

SITE SELECTION CRITERIA FOR SEDLESCOMBE NEIGHBOURHOOD PLAN - AUGUST 2013

Vision of the Parish:

To make Sedlescombe a vibrant place that values its past but looks to the future, where people are proud to live and work and to be part of a caring community. To ensure the character and identity of the village is maintained and enhanced whilst allowing growth and encouraging a sense of community through well planned housing appropriate to the needs of the community

To ensure the desires and priorities of the community are met, the following overarching principles have been developed for site selection of housing land development and, where appropriate, housing connected to employment. The principles will be used with a set of criteria for assessing potential sites.

Sites will need to satisfy both the overarching principles and the criteria before they are prioritised to then move to the public exhibition.

Sites to be categorised into three groups.

Category 1: Acceptable for development: Meets overarching principles, and all criteria for sites selection.

Category 2: Marginal Sites: Meets all overarching principles, but marginal on any of the additional criteria.

Category 3: Not acceptable for development: Fails to meet all overarching principles or, fails to meet any site criteria materially.

Overarching Principles for Development within Sedlescombe Parish

1. Development sites should conserve and not jeopardise the local distinctive rural character of Sedlescombe, its landscape features and its buildings.
2. Development sites should create and enhance the existing sense of community within the parish.
3. Developments should be of a size (number of dwellings) which minimises anti social behaviour and builds community. Preference being given to smaller developments of 6 houses. (53% said 6 houses 22% said 10 houses max)
4. To protect our area of the AONB, including the Brede Valley, no development on areas of land in elevated positions prominent in the landscape, which can be viewed from the valley apart from redevelopment to improve sustainability, to support employment or improve the visual impact of an existing brownfield site. 96% protect the countryside. 94% said low visibility.
5. Developments should not increase the concentration of traffic in the centre of the village including Brede Lane and traffic entering the Green and around the doctors surgery and school.(79% said this was very important 12% quite important total 91%). 74% Brede lane had serious traffic congestion,56% The Green 52% the Street. 64% see the main problem in the village as Traffic in Brede Lane

Criteria for development sites

1. Should have acceptable highways access. (This may involve the developer improving access)
2. Should be acceptable to the Environment Agency and Natural England. (This may involve developer improving the land in question).
3. Should preserve green gaps and hedgerows wherever possible. **76% very important 19% quite important 94% total**
4. Should be on sites which, have low visibility in the surrounding countryside. **74% very important 18% quite important 93% total.**
5. Should avoid areas with existing parking and traffic issues and not exacerbate traffic and parking problems. **79% very important 12% quite important 91% total.**
6. Should conserve designated areas of national and local landscape, archaeological, geological, ecological or historical importance, including Sedlescombe's Conservation Area.
7. Should protect the open countryside for the benefit of residents and visitors. **82% very important 114% quite important 99% total.**
8. Should have minimum impact on the surrounding houses. **50% very important 27% quite important 77% total.**
9. Should be either:
 - a) A brownfield site outside the development boundary where enabling development promotes and /or reinvigorates employment and/or reduces the use of cars by offering on site employment; or **78% first preference**
 - b) Within or within close proximity to, or attached to the existing development boundary and within easy walking distance of the shop and/or buses, village hall, sports pavilion and Blackbrooks. Preference to be given to non greenfield sites. **61% 3rd preference**
 - c) Outside the village boundary if enabling housing development will help meet a substantial community need or deliver a substantial community benefit. **48% 2nd preference**

Development Priorities

1. Brownfield sites should be used in preference to greenfield sites provided they are within the existing, or amended, development boundary or outside the boundary if they provide employment or a significant benefit to the wider Parish. **78% first preference to use Brownfield sites**
2. Apart from brownfield sites in the wider Parish as mentioned in 1 above, priority to be given to development of land within or within close proximity to the existing development boundary, where it does not conflict with other principles or priorities. **61% 3rd preference**
3. Developments outside the development boundary should achieve a higher standard of carbon footprint reduction than required by the Local Plan to offset the potential adverse impact on sustainability due to the distance from the village centre and likely increase in the use of cars. **38% all houses should be**

environmentally friendly high desire for eco friendly requirements 59 to 84%

4. As Sedlescombe has been identified as a parish with a particular need for employment floor space, housing development will be encouraged in the wider Parish where local job opportunities are provided on mixed-use sites. 25% want work from home units

Use of any funds generated by the neighbourhood plan or developments

1. To develop and enhance footways and or footpaths 36% payment to A21
2. To improve traffic congestion/parking problems 58% parking bays on brede lane
3. To undertake any other project approved through consultation with the community or at a parish meeting.

Timing of Development

- Outstanding permissions to be developed in the earlier phases of the Local Plan 2011-2028.
- Other development to be provided slowly and evenly over the period of the 15-year Plan to ensure housing and new residents are assimilated in a way that will enhance the existing sense of community and reduce anti-social behaviour associated with high density social housing. 72% said spread over 15 years

Note: Easy walking being no distance significantly greater than the current furthest point within the existing boundary from the edge of the boundary to the centre of the village green. Note distances and distances to new development at pestalozzi on greenfield site.