for business, enterprise and the community.</i></p> <p>LE2: <i>Local services, community facilities and businesses which support the local community and contribute to the wellbeing of the community will be retained and supported.</i></p>
Newhaven	Made: 27 November 2019	<p>TC1 Regeneration of the Town Centre:</p> <p><i>1. A diverse range of retail and other uses within Newhaven Town Centre will be supported (those falling within retail use classes A1 A5, D1 non-residential institutions, D2 assembly and leisure and C1 hotels, boarding and guesthouses) and encouraged in order to support the retail, community and health hub functions of the area.</i></p> <p><i>2. Changes of use to residential and new residential development will be supported, except at street level in Primary and Secondary Frontages on Proposal Plan 1 in order to support the vibrancy and vitality and increase footfall in the town centre. (.....)</i></p> <p>Policy T1 Congestion mitigation and sustainable movement.</p> <p><i>3. Where possible, new development should encourage walking and cycling by the inclusion of pedestrian and cycle links to existing access network and areas of public access.</i></p> <p><i>4. New development should, where appropriate contribute towards the provision or improvement of cycle and pedestrian routes throughout and connections with the town to include links to the South Downs National Park, railway stations, bus stops and subway enhancements to encourage their use and improve cross town links.</i></p> <p>Policy T2 Accessibility to and within the Town Centre.</p> <p><i>Proposals within the town centre which seek to improve accessibility and movement will be supported.</i></p>

Parish	Adopted Neighbourhood Plan and date of adoption	Policies related to provision of services in the Neighbourhood Plans (summarised).
Newick	Made: 22 July 2015	<p>Policy CF1 <i>Any application for development of any of the community facilities (listed), or change of use of any of their premises or grounds, will not be supported unless it will improve the facility or provide an equivalent local facility, or the community no longer requires the facility.</i></p> <p>Policy CF2 <i>Any application for housing development should demonstrate how it will help to support the social core and community spirit of the village by connecting to and/or supplementing the existing twitten and footpath network of the Parish.</i></p>
Peacehaven and Telscombe	Expected late 2023	<p>Draft policies (submission document Reg 15)</p> <p>Policy PT30: Community Facilities. <i>(1) All major applications will need to contribute towards the provision of local and social infrastructure. Applications that enhance and provide additional community facilities will be supported. Local and social infrastructure for the purposes of this policy includes education, libraries, post offices, healthcare facilities, childcare facilities and community halls. Flexible multi-functional buildings that allow for the widest possible use and activity are encouraged.</i></p> <p><i>(2) All facilities should be easily accessible to everyone, and provide for good walking and cycling connections, and where possible, be located close to public transport.</i></p> <p>Policy PT31 Loss of Community Facilities. <i>The loss of existing community buildings will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable, adequately sized alternative provision is made elsewhere.</i></p> <p>Policy PT 32: Statement of Community Engagement. <i>Applicants proposing major developments, or proposals involving community uses are strongly encouraged to submit a Statement of Community Engagement to the Town Councils for early consultation and inclusion as part of the planning application.</i></p>

Parish	Adopted Neighbourhood Plan and date of adoption	Policies related to provision of services in the Neighbourhood Plans (summarised).
Plumpton	Made: 2 May 2018	<p>Policy 7: Plumpton Green Village Centre <i>New development proposals that result in the loss of existing shops or commercial units in the village centre and elsewhere in the parish will be resisted, unless it can be demonstrated that their continued use is no longer viable.</i></p> <p>Policy 10: Community facilities <i>Proposals to improve the viability and current community use of the buildings and facilities will be supported. New development that will result in the loss of a facility will be resisted unless it can be demonstrated that its benefit to the community is no longer viable, relevant or necessary.</i></p>
Ringmer	Made: 25 February 2016	<p>Policy 5.2: <i>The core retail area in Ringmer village will be retained for predominantly retail, service, office and leisure uses.</i></p> <p>Policy 8.7: <i>New residential development must be accompanied by the provision of adequate additional primary school accommodation for the children of new residents. It is also a high priority that pre-school education should be available in Ringmer for all who wish to use it.</i></p> <p>Policy 8.9: <i>New developments at appropriate locations to meet health service needs that are not currently met in Ringmer will be supported.</i></p>
Seaford	Made: 24 February 2020	<p>SEA18 Utility Infrastructure. <i>The development of new and improved utility infrastructure that meets the needs of the community will be supported.</i></p> <p>There are several community aspirations linked to the provision of key services:</p> <p>Community Aspiration 5 (infrastructure) directed to medical and educational infrastructure improvement.</p> <p>Community Aspiration 6 (Services for young people) directed to attract young people to the town.</p> <p>Community Aspiration 9 (Transport and air quality) directed to road safety (A259), and improvements to sustainable transport network.</p>

2 Policy Context

Parish	Adopted Neighbourhood Plan and date of adoption	Policies related to provision of services in the Neighbourhood Plans (summarised).
Wivelsfield	Made: 7 December 2016	<p>Policy 4: Community Facilities</p> <p><i>Proposals to improve the viability of an established community use of the following buildings and facilities will be supported: Wivelsfield Village Hall, Sports Pavilion, Village green, All places of worship, Wivelsfield Church hall, the Londis Shop, the Post Office, The Cock Inn Public House.</i></p> <p><i>Proposals that result in the loss of an existing local employment or business use, will be resisted, unless it can be demonstrated that its continued use is no longer viable.</i></p>

pic needed - preferably wealden/wivelsfield

3 Methodology and Data Collection

- 3.1** The Rural Settlement Study, published in 2013, was the last time that an exercise such as this study was carried out. That study sought to assess the sustainability of all the District's rural settlements and recommended a settlement hierarchy using a variety of indicators e.g. the availability of services, facilities, employment, accessibility to larger settlements and impacts on environmental designations and landscape character.
- 3.2** In a similar exercise, the present study has assessed the facilities and services within each of the District's settlements that are outside of the SDNP. The parishes of Hamsey and Plumpton fall partly within the SDNP, therefore only the settlements of Cooksbridge and Plumpton Green are within the scope of this study.
- 3.3** The SDNP cuts across the local plan area resulting in the study looking at two separate distinct areas. Consequently, it is important to distinguish between towns, villages and hamlets, found within the local plan area as the provision of services will be different depending on the settlement type.
- 3.4** The study gathered its information in a variety of ways including a desk top survey, engagement with parish councils, review of neighbourhood plans, and sites visits, to provide a more comprehensive analysis.
- 3.5** The second part of the methodology section consists of the justification of a classification of the services. Some services and facilities are 'key services' while others are considered important for the sustainability of the community though are less essential as the key ones. In this study it is the provision of the service rather than the quality of it which is assessed. Additionally, it is important to clarify the size of each settlement in relation to each other.

- 3.6** The Department of Environment Food and Rural Affairs DEFRA sets out a Rural-Urban Classification for small areas.⁵ The classification for rural areas followed in this study is:
 - Town and Fringe and Town and Fringe in a Sparse Setting
 - Village and Village in a Sparse Setting
 - Hamlets and Isolated Dwellings and Hamlets and Isolated Dwellings in a Sparse Setting
- 3.7** The lowest level of information for population numbers is on 'Lower Super Output Areas' (see Table 1). Table 1 below lists the settlements by present population size as per LSOA.

Table 1 Lower Super Output Area population, 2021⁶

LSOA	Settlement	Population size
1A	Barcombe and Cooksbridge	2230
1C, 1B	Chailey	2972
1E, 1D	Newick	2446
2A	Wivelsfield	2964
2D	Plumpton Green	1059
4B, 4C	Ringmer and Broyleside	3499
6	Telscombe	7394
7, 10	Peacehaven	15435
8, 9	Newhaven	12690
11, 12, 13	Seaford	23864

Source: ESiF, Census 2021 – ONS Lower Super Output Areas.

Footnote

⁵ The 2011 Rural-Urban Classification for Small Area Geographies: A User Guide and Frequently Asked Questions (v1.0)

⁶ Based on numbers for Lower Super Output Areas, census 2021

3 Methodology and Data Collection

Definition of towns

3.8 A threshold of 10,000 inhabitants is used to designate whether a settlement is considered a town. Settlements with a population of 10,000 or higher are classified as towns. Accordingly, Seaford, Newhaven and Peacehaven fall within the town designation. The specific context and characteristics of the Local Plan area allow for one exception to this designation. Telscombe is a separate parish with less than 10,000 inhabitants in total but Telscombe Cliffs is contiguous with Peacehaven and forms part of the 'urbanised area' of Peacehaven and Telscombe. Peacehaven and Telscombe are separate towns but one designated neighbourhood plan area and considered one district centre in the current local plan (Local Plan Part 1, 2010-2030).

Villages and Settlements

3.9 The distinction between villages and hamlets applied in the LDC Rural Settlement Study⁷ is still relevant to use in this study. Villages are areas of development which have a contiguous built form, a population of 100 or more people and which lie outside of the towns. Hamlets have a contiguous built form and a population of less than 100. The distinction between hamlets and villages is based on an estimate of houses in contiguous built form.

3.10 Table 2 lists the towns, villages, and hamlets in the Local Plan area. The list of villages, and hamlets in the Rural Settlement Study has one alteration - in relation to West Wivelsfield this study has reclassified it. West Wivelsfield was referred to as 'Edge of Burgess Hill' in the Local Plan Part 1, whereas in this study it is within the 'hamlet' designation.

Table 2 List of town, villages, and hamlets

Towns	Council (Town)
Seaford	Seaford
Newhaven	Newhaven
Peacehaven	Peacehaven
Telscombe	Telscombe
Villages	Parish
Barcombe Cross	Barcombe
Broyleside	Ringmer
Cooksbridge	Hamsey
Newick	Newick
North Chailey	Chailey
Plumpton Green	Plumpton
Ringmer	Ringmer
South Chailey incl South Street	Chailey
South Heighton	South Heighton
Wivelsfield Green	Wivelsfield
Hamlets	Parish
Barcombe	Barcombe
Chailey Green	Chailey
East Chiltington	East Chiltington
Wivelsfield	Wivelsfield
West Wivelsfield	Wivelsfield

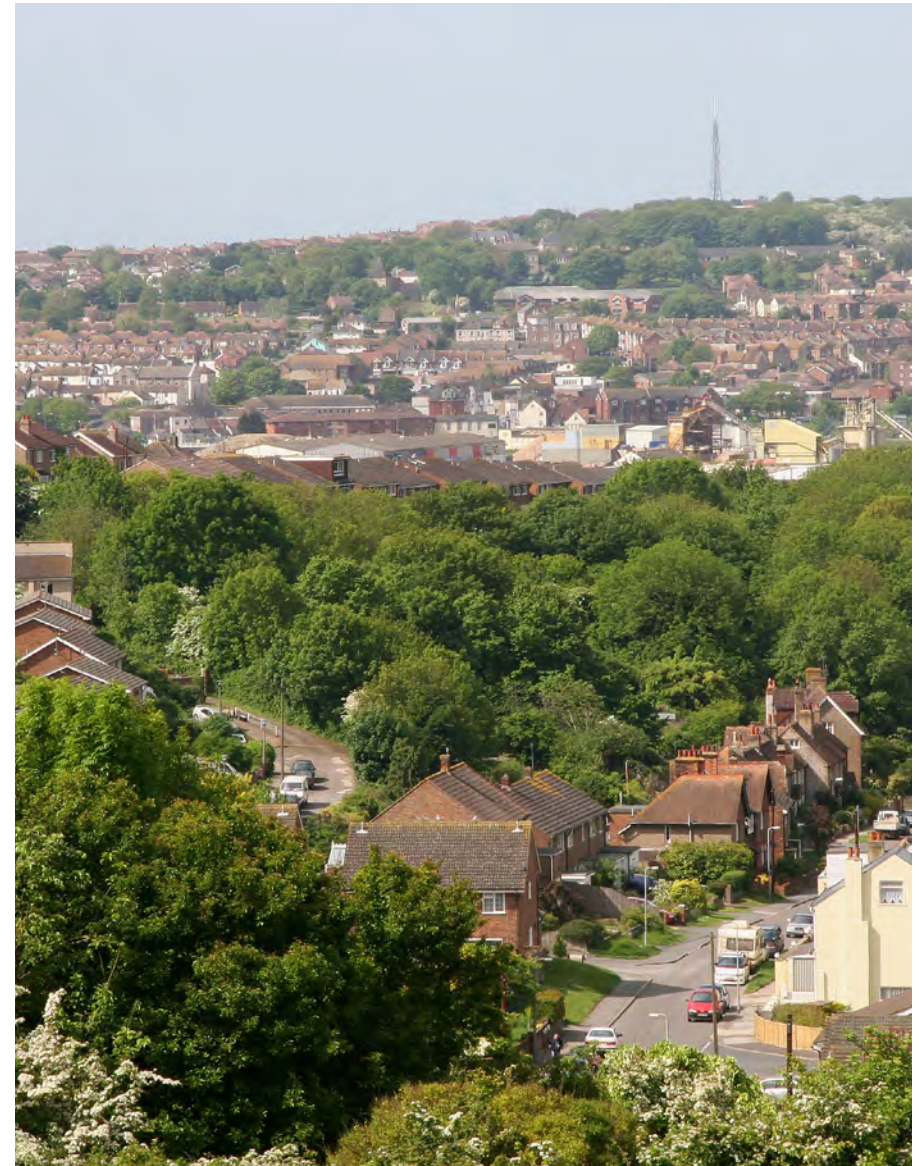
Footnote
7 Lewes District Council and South Downs National Park Rural Settlement Study, 2013

3 Methodology and Data Collection

Towns and out-of-town shopping areas.

3.11 Using information in the Neighbourhood Plans, for the four towns - Seaford, Newhaven, Peacehaven and Telscombe - this study has also sought to identify distinctive neighbourhood centres in order to assess service provision within them. Table 3 below details the output of this investigation.

3.12 In addition to looking at neighbourhood centres in the towns, whether out-of-town shopping areas created neighbourhood centres was also reviewed. The Retail & Leisure Study⁸ identifies two shopping areas in Peacehaven: The Meridian Centre, a District Retail Centre, and the South Coast Road within the town centre. These shopping areas serve as neighbourhood centres are at approximately half a mile distance apart.



Footnote
8 LDC Retail & Leisure Study 2023 LINK

3 Methodology and Data Collection

Town	Main Centre	Neighbourhood Centre
Newhaven	Newhaven is segmented by the River Ouse; the town centre is on one side, and the train station and a large retail warehouse development are on the other side. Newhaven Town Centre is a District Retail Centre.	<i>Denton is a small village inside the town's boundary and adjoins South Heighton. There is a church, a primary school and a pub. There is a convenience store in the south of Denton. Policy 10: Community facilities</i>
Peacehaven*	Primary shopping area: Meridian Centre. It is a District Retail Centre that principally comprises a shopping centre and its surrounding car parking, with a leisure centre to the east and a doctors surgery with pharmacy to the west. It also houses a community centre with a library. A school is at the west of the Meridian Centre.	<i>Along the A259 South Coast Road, at less than half a mile of the Meridian Centre is located a local shopping centre with a variety of retail and services spread along this main road.</i>
Telscombe*	In Telscombe Cliffs there is a school, a church, several restaurants and a pub and a Tesco Express in the north. The A259 South Coast Road continues west from Peacehaven, through Telscombe Cliffs and contains a variety of retail spread along the main road.	<i>Telscombe village is located in the South Downs National Park, outside the local plan area. The rest of Telscombe parish within the local plan area consists of two parts: East Saltdean and Telscombe Cliffs. There are no shops, surgeries, or schools in East Saltdean, however, these services are provided at close distance in Saltdean, outside the plan area.</i>
Seaford	Seaford Town Centre is defined as a Main Town Centre. (See Retail Study).	<i>Bishopstone village (in the SDNP) Rookery Hill: although located apart, this housing estate is not considered as a separate neighbourhood in the Neighbourhood Plan. There are no services in Rookery Hill, except for public transport provision. Other areas in the town:</i>

*The combined areas of Peacehaven and Telscombe are classified as a district centre in the Local Plan Part 1 (2020-2030) and are designated as a single neighbourhood plan area of both Town Councils.

3 Methodology and Data Collection

Services

3.13 The Department of Environment Food and Rural Affairs (DEFRA) recognises rural services as the heart and soul of rural settlements. These services often function as more than what they are delivering and are key ingredients to making settlements, which are often isolated, successful and sustainable communities for individuals to live and work in.

3.14 A list of key services and facilities, each of which were considered to be important for day-to-day living has been used in the assessment of the rural settlements in this study. The key services have been identified through work carried out by Action in Rural Sussex in 2007, which sought amongst other things to determine those services that rural residents had identified as being those that they accessed most regularly and those that they would most like to access that were not currently available. The following services and facilities were identified:

- Key services (accessed most regularly): doctors' surgery, chemist, primary school, convenience store, post office, and community hall.
- Other services (identified as being important): secondary school, library, public house (or restaurant), place of worship, dentist, nursery, cash point / bank, and petrol station.

3.15 For the purpose of the Settlement Services Study the list of those services is adapted:

- Considering "The State of Rural Services 2018"⁹ and "The State of Rural Services 2021": The Impact of the Pandemic¹⁰ the following services are included: local public transport, and broadband.

Footnote

9 Rural England CIC 2019 <https://w59dad.n3cdn1.secureserver.net/wp-content/uploads/2019/02/SORS2018-Report-Hi-Res.pdf>

10 Rural England 2022 <https://w59dad.n3cdn1.secureserver.net/wp-content/uploads/2022/01/state-of-rural-services-2021-report.pdf>

- There are no villages with a library and there doesn't exist a mobile provision neither. The provision of a library may still be considered important but it is not a distinguishing aspect and therefore taken off the list. (Peacehaven, Newhaven and Seaford do have a library in place. In Ringmer is a library managed by voluntary residents).
- Although e-consultation, food delivery and medicine delivery has increased, the provision of GP surgeries, a chemist and a convenience store are maintained as key services.

3.16 The services considered in this study are:

Key services

1. GP surgery
2. Chemist
3. Primary school
4. Convenience store
5. Post office
6. Community hall

Other services

1. Secondary school
 2. Public house
 3. Place of worship
 4. Dentist
 5. Nursery
 6. Cash point / bank
 7. Petrol station
- and separately:
Broadband

3.17 Assessment of public transport is incorporated in the Settlement Hierarchy. As provision of public transport is important to accessibility of services some reference to public transport is included in the description of the settlements. Sports facilities are not included, consistent with the earlier Rural Settlement Study, 2013¹¹.

Footnote

11 LDC Playing Pitch Assessment 2019

4 Appraisal per settlement

Towns

4.1 A short summary of the appraisal is presented in Table 4; the complete appraisal is presented in Tables 6 and 7, at the end of the section. As towns, these settlements are considered to have the highest number of facilities and services of all the settlements. There has been no substantial loss of services and facilities since the Rural Settlement Study that would mean the designation as a town would need to be reconsidered. The presence of at least one facility is registered and many of listed facilities are provided multiple times.

Table 4: Summary of services in Towns

Towns	Key services available	Available key service	Other services available	Available other services
Newhaven	all	all	all	all
Seaford	all	all	all	all
Peacehaven*	all	all	all	all
Telscombe (town)	5 out of 6	Chemist, primary school, convenience store, post office, community hall.	5 out of 7	Public house, place of worship, nursery, cash point, petrol station

*The combined areas of Peacehaven and Telscombe are classified as a district centre in the Local Plan Part 1 (2020-2030) and are designated as a single neighbourhood plan area of both Town Councils.

Newhaven

4.2 Newhaven is a medium sized port town which has been negatively impacted by the wider economic downturn with former industries being affected the most. In recent years, the town is being regenerated, with the town centre and enterprise zone attracting new industries and services. Although the town doesn't have a large population, it has a significant role because of its international ferry links to Dieppe, the port operations, its rail connectivity with two stations, and as a place of industry within a predominantly rural area.

4 Appraisal per settlement

- 4.3** All key services are available in the town. Council offices have recently opened in the town, however there is no public facing reception but the council looks after four social centres in the town.

Peacehaven

- 4.4** Peacehaven and Telscombe were mainly developed from the first quarter of the twentieth century, from speculative resort development schemes, but Peacehaven in particular, relates to the later inter-war years of plot-land developments, where people were encouraged to buy plots to build homes for themselves. The grid like street pattern throughout the neighbourhood plan area typifies these developments.

- 4.5** Although there is a reasonable offer of facilities and services, in the neighbourhood plan an under provision of health services is noted. There is no railway station, the A259 is the only road that leads in and out of town. Within the town there is a lack of cycle and pedestrian routes linking to all services. There is however a regular bus service along the A259 which links Peacehaven with Brighton, Eastbourne and towns between.

Telscombe

- 4.6** Telscombe parish is the combination of three distinct settlements. The village of Telscombe is a hamlet situated in the South Downs National Park. The area of East Saltdean forms part of the Telscombe parish and is an extension to Saltdean. East Saltdean relies for most services on West Saltdean. East Saltdean and Telscombe are separated by the Telscombe Tye.

- 4.7** Telscombe Cliffs is contiguous with Peacehaven, all services are available in Telscombe apart from a doctor's surgery and a secondary school however these are both available nearby in Peacehaven. Along with Peacehaven, whilst Telscombe does not have a rail station there is public transport links with a regular bus service along the A259 which links Telscombe with Brighton, Eastbourne and towns between.

Seaford

- 4.8** Seaford is the biggest town in the plan area and is located to the east of the port and town of Newhaven. It lies on the A259 which provides linkages to Newhaven and Brighton to the west and Eastbourne to the East. Seaford is at approximately 11 miles south from Lewes.
- 4.9** All key and other services are available within Seaford. The council has offices in a building that it shares with other organisations. There are several venues offering community space.
- 4.10** The Seaford railway station is located in the centre of the town and is the last stop on the line. A number of bus services provide linkages to and from Seaford.

4 Appraisal per settlement

Villages

4.11 A short summary of the appraisal of villages is presented in Table 5; the complete appraisal is presented in Table 6 and 7, at the end of the section. The presence of at least one facility is registered.

Table 5 – summary of services in villages

Villages	Key services available	Available key service	Other services available	Available services
Barcombe Cross	4 out of 6	Primary school, convenience store, post office, community hall	3 out of 7	Public house, place of worship, nursery
Broyleside	none	none	1 out of 7	Public house (nearby)
Cooksbridge	2 out of 6	Primary school, community hall.	0 out of 7	none
Newick	all	all	4 out of 7	Public house, place of worship, nursery, cash point
North Chailey	1 out of 6	Convenience store	1 out of 7	Petrol station
Plumpton Green	4 out of 6	Primary school, convenience store, post office, community hall	3 out of 7	Public house, place of worship, nursery
Ringmer	all	all	all	Secondary school, public house, place of worship, dentist, nursery, cash point, petrol station
South Chailey	3 out of 6	GP surgery, convenience store, post office	2 out of 7	Secondary school, place of worship
Wivelsfield Green	4 out of 6	Primary school, convenience store, post office, community hall	3 out of 7	Public house, (Mormon) place of worship, cashpoint

4 Appraisal per settlement

Barcombe Cross

- 4.12** Barcombe Cross is located in the centre of the parish, the hamlets Barcombe (to the south), Spithurst (to the north) and Barcombe Mills (to the east) have more than 100 habitants. It has many attributes of a sustainable community with four key services: a primary school, a convenience store, post office and community hall. Although public transport access to wider services and facilities is constrained by an infrequent bus service.
- 4.13** Other services available are the St Francis of Assisi Church and the pub, both located in the centre of the village, and the village hall, located on the eastern outskirts of the settlement.
- 4.14** The settlement is accessed by car via narrow country roads and Lewes is the nearest centre for comparison shopping. A bus service - numbers 122/124 to Lewes are infrequent with the last bus from Lewes scheduled for arrival in the village at 6.00pm. The nearest railway station is at Cooksbridge some 2½ miles away to connect to Lewes, Haywards Heath, Gatwick and London.

Broyleside

- 4.15** Broyleside is considered a rural village because of the number of inhabitants. However, in the Rural Settlement Study it was considered a 'cluster village' with Ringmer. Apart from the children's play areas there are no other services, with the community relying on services in Ringmer, which is located approximately 1 mile away from Broyleside.
- 4.16** South of Broyleside, and along the B2192 there are local employment sites (the Broyle Business Area). The nearest public house is located in between Ringmer and Broyleside. A bus service provides connection to Lewes and Brighton.

Cooksbridge

- 4.17** Cooksbridge is the largest settlement in the parish of Hamsey. The settlement is notable for the railway line dissecting it. The railway line runs at right angles to the main road where a level crossing is located. A footbridge over the railway is provided within the railway station on the western side of the settlement. The west side of the road is dominated by the timber yard, car parking and the railway station itself. The settlement has good links to Lewes by car and rail.
- 4.18** Cooksbridge has two key services: the primary school and a community hall but has good public transport facilities, rail and bus, to nearby Lewes. In the village are no other services available but a public house and a petrol station are nearby.

Newick

- 4.19** Newick is located approximately 9 miles from Lewes on the A272 which links the village to Haywards Heath to the west and Uckfield to the east. Many of the village services are located around its large green.
- 4.20** Newick village is well equipped with a wide range of community provisions. Key services available are a doctor's surgery, a chemist, a primary school, a convenience store with a post office, and a community hall. Other services available are public houses, a church, a nursery and a cash point.
- 4.21** All of the nearby train stations are at a distance of approximately 6 miles from Newick. However there is an hourly bus service linking Newick with Lewes and Uckfield until 7pm that runs from Monday to Friday, there are other lines with connection to the secondary school in South Chailey.

4 Appraisal per settlement

North Chailey

- 4.22** North Chailey is located at the junction of the A272 and A275, approximately 8 miles north of Lewes. The majority of the dwellings and most services are located near this junction, although there is a ribbon development which extends eastwards.
- 4.23** There is a petrol station with a convenience store, and a dentist surgery. The primary school is located just over 1 mile to the south, on the A275. Located west of the junction there is the Chailey Heritage School which is a special needs school.
- 4.24** Newick is located within a 1.5 mile walk and South Chailey with its secondary school is 2.5 miles away. The nearest station is at Haywards Heath some 5 miles away. There are frequent bus services that link the village on an almost hourly basis, to Lewes, Haywards Heath and Uckfield with the last bus arriving in the village around 7pm, with no Sunday service. Community and leisure activities in Chailey are highly dependent on car transport, because of the distances involved between the different settlements. Footways are available between North Chailey and Newick, however there is no footway along the A275 south towards South Chailey. There are also no cycleways along the busy A roads which bisect Chailey.

Plumpton Green

- 4.25** Plumpton Green lies in the north west of the District, approximately 5 miles from Lewes. The village is relatively isolated from other settlements. It has a single road in and out; Station Road to the north and Plumpton Lane south of the railway line.
- 4.26** The village is linear in form having developed along Station Road and lies north of the railway station. Development extends

approximately 1km from the railway to the Old Police House, after which a predominantly rural style is evident characterised by greenfields with isolated larger properties fronting Station Road. There is a small industrial site called the Old Brickworks (0.6km) north of the Old Police House, and a second pub (The Plough, 1.0km). Neither are connected to Plumpton Green by pavement.

- 4.27** The village shop with a post office counter, the public house, the church and the village hall all are located in the centre of the settlement. The primary school is at the south east.
- 4.28** Plumpton Green has a train station situated at the southern end of the settlement which is on the main Eastbourne to London line. There are bus services to secondary schools in South Chailey and Lewes. Other bus services are irregular in frequency.
- 4.29** Plumpton Agricultural College is situated in Plumpton, approximately 3km south of the Plumpton Green. Plumpton is a hamlet, part of the parish, and lies predominantly in the South Downs National Park.

Ringmer

- 4.30** Ringmer is the largest rural village in the District. It is approximately 3 miles northeast of Lewes and 6 miles south of Uckfield.
- 4.31** The village has a good range of services including a doctor's surgery, a chemist, a dentist, nursery, primary and secondary school, church, village hall, convenience store with post office, butchers, fish and chip shop, pet shop, bakers, hairdressers and three public houses and two cafes, an Indian take-away and a fish and chips shop. Additionally, a veterinary surgery, two estate-agents, and an undertaker are also found within the settlement.

4 Appraisal per settlement



4.32 The nearest railway station is at Glynde just over 2.5 miles away, Lewes railway station is also 3.5 miles and is used more commonly by Ringmer residents. There is a frequent bus services to Lewes, Brighton, Uckfield, and Tunbridge Wells. There is also cycle path from Ringmer to Lewes.

South Chailey, including South Street

4.33 South Chailey is located approximately 6 miles north of Lewes and 6 miles east of Burgess Hill.

4.34 South Chailey has a secondary school, doctor's surgery, and a church (Free Church). The food store with post office is at South Street, approximately half a mile to the north. The primary school is in Chailey Green, which is 2 kilometres along the A275. An almost hourly bus service (with the last bus arriving in the village at 7pm, (not Sunday) connects South Chailey to Newick and Lewes. Nearest railway stations are located in Wivelsfield Green (Burgess Hill) and Lewes, both at approximately 6 miles.

Wivelsfield Green

4.35 Wivelsfield Green is located in the north-west corner of the district, at approximately 3 miles east from Burgess Hill and 3 miles south from Haywards Heath both providing leisure facilities and shops. For access to medical services residents have to travel to other East Sussex towns or villages.

4.36 In the village there is a convenience food store/post office, a public house, a village hall, a primary school, and a place of worship (Mormon), the Wivelsfield Parish Church is in the settlement of Wivelsfield. There is a new village hall. Wivelsfield station is not situated in Wivelsfield Parish but located approximately 2 miles from the settlement of Wivelsfield Green, and there is no bus service to the station. Another railway station is also in Haywards Heath (outside of the district).

4 Appraisal per settlement

Hamlets

4.37 A short summary of the hamlets appraisal is presented in Table 6; the complete appraisal is presented in Table 6 and 7, at the end of the section.

Table 6 – summary of services in hamlets

Hamlets	Key services	Available key service	Other services	Available other services
Barcombe	0 out of 6	none	1 out of 7	Place of worship
Chailey Green	2 out of 6	Primary school, community hall	2 out of 7	Place of worship, nursery
East Chiltington	0	none	2 out of 7	Public house, place of worship
South Heighton	1 out of 6	Community hall	1 out of 7	Public house
West Wivelsfield	0	none	0	none
Wivelsfield	0	none	1 out of 7	Place of worship

Barcombe

4.38 Barcombe is located approximately 1 mile south of Barcombe Cross, the main village of the parish. The hamlet consists of a small number of properties close to the church and is accessed by narrow country roads. The area around the church is a conservation area. The Cooksbridge railway station is at less than 2 miles south west.

Chailey Green

4.39 Chailey Green is in a conservation area and is located at 6.5 miles to the north of Lewes. It is a nucleated historic settlement. Community facilities are the Parish church and the Chailey Reading Room. The Chailey primary school and nursery are located along the A275, north of the settlement. The Chailey village hall is located south at approximately half a mile from the settlement.

4 Appraisal per settlement



East Chilmington

4.40 The settlement of East Chilmington is located at approximately 5 miles north-west of Lewes. There is a church and a public house. The nearest primary school, and other services are located in

Plumpton Green, 3 miles at the west. East Chilmington is accessed by a narrow country road. The nearest train station is at Plumpton Green.

South Heighton

4.41 South Heighton is a historic settlement located 1 mile northeast of Newhaven and 7 miles south of Lewes. It is situated on the flank of the Downs and on the eastern side of the Ouse valley. To the south of the settlement is Denton, a neighbourhood of Newhaven.

4.42 The settlement has a public house, and a village hall. The nearest primary school is at approximately half a mile in Denton. Newhaven is at close distance and gives access to other services. There is a regular bus service to Newhaven.

West Wivelsfield

4.43 West Wivelsfield is located at the edge of Burgess Hill, at approximately 1 mile from Wivelsfield. West Wivelsfield is distinguished as such in the Wivelsfield Neighbourhood Plan, it consists of a part which is integrated into the north-west of Burgess Hill and there is a rural part with linear development alongside Theobalds Road; both parts have a different character. There are no key services within the settlement and residents rely on Burgess Hill for its services and facilities. The Wivelsfield railway station is actually located in Burgess Hill.

Wivelsfield

4.44 Wivelsfield lies in the low weald and is the original historic settlement of Wivelsfield Parish. The parish church is the only service available in the settlement.

4 Appraisal per settlement

Table 7 - Service provision in the rural communities

Settlement	Key services					Other services						
	Surgery	Chemist	Primary School	Convenience Store	Community Hall	Secondary School	Public House	Place of Worship	Dentist	Nursery	Cashpoint	Petrol Station
Newhaven	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Peacehaven	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
Seaford	▪	▪	▪	▪	▪		▪	▪	▪	▪	▪	▪
Telscombe		▪	▪	▪	▪	▪		▪	▪		▪	▪
East Saltdean					▪					▪		▪
Barcombe Cross			▪	▪	▪	▪		▪	▪		▪	
Broyleside (Ringmer)												
Cooksbridge			▪		▪			▪*				▪*
Newick	▪	▪	▪	▪	▪	▪		▪	▪		▪	▪
North Chailey				▪								▪
Plumpton Green			▪	▪	▪	▪		▪	▪		▪	
Ringmer	▪	▪	▪	▪	▪	▪		▪	▪	▪	▪	▪
South Chailey	▪			▪	▪		▪					
Wivelsfield Green			▪	▪	▪	▪		▪	▪			▪
Barcombe									▪			
Chailey Green			▪		▪			▪	▪		▪	
East Chiltington								▪	▪			
South Highton					▪			▪				
West Wivelsfield												
Wivelsfield								▪				

() nearby, not in the settlement

4 Appraisal per settlement

Broadband

- 4.45** The availability of broadband increases the access to many services and employment. The below map presents the estimated internet speed per postcode¹². In the UK the term 'Superfast broadband' is defined by an uploading speed of more than 24 Megabits per second.
- 4.46** The map below shows that in most settlements in the plan area internet speed is satisfactory, however, there are some gaps in this for example in Chailey parish within South Street and North Chailey. Outside the villages the broadband speed is often below this threshold of 24 Megabits per second.

map

map

Footnote
12 <https://labs.thinkbroadband.com/local/broadband-map#11/50.9234/0.1844/openreach/>

5 Conclusion



Conclusion

- 5.1** This study has shown that the towns within the plan area have all key services available, including Telscombe when considering it is contiguous with Peacehaven. The majority of the village settlements of the district have reasonable levels of services and facilities and connectivity with the main towns outside of the local plan area. Though this connectivity varies across the local plan area with the remoter rural villages and hamlets having less available services and less connectivity with main towns.
- 5.2** The towns within the local plan area have access to higher order retail facilities, and most of the smaller settlements have access to a grocery shop. The smaller number of services and facilities is not surprising for the smaller settlements as these are the ones that close first when demand reduces.

Appendix A – List of background documents

■ Neighbourhood Plans

- The Neighbourhood Plans of: Chailey, Hamsey, Newhaven, Newick, Peacehaven and Telscombe (submission version), Plumpton, Ringmer, Seaford and Wivelsfield.

<https://www.lewes-eastbourne.gov.uk/planning-policy/neighbourhood-planning/>

- LDC Playing Pitch Study
- LDC Open Space Study
- Indoor Facilities Assessment

■ LDC Infrastructure Delivery Plan

- Lewes District Council (lewes-eastbourne.gov.uk)
- In the Infrastructure Delivery Plan (LDC, 2020) the provision of facilities and services that are required to support the needs of the community are reviewed. These include transport, education, health, community (indoor sports/leisure facilities, meeting space, libraries, cemeteries and supported housing), emergency services, utilities and green infrastructure.
- This Settlement Services Study focuses on the services flagged up in 'bold'. The provision of Open Spaces and Playing Pitches and Green infrastructure are not included because are assessed separately.

■ LDC Retail & Leisure Study 2023

■ The 2011 Rural-Urban Classification For Small Area Geographies: A User Guide and Frequently Asked Questions (v1.0), DEFRA.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/239478/RUC11user_guide_28_Aug.pdf

