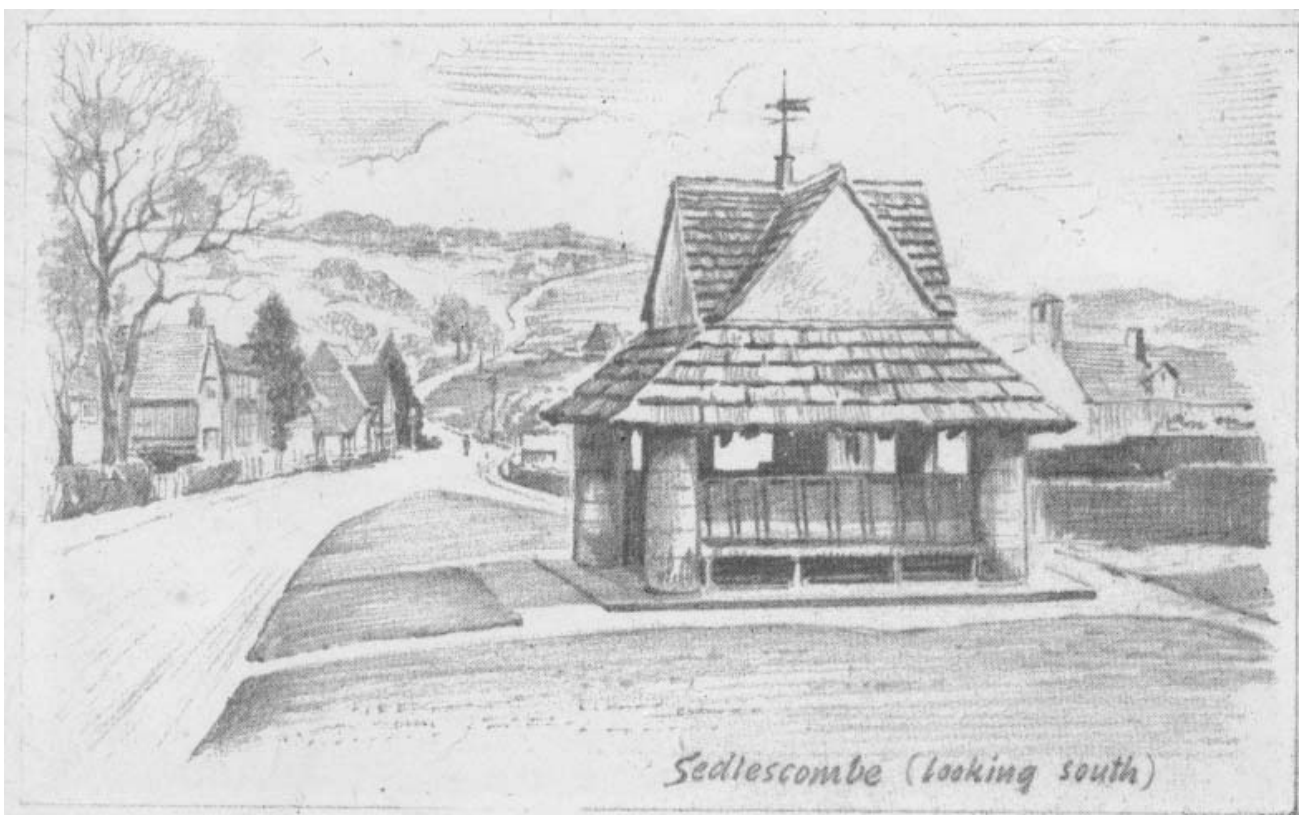


***It's our Village  
It's our Parish  
It's our choice***



***Join us in preparing a  
Neighbourhood Plan for Sedlescombe***

***See inside for requests for development sites***

# **IMPORTANT NEWS FOR SEDLESCOMBE**

New rights are being handed to local communities.

The Sedlescombe Neighbourhood Plan Project Group (SNPPG), currently made up of parish councillors, is setting out to produce a Neighbourhood Plan in accordance with the Government's Localism Bill.

The new Plan must reflect views of local residents . You will be hearing more about this over the coming months as we seek your opinions on proposed plans. With the Neighbourhood Plan in place, the local community will be able to directly influence the type and design of homes, the location of developments, the number of houses in new developments and a whole range of other matters affecting us that are related to new developments.

The Parish Council believes that it is essential that we undertake this project simply to ensure that our voice is heard and Sedlescombe develops the way we, as a community want it to go, rather than being forced into large developments that may be detrimental to the character of our parish in the long term. Without a Neighbourhood Plan we are entirely dependent on decisions taken by people who do not live here.

**WE THINK THIS IS WRONG**

## What's Next? - IMPORTANT



We would like to identify sites in close vicinity to the village that would be suitable for development and would ask anyone who wishes to propose a site to e-mail us with details. Our plan does have to be consistent with government policy and initially we are proposing that sites are limited to those that can take just six properties each. A broad set of criteria is set out overleaf.

**CLOSING DATE FOR SUGGESTED SITES IS 20/05/13.**

**PLEASE E-MAIL DETAILS TO THE PARISH CLERK AT  
[sedlescombe@freezone.co.uk](mailto:sedlescombe@freezone.co.uk).**

### What Then?



Sites will be mapped with the advantages and disadvantages and be publicly displayed for the whole community to comment on. Other policies which will affect development in our community will also be displayed for comment.

From this a final plan and policies will be developed for a further consultation. More details of the whole process will soon be available on the Parish website.

## Criteria for Sites

Based on feedback from the parish meeting in November 2012, the Parish Council believes that developments:

1. Should have a maximum of six houses on a site to have the lowest impact on the surrounding houses.
2. Should be bounded to prevent future 'sprawl' or 'add-on development'.
3. Should be on sites which, wherever possible, have low visibility in the surrounding countryside.
4. Should not be on greenfield sites wherever possible.
5. Should not exacerbate traffic problems in the village and should avoid areas with existing parking and traffic issues.
6. Should be close to the existing village development boundary and within easy walking distance of the shop and/or buses.
7. Should preserve green gaps and hedgerows wherever possible.
8. Should have the minimum impact on neighbours.
9. Should have good access to an existing road and services.
10. Should have consideration for protecting the existing character of the Parish and its buildings.

Send an e-mail to [sedlescombe@freezone.co.uk](mailto:sedlescombe@freezone.co.uk) with "NH Plan" in the subject line if you would like to be kept informed by e-mail about the Plan's progress. The Parish Council will then add you to the e-mail distribution list. Phone 01424 870508 (Parish Clerk) with any queries.