

Herstmonceux Parish

Neighbourhood Plan 2017 - 2027

Submission Plan



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Herstmonceux Parish Neighbourhood Plan 2014 – 2027 Submission Plan

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Foreword

Dear Parishioners

Herstmonceux Neighbourhood Plan 2017 to 2027

The Community's Vision

The Localism Act 2011 enables a Parish Council to create a Neighbourhood Plan. Herstmonceux Parish Council has been working on a Neighbourhood Plan for the Parish for a number of years. It has not been an easy process as over the period there have been three successful, major planning applications in the Parish. Wealden District Council have granted permission for 127 new homes in three developments and due to Government changes to planning rules on conversion of redundant farm buildings to residential use, a number of other permissions have also been granted. The result of these events has meant that the original plan process had to be significantly revised. The following document sets out the aims and objectives of the Plan.

Are Neighbourhood Plans a good idea?

We have no doubt that the answer is yes!

As we will explain without a plan the Wealden Local Plan, which will cover the whole of Wealden District Council area, will have major influence on the Parish. Whilst having references to Herstmonceux it will not be specific to our Parish. When we have a Neighbourhood Plan, it will work alongside the Wealden Plan but will give us much greater influence over our Parish requirements. It will also be the opportunity to receive a greater sum of Community Infrastructure Levy payments, which can be used by the Parish Council to improve the amenities in the Parish.

Our Neighbourhood Plan - Framework for the Future

The Neighbourhood Plan for Herstmonceux has 15 policies aimed at managing change and growth in the Parish in a positive way so that the character of and quality of life within Herstmonceux Parish is maintained and improved.

Once adopted, our Plan will be a legal document that reflects the wishes and views of parishioners. All planning applications in Herstmonceux Parish will have to be in accordance with the Herstmonceux Parish Neighbourhood Plan, the Wealden Plan and the National Planning Policy Framework.

The Plan will

- Meet local needs in keeping with the size of the Parish.
- Complement and enhance our environment, both in its nature and history.
- Protect the high quality rural landscape.

- Contribute to the social fabric and wellbeing of the parishioners.
- Promote employment in the Parish.
- Promote and retain retail facilities.
- Regulate future type and style of housing developments.
- Provide an ongoing framework for all of the residents to contribute to the sustainable development of our community.

How has the Plan been prepared?

The Parish Council set up a Steering Committee and the Plan has been developed by a team of Parish Councillors with the assistance of professional advisors from Action in rural Sussex. Consultations and surveys have been carried out with clubs, groups, societies, individuals and statutory consultees such as Wealden District Council, East Sussex County Council, Environment Agency, Natural England, Historic England and High Weald AONB. Preparing the Plan has been a long, complex and difficult task. However, we now feel confident that this Plan will provide a positive structure that puts the Parish needs in the hands of the residents.

What now?

We ask you to let us have your comments on this Neighbourhood Plan. The comments will be analysed by the professional advisors from Action in rural Sussex. A report on the results will be presented to the Steering Group who will decide whether any changes to the Plan are required.

The Plan will be presented to Herstmonceux Parish Council for their approval and it will then be sent to Wealden District Council who will arrange for it to be examined by an Independent Examiner.

Following the independent examination, Wealden District Council will arrange for a parish referendum on the Plan. If the Plan receives approval from over 50% of those parishioners voting, it will become a Statutory Planning Document and form part of the planning regulations used by Wealden District Council when it considers any planning applications in Herstmonceux Parish.

Ian Stewart
Chair Herstmonceux Parish Council

Stephen Nash
Chair Neighbourhood Plan Committee

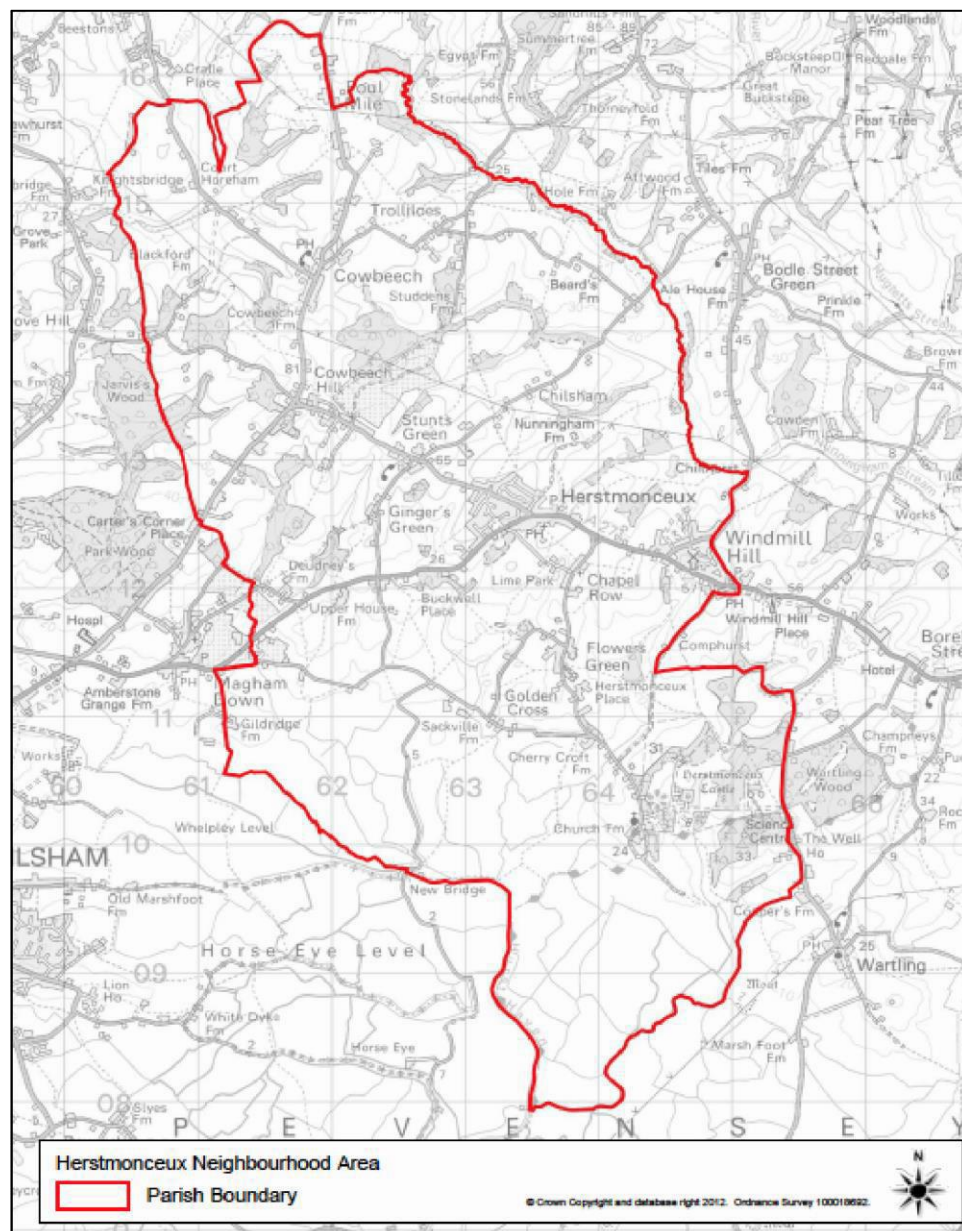
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1.0 Introduction

Purpose

- 1.1 Wealden District Council (WDC), the local planning authority, designated a Neighbourhood Area for the whole of the parish of Herstmonceux in February 2013 for the purpose of enabling Herstmonceux Parish Council to prepare the Herstmonceux Parish Neighbourhood Plan (HPNP) – see Plan A below:-



Plan A: Herstmonceux Neighbourhood Area

- 1.2 The parish of Herstmonceux is located in the south-eastern area of Wealden District within East Sussex. It is situated around the main A271 road, which runs between Ninfield and Bexhill in the east and some 4 miles east of Hailsham in the west. Predominantly rural in nature, the parish contains the settlements of Herstmonceux, Cowbeeche and Windmill Hill. There are a wide range of services and facilities, which serve the local community.
- 1.3 Cowbeeche is a settled rural settlement with no recent housing development. Windmill Hill has an area of housing which was developed in the 1960's and a recent development of 26 units on the former site of the Monkey Puzzle Garage.
- 1.4 Post-war housing estates, which helped meet the housing demand generated by the Royal Greenwich Observatory at Herstmonceux Castle, have consolidated and extended the historic core of Herstmonceux village situated at the junction of West End and Gardner Street, and along Gardner Street to the east. Here, a number of buildings are listed as being of special architectural or historic interest. Local shops and services are boosted by tourist attractions in the village and the surrounding area. These and other businesses are important providers of employment and assist the vitality of the village.
- 1.5 The smaller settlements of Cowbeeche and Windmill Hill have local services. Cowbeeche has a local pub and a small number of business/retail outlets and Windmill Hill has a pub and Post Office/village shop. The Herstmonceux Parish Neighbourhood Plan (HPNP) supports appropriate development in these locations and positive proposals for development that responds to an identified and demonstrable local need (e.g. Starter Homes, dwellings for older residents, Shared Ownership and Custom-build Housing) and that delivers a community benefit.
- 1.6 The Herstmonceux Parish Neighbourhood Plan (HPNP) is being prepared in accordance with the Neighbourhood Planning Regulations 2012 and the Planning & Compulsory Purchase Act 2004 and the European Directive on Strategic Environmental Assessment 2001.

- 1.7 The purpose of the Submission Plan is to set out specific policy proposals for the parish and to consult statutory stakeholders and the local community.

2.0 Neighbourhood Development Plans

2.1 The National Planning Policy Framework (NPPF) 2012 states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (para.183).

2.2 The NPPF also states - *Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).*

2.3 *Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185).*

Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

- 2.4 Wealden District Council wrote a screening determination letter dated 28 June 2016. The District Council stated that "In accordance with the Screening Opinion and the resulting consultation responses it is the conclusion of Wealden District Council, under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that it is unlikely for significant environmental effects to arise as a result of the scope and policies of the Draft Herstmonceux NDP. As such, the Draft Herstmonceux HPNP does not require an SEA to be undertaken." The Council also advised that it would be beneficial for the Parish Council to prepare a SEA/SA in order to comply with the Government's requirement that the HPNP demonstrates how it contributes to the achievement of sustainable development.
- 2.5 The Scoping Report of the SA has been consulted upon and a Submission SA is published alongside this Submission Plan for consultation and then Examination.
- 2.6 As such, the HPNP will help to achieve sustainable development by ensuring that its development policies and proposals will meet the needs of people living and working in the Parish, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the plan will enable alternative options for those policies and proposals to be compared and evaluated.

The Plan Preparation Process

- 2.7 The process of preparing and seeking final adoption of the HPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Council. The intention of the Parish Council is to submit the HPNP to WDC for approval and then for independent examination in Autumn/Winter 2017.

2.8 The process up to submission comprises these main stages:-

- Undertaking a significant amount of background research and evidence baseline work including a State of the Parish Report, a Design Guidance report, a Local Green Spaces report, a Survey Report and an Evidence Gathering Report¹. Further details are set out in Chapter 4 of this Plan.
- A Pre-Submission HPNP – this report comprises the vision, objectives, policies, a proposals map and the draft SA for a statutory six-week public consultation period.
- Submission HPNP – this report will take into account the representations received on the Pre-Submission Plan during the public consultation period and will amend as necessary its content for submission to the local planning authority. A Consultation Statement and a Basic Conditions Statement will accompany it.

2.9 Thereafter, the HPNP will be subject to independent examination and, if successfully examined, will be put to a local referendum. A majority vote will lead to the HPNP becoming part of the development plan for the parish to manage future development decisions alongside the Wealden District Council Local Plan documents and National Planning Policy Framework (NPPF).

Consultation

2.10 The Parish Council has consulted the local community extensively over the past 30 months. Groups of local residents have met to review and agree which issues should be addressed by the plan. There has also been a community and housing needs survey of every household to obtain the fullest view of local community concerns, needs and wants from the plan. The housing needs survey is available on www.wealden.gov.uk.

¹ These background reports are available from the Parish Council <http://www.herstmonceuxparish.org.uk/>

3.0 Comments on the Neighbourhood Plan

- 3.1 The Submission HPNP, including the Submission SA, has been approved by Herstmonceux Parish Council following the eight-week public consultation on the Pre-Submission Plan and SEA/SA from 20 March 2017 to 19 May 2017.
- 3.2 Copies of the plan were available at:
www.herstmonceuxparish.org.uk
www.wealden.gov.uk
Hailsham Library
Herstmonceux Village Information Centre
Herstmonceux Village Hall
- 3.3 Comments were sent by email to nplan@erstmonceuxparish.org.uk or by post to: Mrs J McInnes, HPNP Clerk, 4 The Old Forge, Gardner Street, Herstmonceux, East Sussex BN27 4LG

4.0 An Introduction to the Parish of Herstmonceux

- 4.1 The parish of Herstmonceux is located in the south-eastern area of Wealden District within East Sussex. It is largely situated around the main A271 road, which runs between Ninfield and Bexhill in the east and Hailsham in the west. Predominantly rural in nature, the parish contains the settlements of Herstmonceux, Cowbeech and Windmill Hill.
- 4.2 The unique name of the parish stems from the joining through marriage of the local de Herste family with the French Norman De Monceux family. It is perhaps best known locally for Herstmonceux Castle, which housed the Royal Greenwich Observatory until 1990, but is now Bader international Study Centre - part of Queen's University, Canada. The castle is a Scheduled Ancient Monument, Historic Park and Garden.
- 4.3 The parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald AONB, whilst its southern tip falls within the Pevensey Levels RAMSAR (the international treaty for the conservation and sustainable utilisation of wetlands, agreed 1971 in Ramsar, Iran) site, Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). It also contains a number of areas of historic woodland.
- 4.4 Relative to its population size, the parish benefits from: -

- A range of shops, pubs, restaurants and businesses.
- A Church of England Church, a Free Church and a Friends Meeting House.
- Herstmonceux Church of England Primary School with over 200 pupils on the roll.
- Herstmonceux Pre-school Group.
- Health Centre and an outreach surgery from Collington Surgery, Bexhill on Sea.

- Fire Station.
- A modern village hall.
- Recreation areas for cricket, bowls, football, tennis, stoolball, multi games area, skateboard park and children's playground.
- Village Green.
- Village Information Centre.
- Over 40 local clubs and interest groups for all ages.
- Tourist attractions: Herstmonceux Castle and Gardens, Observatory Science Centre including four original Royal Greenwich Observatory telescopes and Listed Windmill.
- Twinning Association with Varengeville sur mer in Normandy.
- Active Parish Council including Social Media.
- Parish web site www.herstmonceuxparish.org.uk with information about businesses, services, clubs and societies.
- Local Post Offices at Herstmonceux and Windmill Hill.
- Vitality Villages – an active community health and well-being group
- Local charity fundraising groups e.g. Cowbeech Group.

Landscape Character & Ecology

4.5 The northern section of the Parish falls within the High Weald Area of Outstanding Natural Beauty (AONB)². The High Weald AONB website states that it is one of the best surviving medieval landscapes in northern Europe: home to amazing ancient woodland full of undiscovered archaeology; wonderful wildlife and welcoming villages; sweeping views and a myriad of interconnecting paths and tracks where you can walk in the footsteps of Anglo-Saxons, get close to nature and enjoy peace and tranquillity at the heart of the busy South East. The AONB Management Plan is structured around the five key components of this character:

² <http://www.highweald.org/high-weald-aonb-management-plan.html>

- **Geology, Landform, Water Systems and Climate:** *deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British sub-oceanic climate.*
- **Settlement:** *dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.*
- **Routeways: Ancient Routeways** *(now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating drove ways. These routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.*
- **Woodland:** *the great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management*
- **Field and Heath:** *small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.*

4.6 The Wealden Landscape & Settlement Character Assessment 2014 ³ states that the key features and characteristics of the landscape around Herstmonceux are as follows:

Remnant Historic Landscapes: Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced to the north and west of the settlement.

Significant Views/Key Ridgelines: Key views to a restored windmill towards the east near Windmill Hill. Key views to the top of Isaac Newton's telescope

³

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Landscape.aspx

building situated in the observatory near the Castle 2.5 miles away can be seen above the tree line. The gently undulating hills and ridgelines facilitate important long distance, panoramic views across Pevensey Levels.

Urban Edges: Most of the urban edges are sensitive but a slight prominent edge can be found on the south side of the A271 just as you leave the village and to the south as you leave the village heading toward Stunts Green.

Watercourses/Waterbodies: Watercourses are scattered around the village, encompassing several ponds and small streams.

Footpaths/Bridleways: The village is well connected to the surrounding countryside by a network of footpaths and bridleways.

- 4.7 The southern section of the Parish falls within the Pevensey Levels RAMSAR site, Special Area of Conservation (SAC) and Site of Special Scientific Interest and Herstmonceux Park, which is classified as a Site of Special Scientific Interest (SSSI). The Parish contains no local nature reserves. The Parish contains multiple areas identified by Natural England as Priority Habitats. These are primarily ancient and semi-natural woodland and are subject to Habitat Action Plans. Jarvis's Wood, Nobody's Wood & Park Wood Complex Local Wildlife Sites fall partially within the Parish boundary.

Demographics⁴

- 4.8 The usual resident population of the parish is 2,613 people (1,241 males, 1,372 female). Of these:-
- People aged 15 and under (17% of parish population compared to 18% across the District and 19% across England).
 - People aged 16 to 64 (58% of parish population compared to 59% across the District and 65% across England).
 - People aged 65 and over (24% of parish population compared to 23% across the District and 16% across England).

⁴ The following statistics are drawn from a variety of sources, most especially work undertaken by the Neighbourhood Plan Demographics work group and were published in the State of the Parish May 2013. These are based on the 2011 census.

Housing

4.9 There are 1,188 dwellings located within Herstmonceux Parish:-

- 43% of dwellings were Detached (compared to 22.3% England).
- 33% of dwellings were Semi-detached (compared to 31% England).
- 13% of dwellings were Terraced (compared to 25% England).
- 7% of dwellings were flats/apartments (compared to 22% England).

4.10 There are 1,129 households located within Herstmonceux Parish:

- 44% were owner-occupied households, owned outright (compared to 31% England).
- 34% were owned with a mortgage or loan (compared to 33% England)
- 1.1% were shared ownership (compared to 0.8% England).
- 5% were social rented from council (compared to 9% England).
- 3% were social rented other (compared to 8% England).
- 10% were privately rented – by landlord or letting agency (compared to 15% England).

Employment and Economy

4.11 Of the 2,613 usual residents of the parish, 1,850 were aged between 16 and 74 and 1,312 (71%) are economically active. Of these:-

- 573 were employed full-time (44%).
- 286 were employed part-time (22%).
- 375 were self-employed (29%).
- 32 were unemployed (2%).
- 46 were full-time students (4%).

4.12 Of the 2,613 usual residents 538 (29%) are economically inactive. Of these:

- 326 were retired (61%).
- 70 were students (13%).
- 71 were looking after home or family (13%).
- 49 were long-term sick or disabled (9%).
- 22 were classified as 'other' (4%).

4.13 There is a limited variety of independent retailers and service providers based in the parish, which reflects its small population size. This includes:-

- Two post offices and grocery shops.
- A pharmacy.
- Four pubs, restaurants and catering services.
- Trug makers and cabinet makers.
- Hairdressers and beauty salons.
- Florist and pet supplies.
- Craft shop.
- Antique shop.
- Garden centres/garden services.
- Estate agents, builders and building services.
- Agriculture and orchards and a farm shop.
- Acupuncture and podiatry clinics.
- Regional main car dealership and local car service facilities.
- Agricultural suppliers and engineers.
- Refrigeration services.
- Fishing lakes.
- Cattery.
- Bed and breakfast providers.
- Numerous independent sole traders offering a variety of services.
- Home workers.
- Tourist attractions: Herstmonceux Castle and Gardens, Science Centre and Listed Windmill.

Infrastructure

4.14 The Wealden Local Plan Strategic Infrastructure background paper 2015 refers to capacity issues at the local primary school, which is full with limited space to expand. There are also concerns about wastewater treatment works issues around Herstmonceux and the availability of fresh/drinking water.

Herstmonceux Parish Council notes these concerns but they are outside of the remit of the Parish Council.

Access and Transport

- 4.15 10% households had no car or van (compared to 12% across District and 26% across England) and 50% households had two or more cars or vans (compared to 48% and 32% across England). The parish is served six days a week by an hourly bus service (until 7pm) between Hastings and Eastbourne. A community bus service provides an additional weekly service to Eastbourne.

Heritage

- 4.16 Herstmonceux Parish contains a mix of historic landscape types including the flat and open landscape of the Pevensey Levels in the south and rolling farm and woodland of the High Weald, in the north and east. These contain a number of different distinctive character features and heritage asset types often found in patterns that contribute to local distinctiveness.
- 4.17 The Pevensey Levels are a notably recent landscape having mainly developed over the past 1000 years after the tidal inlet was cut off from the sea by a shingle bank. Having developed into a salt marsh, this was latterly drained for agriculture from the high medieval period. Evidence of prehistoric and Roman settlement, such as suggested 'lake villages' at East Bourne and the Roman period Saxon Shore Fort at Pevensey, are located on the periphery of this area although isolated settlements on low clay islands within the inlet or developing marshes may be indicated by the "ey" places name endings, suggesting the potential for small foci of archaeological remains of, at least, Anglo-Saxon origin. The levels landscape today is characterised by its openness, bisected by slightly raised lanes with isolated farmsteads including some historic farm buildings as points of interest in panoramic views from the slightly higher land at its edges (Lower Lane for example). In addition to smaller historic settlement on the islets, the area may provide evidence of medieval drainage and stock

management associated with monastic houses, as well as evidence of salt making.

- 4.18 The Wealden landscape by contrast is typified by a more intimate and well-wooded landscape with small, irregular fields separated by historic hedgerows and sunken lanes interspersed with numerous deciduous woodlands of varying size. Historically the ancient ridgeway route (Cinderford Lane, West End, Gardner Street, Windmill Hill Road) along the watershed between Pevensy Haven and Wallers Haven provided a focus of settlement reflected in the number of listed buildings that are found in this area. It is also likely to be a focus of undesignated heritage assets and archaeological remains of historic settlement. Elsewhere the distribution of listed buildings across the Wealden area of the Parish suggests a typical pattern of dispersed 'woodland' settlement of small hamlets and farmsteads often surrounding small greens, many of which have been swelled in size during the 20th and early 21st century by commuter housing (such as Cowbeech and Stunts Green). Many of the listed buildings are 17th or early 18th century (or older) cottages and farmhouses, or associated farm buildings providing a strong character based on the typical vernacular architecture and materials of the region. The High Weald is known to be a focus of the medieval and early post-medieval iron founding industry and finds of forging sites, including water management systems are common although often undesignated. Consideration of the potential for presence of archaeological remains should be included in the assessment of sites as options for new development.
- 4.19 Herstmonceux Castle, including its registered historic parkland and estate buildings and the later heritage of its listed science centre provide a unique cluster of heritage assets which provide expansive views across the levels and, in return are prominent features in the landscape." There is no Conservation Area designated in the parish, however Wealden District Council is recommending that Cowbeech be designated as a conservation area.⁵

⁵ <http://council.wealden.gov.uk/documents/s53216/Appendix%20A%20-%20Conservation%20Areas.pdf>

Listed buildings include:

<p>Allfrey House, Windmill Hill Appleshaw, Herstmonceux Arnocks and Arnocks Cottage, Gardner Street, Herstmonceux Barclays Bank and Bank Flat, Herstmonceux Barn at Cherry Croft Farm, Lower Road, Herstmonceux Batchelors and the Garden Wall to the East, Cinderford Lane, Herstmonceux Beadles Cottage, Cowbeech Bedlam Green, West End, Herstmonceux Bellevue and Perrywinkle Cottage, Gardner Street, Herstmonceux Blackford Farmhouse, Herstmonceux Broyles Cottage, Herstmonceux Buckwell Place, Herstmonceux Carriers, West End, Herstmonceux Carter's Corner Farmhouse, Herstmonceux Chapel Cottage, Cowbeech Cherry Croft, Church Road, Herstmonceux Chestnut Cottages, Herstmonceux Chilsham Green Farmhouse, Chilsham Lane, Herstmonceux Church Farmhouse, Church Lane, Herstmonceux Cleavers Lyng, Church Road, Herstmonceux Comphurst, Comphurst Lane, Windmill Hill Corner Cottage, Herstmonceux Cotoneaster, Gardner Street, Herstmonceux Court Horeham, Hammer Lane, Herstmonceux Courtlands Farmhouse, Herstmonceux</p>	<p>Hollies, Butler's Lane, Herstmonceux Hormes House, Herstmonceux Lime End Farmhouse, Herstmonceux Little Butlers, Church Road, Herstmonceux Little Manor, Herstmonceux London Cottage, Gardner Street, Herstmonceux Meadow Cottage, West End, Herstmonceux Mill House, Herstmonceux Milland Cottages, Church Road, Herstmonceux Milland Farmhouse, Church Road, Herstmonceux Miller's House, Herstmonceux Moieties, Cowbeech Monk's Rest, Herstmonceux Old School House, Comphurst Lane, Herstmonceux Pastures, Chapel Row, Herstmonceux Pernes, Chapel Row, Hertmonceux Rays Cottage, The Old Bakehouse, Herstmonceux Rose Cottage, Chapel Row, Herstmonceux Stunt's Green Farmhouse, Chilsham Lane, Herstmonceux The Brewers' Arms Inn, Gardner Street, Herstmonceux The Keys, Gardner Street, Herstmonceux The Merry Harriers Inn, Hammer Lane, Cowbeech The Old Post Office, Gardner Street, Herstmonceux The Parish Church of All Saints, Church Road, Herstmonceux</p>
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<p>Cowbeech Farmhouse, Herstmonceux</p> <p>Deudney's Farmhouse, Herstmonceux</p> <p>East Lodge, Chapel Row, Herstmonceux</p> <p>Elm Cottage, Herstmonceux</p> <p>Elm Tree House, Gardner Street, Herstmonceux</p> <p>Eversley, Gardner Street, Herstmonceux</p> <p>Field House and Field Cottage, Herstmonceux</p> <p>Gainsborough Cottage, Herstmonceux</p> <p>Ginger Green Farmhouse, Herstmonceux</p> <p>Herstmonceux Castle, Herstmonceux</p> <p>Herstmonceux Congregational Church, Herstmonceux</p> <p>Herstmonceux Place (Grade I)</p> <p>Herstmonceux Science Centre, Bradley Road, Herstmonceux</p> <p>Higham House and Higham Cottage, Herstmonceux</p>	<p>The Stables to the West of Buckwell Place House, Herstmonceux</p> <p>The Sundial Restaurant, Gardner Street, Herstmonceux</p> <p>The Windmill, Windmill Hill</p> <p>Thorndean Farm Cottages, Cowbeech</p> <p>Thorpe House, Windmill Hill</p> <p>Toad Hall, West End, Herstmonceux</p> <p>Victoria Lodge and Pope's Farmhouse, Herstmonceux</p> <p>Walled Garden to the North of Herstmonceux Castle, Herstmonceux</p> <p>Wisteria Cottage and Primrose Cottage, Herstmonceux</p> <p>Yew Tree Cottage, Herstmonceux</p>
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Developments

4.20 There have been a number of small housing developments in the parish in the past 10 years. A new health centre has been constructed adjacent to Herstmonceux Village Hall. A planning application for 30 homes on land to the rear of James Avenue in Herstmonceux was refused permission in early April 2013.

4.21 In addition, outline planning applications for developments at Lime Cross (70 dwellings), Lime Roughs (40 dwellings) and George Collins (17) dwellings) have been granted Outline Approval by Wealden District Council.

5.0 Community Consultation

5.1 Since the launch of the HPNP, the Steering Group has consulted a number of Specific Interest Groups and arranged drop-in sessions for the community to learn more about the Neighbourhood Plan and to express their opinions on the future of the Parish. An extensive overview of the consultations is included in the State of the Parish Report. The report also included a summary of the key issues for the parish.

5.2 A survey was developed and undertaken by the Herstmonceux Parish Neighbourhood Plan Steering Group in conjunction with the Parish Council as part of the consultation exercise to inform the Herstmonceux Parish Neighbourhood Plan (HPNP). The results of this are outlined in the 2016 Evidence Gathering Report⁶. Some of the key issues are listed below – a full account can be found in the report.

5.3 Any future development should:

- Preserve and enhance existing green spaces for walks.
- Include at least the minimum required parking for that development.
- Be in keeping with the surrounding styles of development.
- Incorporate water conservancy measures and renewable energy.
- Link the parish to surrounding parishes through upgraded cycle and footways - to potentially reduce vehicle traffic into the village at peak times.
- Consult on the Police Secured by Design minimum standard for security and the layout of the sites.

5.4 The majority of respondents felt the neighbourhood plan should have policies to aim for the following:

- Allotments.

⁶ http://www.herstmonceuxparish.org.uk/Parish%20HTML/pc_neighbourhood_plan_2016.html

- Protecting and enhancing our community local green spaces in the parish.
- Protecting areas of Ancient Woodland.
- The environmental impact of the management of sewage and wastewater on to the waterways (including streams) which feed on to the Pevensey Levels (SSSI Site).
- Improving public footpaths.
- Conservation areas - flower and tree planting.
- Resist any development in or immediately adjacent to the Area of Outstanding Natural Beauty.
- Impact of layout and design of developments on crime and safety.

5.5 A majority of respondents highlighted that they would like to see more: employment opportunities in Herstmonceux including shops and retail facilities, and workshop units. Key issues from a consultation session with the business community included:

- **Promote Herstmonceux** as a visitor and business area.
- **Re-invigorate the Herstmonceux Business Association.**
- **Parking** Herstmonceux Parish Council should revisit the discussions with Herstmonceux Primary School and WDC on the use of the public car park.
- **Improve infrastructure** such as broadband, mobile telephone connectivity and signage to make the area more attractive to business and visitors

5.6 A meeting was held at Herstmonceux Village Information Centre on 26 May 2016 to discuss cycle and walking routes in the parish. The key points of discussion included – supporting a new route between Windmill Hill and Herstmonceux, which would be accessible for walkers, cyclists, families with young children in buggies and users of mobility scooters and wheelchairs and

the extension of cycle-paths into neighbouring parishes. A meeting was held at The Old Bakery following a Friends of the Windmill Committee Meeting in June 2016. The Windmill is a tourist destination in the community with a potential for adding to the support of other business in the parish such as B&B's, pubs, hotels, local restaurants and other attractions as well as the local shops. It was discussed that development opportunities in the HPNP could make provision for parking for visitors, coach parties from schools and the general public at Windmill Hill.

5.7 Engagement with village groups and organisations by members of the Steering Group, as part of the information gathering process for the HPNP, was undertaken in 2016/17. These were: -

- Herstmonceux C of E Primary School – 2 May 2016
- Craft Club – 9 May 2016
- Extend Exercise Group – 19 May 2016
- Herstmonceux WI – 21 May 2016
- Local Cyclists – 26 May 2016
- Church Fete – 11 June 2016
- Open Day at the Woolpack Inn - 11 June 2016
- Windmill – 27 June 2016
- Herstmonceux Scouts – 30 June 2016
- Herstmonceux Cubs – 5 July 2016
- Herstmonceux Guides – 6 July 2016
- Youth Group – 8 July 2016
- Business Association – 1 August 2016
- Local Walking Groups – 5 September 2016
- Herstmonceux Bridleway Group – 16 February 2017

5.8 It is clear that the major concerns centred around housing development and this seems to be the main focus. Most respondents wanted small developments or no new housing development at all and many were against building on Greenfield land. The effect of more new housing on infrastructure, particularly transport, schools, health services and sewage, much of which was considered to be over-stretched or inadequate, was also a major concern. There are

specific needs for residents of the parish and in particular, issues around provision of housing for those that wish to remain in the village, those wishing to downsize and the lack of suitable housing for this, particularly the building of bungalows as opposed to houses.

5.9 Other comments were centred on traffic issues through the parish and the lack of a suitable bus services. This particularly affects those that would like to not have to use a car to go to work. Until such time as the bus services meet these needs the use of cars and associated issues around the number of cars per home remains a serious issue along with associated parking facilities. This is in particular reference to parking on pavements and grass verges. One of the biggest problems is with school staff and businesses using the main car park preventing local residents and visitors from using it when coming to Herstmonceux to use local businesses.

5.10 Comments were also made about protecting the look of the parish and all that is associated with that to include green spaces, facilities for recreational activities especially cycling and walking through the parish, opportunities for start-up business and improving employment possibilities in the parish all of which are equally important in their own right to the above issues.

5.11 The sustainability issues are set out under the headings of economic, environmental and social and provided as a SWOC (**S**trengths, **W**eaknesses, **O**pportunities, **C**hallenges) table – see below.

<p>Strengths</p> <ul style="list-style-type: none"> • Good local community identity and spirit with many active societies. • The Parish set within a rural location. • Good footpath and bridleway links to open countryside. • Considered to be a safe village and Parish. • A good number of heritage assets. • Healthy population. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Limited opportunities for brownfield development or sites coming forward within built up area boundary. • Over-reliance on the car for transport. • Cost of housing is high. • Poor traffic management through Herstmonceux village centre.
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<ul style="list-style-type: none"> • A good supply of shops and enterprises bearing in mind the population size of the Parish. • Reasonable proximity to major centres of employment but primarily by car. • High quality surrounding landscape. • Reasonably high skilled and qualified workforce. • Village hall and new health centre facilities. • Internationally renowned heritage and tourism at Herstmonceux Castle, Science Centre and Listed windmill. • Farming, forestry and horticulture 	<ul style="list-style-type: none"> • Inadequate bus services connecting to major employment centres, surrounding villages and shops. • Poor access to superfast broadband services.
<p>Opportunities</p> <ul style="list-style-type: none"> • Improve provision and value of open space. • Consider options for improving biodiversity to include improving the connectivity, quantity and quality of habitat, particularly the wetland habitat within the Parish. • Provide safe opportunities to walk and cycle. • To shape and influence future planning decisions to suit the parish's own circumstances. • To secure planning-related funding to invest in supporting infrastructure. • To maximise the benefits of new housing in the parish to meet both local affordable needs and the demands in the open market for specific housing types and tenures. • To identify viable community assets to protect from inappropriate development proposals. • To provide and improve facilities for young people, older people and people with disabilities. • A growing demand for local food and forestry products. 	<p>Challenges</p> <ul style="list-style-type: none"> • Traffic issues in the village centre is a priority. • Housing development should make adequate parking provision. • To locate sites that support small scale housing schemes whilst protecting the countryside and protected areas. • Capacity at the local primary school. • Concerns with the waste water treatment infrastructure regarding capacity.

6.0 Planning Policy Context

- 6.1 The parish is part of the Wealden District, the East Sussex County and partially lies within the High Weald Area of Outstanding Natural Beauty (AONB). Each of these administrations has adopted and emerging policies and proposals that have a significant influence over the strategy and detailed content of the HPNP.
- 6.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted HPNP must demonstrate that it is consistent with the policies and intent of the Wealden District Council Core Strategy and the NPPF.
- 6.3 The development plan for Wealden currently comprises the Core Strategy Local Plan 2013 and the saved policies of the adopted 1998 Wealden Local Plan. The HPNP must be deemed by WDC to be in general conformity with the development plan.
- 6.4 Wealden District Council is currently reviewing the Wealden Local Plan. The Wealden Draft Proposed Submission Local Plan March 2017⁷ document has now been published.

Wealden Local Plan 1998

- 6.5 Although now some years old, many of the adopted Local Plan policies have been saved and are regularly used to determine planning applications in the district. Of particular relevance to the HPNP are the following policies:

GD1 – proposals inside the development boundary

GD2 - proposals outside the development boundary

7

<http://council.wealden.gov.uk/documents/s53218/Wealden%20Local%20Plan%20Draft%20Proposed%20Submission%20-%202014%20March%202017.pdf>

EN2 – development pattern
EN6 – the High Weald AONB
EN8 – the Low Weald
EN18 – open space within settlements
HG5 – housing type mix
BS7 – existing village businesses

Wealden Core Strategy Local Plan 2013 - 2027

- 6.6 The Wealden Core Strategy Local Plan (WCSLP) was adopted in 2013 and provides an overall strategy for development in Wealden over the plan period up until the 2027. The Plan states:

The challenge for the Wealden Core Strategy Local Plan (WCSLP) is to focus growth where it is most accessible and sustainable, whilst maintaining the balance between rural settlements and larger service centres, ensuring that the facilities and services within the towns are supported for the wider community. Our spatial strategy must recognise that some of our settlements, while having limited opportunities to accommodate significant growth, could support some development to meet the needs of the community. However, in other settlements, in less sustainable locations, additional growth will simply encourage more travel and out commuting and the potential for increasing social inequality.”

- 6.7 The WCSLP proposes “the future allocation of development and growth is based upon the attributes and constraints of settlements”. It outlines a settlement hierarchy that identifies Herstmonceux as a ‘Local Service Centre’, i.e. “a settlement that has a more limited supply of social and economic infrastructure including employment upon other centres to meet a broad range of needs with some form of accessibility to those centres.” It also identifies Windmill Hill as a Neighbourhood Centre, i.e. “a settlement with limited, basic or no facilities but with access to another centre, or a settlement with facilities

6.8 The WCSLP addresses the provision of development boundaries, in accordance with the spatial strategy. Development boundaries are used to define built up areas (within the development boundary) and the countryside (outside the development boundary). In principle development in the

countryside is subject to greater restrictions, to preserve the character of the rural area. Development inside the development boundary is subject to a number of design and land-use controls but allows the development of not only housing but also retail, employment, leisure, recreation and community facilities including doctor's surgeries. For Herstmonceux, the development boundary is retained whilst the development boundary at Windmill Hill has been removed.

- 6.9 The Local Plan strategy then translates that vision into a series of spatial planning objectives, the most relevant to the HPNP are:

SPO1 - we will help manage countryside resources and assist in the development of the rural economy whilst protecting and enhancing recognised biodiversity and geodiversity attributes, in particular we will protect the internationally important sites of the Pevensey Levels and Ashdown Forest and other designated areas of bio and geo-diversity. We will also protect, and will work with others to enhance and manage, the distinct landscapes of the District, particularly, but not exclusively, those nationally designated.

SPO2 - we will ensure that the intrinsic quality of the historic environment is protected and that Wealden's environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment

SPO3 - to help address the need for homes, to ensure the economic prosperity of the District and to support its residents and the changing requirements of residents in terms of size, type, tenure and location of homes, whilst protecting our valued environment we will provide for at least 9440 homes within Wealden from 2006 to 2027 the majority of new housing will be accommodated within, or as sustainable extensions to, existing towns, while allowing for limited growth within those villages capable of accommodating development in a sustainable fashion

SPO8 - we will maintain and where appropriate enhance through the encouragement of growth, the effective network of villages that will continue

to support the day to day needs of our rural communities and which will accommodate some additional growth where this would be sustainable

SPO13 - we will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create spaces and places which are sustainable, distinctive and durable- places where people will want to live. These will be expected to make a real contribution to addressing climate change issues and addressing the needs of our ageing population

SPO15 - we will ensure, with our partners that the spatial strategy's infrastructure requirements are clearly identified and will work with partners to ensure that this is provided at the right time to support development. New development will be expected to contribute to strategic and local infrastructure requirements, through both on site facilities and financial contributions for offsite works. In some cases, development will require to be phased to ensure delivery of necessary infrastructure to support proposed growth.

6.10 The WCSLP proposes a series of spatial strategy policies, the most relevant of which to the HPNP are as follows:

WCS6: Rural Areas Strategy – the policy refers to 70 new housing allocations for Herstmonceux up to 2027. However, this policy is not specific to neighbourhood plans.

WCS8: Affordable Housing – this sets out the requirements of developments to provide affordable homes.

WCS9: Rural Exception Affordable Housing – this provides for affordable housing schemes outside development boundaries to meet identified local housing need.

WCS13: Green Infrastructure – this establishes the importance of protecting existing green spaces and provides spaces within new development.

WCS14 Presumption in Favour of Sustainable Development – this policy sits under the guidance in the NPPF that confirms there should be a

presumption in favour of sustainable development and that all plans should be based upon and reflect this presumption will be applied locally.

The Wealden Draft Proposed Submission Local Plan March 2017

6.11 The Draft Proposed Submission Local Plan was discussed at WDC Full Council on 22 March 2017. Whilst this is not an adopted Local Plan, it is now at an advanced stage and the relevant draft policies to the HPNP are as follows:

- **Policy WLP 3 - Development Boundaries** - Development boundaries are identified for Herstmonceux. Within development boundaries the principle of development is acceptable subject to certain policies contained within the development plan.
- **Policy WLP 5 - Distribution of Homes Within Sustainable Settlements** - Housing development will be delivered within the following development boundaries up to the amount shown - this includes no housing allocation figure for Herstmonceux but outstanding permissions for 129 units.
- **Policy WLP 6 - Housing in Unsustainable Settlements** - Housing will be allowed up to the settlement capacity in the following unsustainable settlements including a settlement capacity of 50 at Windmill Hill.
- **Policy WLP 8 - Distribution of Retail Floorspace** - Opportunities for retail growth are provided in the centres of Herstmonceux.
- **Policy EC 1 - Provision of Jobs** - employment windfall allowance is expressed in job numbers and equivalent new mixed B Class floorspace

6.12 The Proposed Submission Local Plan contains a section on Village and Towns with Development Boundaries. This includes Herstmonceux. It covers all the areas where the settlement will have a development boundary, but no land is allocated due to environmental constraints or there is a lack of land availability. The commentary and background information relating to Herstmonceux is of interest and relevance to the HPNP and is attached as **Appendix A**.

6.13 The draft Local Plan also sets out Core Areas. These are settlements without Development Boundaries but which are identified locations where some limited growth may help meet local housing need, encourage economic growth and sustainability and allow the retention of the vitality and vibrancy of the area. Windmill Hill is allocated as a Core Area.

7.0 Vision & Objectives

7.1 Herstmonceux Parish Neighbourhood Plan presents a clear vision and achievable objectives, which reflect the wishes of the community. The vision and objectives were developed from parish surveys, consultations, informal meetings and comments from parishioners.

Vision

The vision for Herstmonceux Parish is to maintain and protect its rural character whilst keeping it relevant, attractive and economically viable for future generations

Objectives

7.2 The identification of objectives commenced through assessments of assets and issues during discussions of the Neighbourhood Plan Steering Group and Working Groups. This continued through debate at the meetings with residents. The HPNP Objectives are based upon the identified issues and other known data sources and set out what the community wants to achieve in order to help realise the vision. The following objectives have been identified:-

- 1. To provide a sustainable environment and community to meet the needs of its residents.**
- 2. To protect the natural beauty of the parish landscape, particularly the High Weald Area of Outstanding Natural Beauty and the Low Weald and protect the natural environment.**
- 3. To protect existing and extend Green Spaces in the parish.**
- 4. To ensure that the design of new buildings conserves the rural character of the parish in the High Weald and the Low Weald.**

5. To encourage development of smaller dwellings, both for purchase and to rent, for older parishioners who wish to remain in their community.
6. To build and maintain the commercial viability and vitality of Herstmonceux village centre.
7. To provide an opportunity for the provision of business opportunities in the parish.
8. To improve the range and quality of local community services and facilities.
9. To encourage and enable the local community to pursue healthy lifestyles with sports facilities, cycle/pedestrian routes and access to public rights of way.
10. To support the development of a Community Land Trust in the parish.

7.3 The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the HPNP can be judged. They reflect the nature of the parish and the direction the local community wants the HPNP to take. They also respond to the planning policy context of the Wealden Development Plan and the National Planning Policy Framework (NPPF).

Monitoring & Review

7.4 The HPNP will be monitored by the local planning authority and Herstmonceux Parish Council on an annual basis as part of the Wealden Annual Monitoring Report. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

7.5 It is expected the HPNP will be formally reviewed subject to emerging evidence from the Local Plan process or to coincide with the review of the Wealden Local Plan if this cycle is different.

8.0 Policies & Proposals

8.1 The Herstmonceux Parish Neighbourhood Plan contains a number of policies and proposals, the successful delivery of which during the plan period 2017 – 2027 will achieve the community's vision for the parish. In addition, the saved policies of the Wealden Local Plan, and the policies of the Wealden Core Strategy Local Plan, will be used by Wealden, the local planning authority to consider and determine planning applications. Wealden District Council is currently undertaking a review of the Wealden Local Plan and a new Local Plan is expected to be adopted in 2018/2019. Once adopted the Wealden Local Plan will form the Development Plan and will supersede the saved policies of the 1998 Wealden Local Plan, the Core Strategy and the Adopted Affordable Housing Local Plan.

8.2 The Herstmonceux Parish Neighbourhood Plan must be in conformity with the strategic policies within the Local Plan and the policies contained within the National Planning Policy Framework. Should the Local Plan, which is due to be adopted in 2018, or an evidence base, propose any policy changes relevant to Herstmonceux Parish then these will be considered as part of any Neighbourhood Development Plan review process. This is on the basis that the most recently adopted Plan or policy takes precedence.

8.3 The following acronyms are used in the policies and supporting statements:

- HPNP – Herstmonceux Parish Neighbourhood Plan
- WDC – Wealden District Council
- WCSLP – Wealden Core Strategy Local Plan 2013
- WLP – Wealden Local Plan 1998
- NPPF – National Planning Policy Framework
- AONB – Area of Outstanding Natural Beauty
- HBA - Herstmonceux Business Association
- SA – Sustainability Appraisal
- LP – Local Plan

A Spatial Plan for the Parish

- 8.4 Spatial Planning is the co-ordination of planning, building, infrastructure, and green spaces in keeping with the space available in Herstmonceux Parish. A spatial plan for the Parish is effectively a prospectus for sustainable growth to help meet the needs of the local community for the next 10 years. It sets out the most appropriate spatial strategy to guide where development and/or protection and conservation should take place as well as identifying the transport and other infrastructure needs that should be provided.

Spatial Planning Principles for the Parish

- 8.5 This policy establishes the principal spatial strategy for the HPNP. It provides and establishes the setting of the neighbourhood plan, setting out how forward planning of the Parish will be achieved. It clearly sets out the guiding principles for new development and emphasises the key issues put forward by the community regarding design, landscape protection and achieving benefits that have community support.

Policy 1 Spatial Planning Principles for the Parish

All development proposals within the Herstmonceux Parish Neighbourhood Plan (HPNP) will be supported provided that:-

- 1. Development conforms with Policy 11 within this Neighbourhood Plan and takes into account infrastructure capacity.**
- 2. Development within or affecting the setting of the High Weald AONB should seek to conserve and enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan.**

- 3. Development addresses identified local need and deliver community benefit, particularly within the settlements of Herstmonceux, Cowbeech and Windmill Hill, unless material planning considerations indicate otherwise.**

Herstmonceux Parish Council will seek to work with the local planning authority, applicants and other stakeholders to support the formulation of any development proposals, which conform with this policy.

Where policies in the HPNP are silent or subject to review under current regulations, planning applications will be supported provided that:-

- 1. The proposals are in conformity with the Local Plan.**
- 2. Any adverse impacts of the proposals do not significantly outweigh the benefits when determined against the National Planning Policy Framework and the Local Plan.**

Supporting Statements

- 8.6** At the heart of the NPPF 2012 is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. For neighbourhood plans, this means they should support any strategic development needs set out in Local Plans and to plan positively to support local development, shaping and directing development in their area.
- 8.7** The Spatial Planning Principles Policy 1 of the HPNP underpins the advice in the NPPF for sustainable development and planning positively for the local area. The HPNP does not seek to prevent development in Herstmonceux, Cowbeech

and Windmill Hill, and so Policy 1 supports positive proposals for development provided they are responding to a demonstrable local need (e.g. Starter Homes, dwellings for older residents (Reference Policy 13 Older People's Housing Needs), Shared Ownership and Custom-build Housing) and they will deliver a community benefit. Beyond the three settlements, the High Weald AONB and the Low Weald open countryside are not suited to anything other than proposals that can be justified against the development plans.

8.8 Policy 1 also underpins Policy WCS14 Presumption in Favour of Sustainable Development within the WCS 2013 which states that when considering development proposals, the WDC will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

8.9 The adopted WCSLP contains a number of spatial planning objectives in order to deliver the following vision:

By 2027, Wealden will have successfully accommodated growth to meet future needs whilst protecting and enhancing its essential rural character and high quality environment and promoting the countryside as a resource for recreation and tourism. Its market towns will have been regenerated providing opportunities for residents to access suitable housing, local jobs, services, facilities and recreational opportunities and a number of its villages and rural settlements will have enhanced their sustainability through successful growth including provision of affordable housing.

8.10 Policy 1 underpins the spatial vision and objectives and provides a local framework for the Parish. The WCSLP identifies Herstmonceux as a local Service Centre (Policy WCS6 Rural Areas Strategy) and Policy 1 of the HPNP is aligned to this. Under this policy, Herstmonceux's development boundary is maintained. The boundary at Windmill Hill is removed.

8.11 Development boundaries are used to define built up areas (within the development boundary) and the countryside (outside the development

boundary). In principle, development in the countryside is subject to greater restrictions, to preserve the character of the rural area. Development inside the development boundary is subject to a number of design and land-use controls but allows the development of not only housing but also retail, employment, leisure, recreation and community facilities including doctor's surgeries⁸. Within development boundaries, the principle of development is acceptable. There are a number of towns and villages including District Centres, Service Centres and Local Service Centres where retention of the development boundary is appropriate to allow the market, subject to certain controls, to provide for the amenities required for a community. This is highlighted within Policy 1.

8.12 Policy 1 also accords with the saved Policy EN2 in the Wealden Local Plan 1998. This relates to patterns of sustainable development and seeks to maintain the existing settlement pattern and ensure that major new developments generating significant travel movements are located efficiently in relation to existing development and to public transport.

8.13 Through the consultation events and the supporting evidence for the neighbourhood plan, the community supports Policy 1:

- Reference the findings of the Parish Survey March 2016. (The Full Report on the Parish Survey is available on the parish web site www.herstmonceuxparish.org.uk)
- Meetings held with local groups, clubs and societies, Open Meeting held at the Woolpack Inn on 15 June 2016, Building Development Report - details on the parish web site www.herstmonceuxparish.org.uk
- Parish Council Surgeries held on the last Saturday of every month in the Village Information Centre.

⁸ Paragraph 3.6 of Core Strategy

Policy 2: Local Green Spaces

8.14 This policy enables a number of important Green Spaces in the Parish to be protected from development in accordance with the NPPF. In each case, the Green Spaces are an integral part of the parish and are therefore regarded as special to the local community. Through the work undertaken by the Steering Group and following feedback and consultation with the local community, a Green Spaces Report has been produced and is available in the Neighbourhood Plan section of the parish web site www.herstmonceuxparish.org.uk. This sets out a comprehensive appraisal of each space put forward in the HPNP.

Policy 2: Local Green Spaces

The Herstmonceux Parish Neighbourhood Plan designates the following locations as Local Green Spaces.

These are as shown on the Proposals Map.

GS01 - Herstmonceux Castle Grounds and Gardens.

GS02 - Herstmonceux Recreation Ground.

GS03 – Football Pitch at Lime Cross.

GS04 - Land owned by Herstmonceux Scouts and Church adjacent to Herstmonceux Recreation Ground.

GS05 - Denefield Green, Fiennes Road, Herstmonceux.

GS09 - Herstmonceux Allotments at Greenway Fruit Farm.

Support will be given to providing new sustainable links to any of the Local Green Spaces and to improving existing ones. Proposals for any development on Local Green Spaces will be resisted, other than in very special circumstances⁹. In the case of Herstmonceux Castle and Grounds, proposals that are for the purposes of tourism, recreation, leisure and education, and that are designed to sustain the historic interest and landscape amenity of the green space, will be supported based on the advice given by Historic England on such proposals and meeting any strategic policies contained within the Local Plan. Any development relevant to this policy must be subject to a Habitats Regulations Assessment.

Supporting Statements

8.15 Local Green Spaces can be designated as part of a Neighbourhood Plan provided they meet criteria described in Paragraph 77 of the NPPF, which are set out below:

- Where the Green Space is in reasonably close proximity to the community it serves;
- Where the Green Space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,
- Where the Green Space concerned is local in character and is not an extensive tract of land.

8.16 The Local Green Space designation will not be appropriate for most green areas or open space but each one put forward as part of the neighbourhood plan process must be assessed against the criteria set out in the NPPF. The Green Spaces report provides a detailed consideration for each space against the criteria set out in the NPPF.

⁹ Paragraph 78 of the NPPF - Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts

- 8.17 The aim of Policy 2 is to protect these areas from future development because of their value to the local community. However, identifying land as local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The HPNP, whilst it does not specifically allocate sites for new houses, still supports development for a range of needs and the designation of local Green Spaces is seen as a positive step towards protecting areas of value and including those of historic value and the overall setting of the Parish settlements.
- 8.18 All of the landowners for each site allocated as a local green space have been consulted on the proposal. Historic England, in its response to the Regulation 14 draft Neighbourhood Plan¹⁰ recommended separating Herstmonceux Castle gardens and grounds from the general list of local green spaces proposed to allow the inclusion of a supporting 'exception' clause to the policy due to the need for development of infrastructure to support the visitor activity which would not be considered to harm the setting of the Scheduled Monument of the castle or associated Listed Buildings or the importance of the grounds as a Registered Park and Gardens in their own right. Whilst the sites have not been separated from the main list, further details have been added to the end of the policy.
- 8.19 Policy WCS13 Green Infrastructure – within the Core Strategy 2013 - states that the District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives. Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of Green Spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made. Although the Green Spaces Report focused on the actual areas, it is important to acknowledge that providing sustainable access to as many of the Green Spaces

¹⁰ Letter dated 19th May 2017 sent by email only – copy held with Herstmonceux Parish Council

as possible is important in terms of helping to reduce the number of car journeys and promoting healthy communities.

8.20 The accompanying HPNP Local Green Spaces Report details all the proposed designated sites.

Policy 3: Resisting the Loss of Employment Locations

8.21 For a rural Parish such as Herstmonceux, it is important there are employment opportunities for residents who wish to work locally and to reduce the amount of time commuting to nearby towns. This includes opportunities in the agriculture sector although many of these businesses are family-led with little scope for extending significant employment opportunities. The HPNP recognises that the provision of local employment opportunities is crucial to support a thriving community. Policy 3 seeks to retain and promote key employment locations so that these sites are not lost to other uses and they will remain as employment areas thus ensuring there is a good mix of opportunities across the parish.

Policy 3: Resisting the Loss of Employment Locations

Herstmonceux Parish Neighbourhood Plan (HPNP) seeks to improve the sustainability of parish employment by supporting employers in the parish, promoting economic growth, creating a sustainable community and supporting local employment sites.

Proposals that would result in the loss of land and buildings in employment use, including those that fall within Use Class B1, B2 and B8 and Sui Generis (in a class/group of its own) will be resisted unless:-

- 1. Permitted Development Rights apply.**
- 2. It can be demonstrated that there is no longer a market for the**

current use or an alternative type of employment use, as proven by independent evidence.

3. The use with equivalent floor space can be secured and delivered in a suitable alternative location, at a reasonable distance within the settlement, subject to conforming with strategic policies within the Local Plan.
4. An alternative employment use, with an equivalent job capacity, can be secured and delivered in a suitable alternative location at a reasonable distance within the parish subject to conforming with strategic policies within the Local Plan.

The HPNP is keen to retain key employment sites within the parish. These are outlined below. Any change of use from employment/commercial uses of these sites will need to comply with the provisions of this policy. The sites are: -

1. Collins Garage, Hailsham Road, Herstmonceux BN27 4JU
2. Robins, Chilsham Lane, Herstmonceux BN27 4QG
3. Lime Cross Nursery and café, Herstmonceux BN27 4RS
4. Herstmonceux Integrative Health Centre BN27 4JX
5. Warwick and Radcliffe Pharmacy, Hailsham Road, Herstmonceux BN27 4JX
6. Simon Turner Refrigeration and Motor Services, Cowbeech BN27 4JE
7. Curtis and Shaw, Cowbeech BN27 4JE
8. Maytime Engineering, Gardner Street, Herstmonceux BN27 4LE
9. The Truggery Workshop, Herstmonceux BN27 1QL
10. Flowers Green Plants, Church Road, Herstmonceux BN27 1RL
11. Perfect Plants, Church Road, Herstmonceux BN27 1RL
12. Henners Vineyard, Church Road, Herstmonceux BN27 1RJ
13. Brick Farm Lakes Trout Fishery, Windmill Hill BN27 4RS
14. Furnace Brook Fishery Lakes, Cowbeech BN27 4QR

15. Business Units at Penlands Farm Church Road, Herstmonceux BN27 1RJ

16. Business units at Sackville Farm, Lower Road, Herstmonceux BN27 1QG

17. Herstmonceux Castle BN27 1RN

18. Herstmonceux Science Centre BN27 1RN

The improvement and enhancement of these key employment sites will be supported provided that the following points are taken into account:-

- i. There is no detrimental impact on neighbouring properties or the landscape.**
- ii. Traffic generation is acceptable and there are adequate levels of parking on site or nearby.**
- iii. It includes opportunities to support sustainable travel.**
- iv. The design, materials, massing of the proposed extension/redevelopment plus any landscaping scheme can mitigate any impacts on the street scene and local amenities.**
- v. Proposals meet the requirements of the Habitat Regulations.**
- vi. Extensions are located within the curtilage of the business premise/planning unit.**

Any development relevant to this policy must be subject to a Habitats Regulations Assessment

Supporting Statements

8.22 The NPPF states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century

- 8.23 Within the spatial strategy of the WCSLP 2013, the aim is to increase the opportunity for people to work close to where they live, whilst recognising where the employment market would wish to locate and the ability to deliver. It recognises the importance of all sectors of a diverse local economy and the need to make the most of Wealden's assets to secure a healthy local economy, which is compatible with its sensitive and high quality environment.
- 8.24 The WDC strategy is to encourage and support business in a flexible manner in order to improve economic prosperity and reduce economic disparities across the District. One of the ways to do this is to support and encourage services and facilities in rural villages that support local employment.
- 8.25 Saved policies within the WLP 1998 that are relevant to Policy 3 and to which the HPNP complies with include: -
- BS4 Business development within towns
 - BS5 Retention of existing businesses within towns
 - BS6 Village business areas
 - BS7 Retention of existing businesses within villages
- 8.26 The Herstmonceux Business Association (HBA) has been consulted regarding policy 3. The Association, formed in 2013, is the local voice of businesses based within Herstmonceux Parish. The Association is keen to promote of start-up units and small serviced offices from where new businesses can start operations.
- 8.27 The aim of the Association is to promote and facilitate an environment in which local businesses can interact and work together for the benefit of businesses and customers. It is expanding its targets to include all other categories of business throughout the parish area – motor trade, crafts, tradesmen and professions. Business mentoring and training activities will be available for those start-ups who require help.

- 8.28 HBA held an Open Business Event on 6 March 2017 for local businesses. A new committee was formed to regenerate the HBA and to attract the wider business community, which increasingly includes homeworkers.
- 8.29 The sites and premises outlined within the policy were considered by members of the Steering Group, having looked at the types of businesses operating from the site, the range of job opportunities including retail and tourism, historic value and location/size of the site plus any indication that the employment use is under threat.

Policy 4: Retail Development in the Parish

8.30 This policy addresses retail provision within the Parish.

Policy 4: Retail Development in the Parish

The HPNP will seek to retain:-

- 1. Key local retail facilities - falling within A1 and A2 Use Class, including post offices and convenience stores.**
- 2. Key hospitality services such as restaurants/cafes falling within A3 Use Class, public houses falling within A4 Use Class and take-aways falling in A5 Use Class.**
- 3. Community and visitor facilities at Herstmonceux Village Information Centre.**

With regard to retail development:-

- i. Proposals involving changes of use of ground floor premises from retail to non-retail uses or residential will only be permitted where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area, unless material planning considerations indicate otherwise.**
- ii. Proposals for the redevelopment of existing retail units, or change of use class, will only be permitted where it can be shown and supported by evidence that a village centre retail or commercial use is no longer suitable or viable and that the development is proportionate in size, scale, form and height to surrounding buildings.**

- iii. **Development must also comply with Policy 11 of the HPNP on Design and have no detrimental impact on neighbouring businesses or properties.**
- iv. **Proposals to improve the appearance of and traffic management within Herstmonceux village will be supported and encouraged as well as supporting improved opportunities for sustainable travel.**

Any development relevant to this policy must be subject to a Habitats Regulations Assessment.

Supporting Statements

- 8.31 Within the WCSLP 2013, the Council's strategy is to improve the retail offer by supporting enhancement of retail provision in District, Service and Local Service Centres, where appropriate; seeking to retain and where possible enhance existing services within villages.
- 8.32 Saved policy SH10 within the WLP 1998 states that within the villages, the Council will seek to maintain and improve the level and choice of village shops and services.
- 8.33 Herstmonceux Village Centre has a critical mass of commercial units and activity that together justify the designation of Herstmonceux as a Local Service Centre in the WCSLP. These are settlements that have a more limited supply of social and economic infrastructure including employment and where local residents depend upon other centres to meet a broad range of needs with some form of accessibility to those centres. This means that existing retail areas should be protected from further loss to redevelopment and change of use in order to provide at least some basic and essential service to immediate residents. Retail and commercial village centre services play a key role in the tourism sector. Policy WCS6 Rural Areas Strategy – sets out the designation of Herstmonceux as a Local Service Centre.

- 8.34 Support for this policy has been given by Herstmonceux Business Association (HBA). The centre of Herstmonceux is not a failing suburban or edge of urban centre, secondary shopping area. Its continued viability and vitality as a village centre will play a major role in preserving the identity of the village. It serves its own population and the dispersed population of the wider rural parish and beyond. It is crucial, therefore, that the existing A1, A2, A3, A4 and A5 units, which all have a frontage to the 'High Street' (Gardner Street) in the centre, are protected from a change of use to a C3 dwelling use.
- 8.35 Cowbeech and Windmill Hill have some retail facilities that are vitally important commercial assets for the immediate local community.
- 8.36 Where opportunities arise, the policy supports the principle of creating new retail and commercial uses, subject to meeting strategic policies in the Local Plan and provided they be of a scale that is proportionate to the location.

Policy 5: Sports, Leisure and Recreation Facilities in Herstmonceux Parish

- 8.37 This policy provides support to proposals to improve the quality and range of community, sports and recreation facilities across the parish. This policy supports the proposed development of additional sports/recreational facilities at the Lime Cross Recreation Area. If any new development at Lime Cross Recreation Area includes the relocation of the Herstmonceux Bowls Club, Herstmonceux Parish Council will review the use of the existing site.

Policy 5: Sports, Leisure and Recreation Facilities in Herstmonceux Parish

Herstmonceux Parish Neighbourhood Plan (HPNP) supports and protects the existing areas used for sports, leisure and recreation in the parish.

Proposals for development of existing sport, leisure and recreational sites (as shown on the Proposals Map) within the Parish and land used for outdoor sport will be resisted, except in very special circumstances. Any new or improved sport, leisure or recreational buildings must enhance the use of the facilities. This could include improving capacity, its quality of use for users or its accessibility.

Proposals for the development of such buildings will be supported if their scale and design is in keeping with the character of the location and the impact on the amenity of surrounding properties and landscape is acceptable.

The HPNP supports:-

- 1. The proposed development of a sports and youth facility at Lime Cross Recreation Area.**
- 2. The proposed recreation area as detailed in the S106 Agreement with the developers of the land at Lime Cross, Herstmonceux.**
- 3. The proposed recreation area as detailed in the S106 Agreement with developers of the land at Lime Roughs, Herstmonceux.**

Any development relevant to this policy must be subject to a Habitats Regulations Assessment.

Supporting Statements

8.38 The WCSLP states that there is a wide range of sports, civic amenity and recreational open spaces available for both public and private use within Wealden and its neighbouring authorities. However, deficiencies exist in many categories of open space and other facilities within Wealden. Sports provision

is an important part of infrastructure and has strong linkages with health provision. WDC will continue to work in partnership with the County Council, Parish and Town Councils, private and state schools and other stakeholders, to support the development of local leisure resources including Multi Use Games Areas, play areas and sports pitches across the district.

- 8.39 Policy WCS13 Green Infrastructure – seeks to protect, improve and enhance the District's existing network of green infrastructure. Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made that is accessible, of good quality and value to its users, in an appropriate location, at an appropriate scale and nature and would positively contribute to the overall network of green space.
- 8.40 Saved Policy LR1 in the 1998 Local Plan states that the Council will seek to ensure that adequate outdoor playing space is provided in towns and villages within the District in accordance with the levels recommended by the National Playing Fields Association. This will be achieved by:
- 1) protecting existing outdoor playing space or other open space with recreational or amenity value (Policy LR2);
 - 2) the provision of children's play space in new residential developments of 30 or more dwellings (Policy LR3);
 - 3) the provision of artificial turf pitches on appropriate sites.
- 8.41 Policy 5 of the HPNP complies with both these policies and provides a more local framework for protecting leisure and recreational facilities within the Parish. Within the PPG17 Assessment of Open Space (2008 and 2010), WDC identified a need for more outdoor activity spaces in Herstmonceux as follows: children's play for up to 8 year olds, children's play for 8-12-year olds, rugby pitches, teenage facilities, multi- sport courts and school facilities available for community use.

Policy 6: Redevelopment of the former public toilet site, Herstmonceux

- 8.42 Policy 6 – Redevelopment of the former public toilet site, Herstmonceux relates to a specific site within the village centre. There are no District wide policies that provide the policy framework for Policy 6, and so the inclusion of this policy has been very much based on the feedback and support from the local community.

Policy 6: Redevelopment of the former public toilet site, Herstmonceux

The Herstmonceux Parish Neighbourhood Plan will support proposals for non-residential redevelopment of the former public toilet site as shown on the Proposals Map, if it becomes available.

The Parish Council's preference is for the site to be developed as a fully accessible public toilet with baby changing facilities and two individual office units. Other uses alongside the new public toilet could be considered including retail (A1), café (A3), small office (B1a) or a community use.

Any development relevant to this policy must be subject to a Habitats Regulations Assessment.

Supporting Statements

- 8.43 The re-introduction of this public amenity supports the wishes of residents as shown in the parish survey. Copies of the parish surveys carried out in 2013 and 2016 are available on the parish web site www.herstmonceuxparish.org.uk. The provision of public toilets provides an important facility for all visitors/tourists to Herstmonceux.
- 8.44 The potential introduction of small office units within the site reflects the need for such units in the parish. Office units provide sustainable employment opportunities for local workers. The development of the proposed units will be actively encouraged and supported by the HBA. However, if it is found that an

office development is not viable or appropriate; the Neighbourhood Plan supports other non-residential use.

- 8.45 The proposed development of an accessible toilet and office units (or other supported and appropriate use) will be listed as a Community Asset. A number of options for the site were considered in the SA. This included having a policy that seeks to develop the site as residential (with no toilet facilities), to develop the site as commercial use (offices or retail) and toilet facilities and to redevelop the site as toilet facilities only. The mix of uses as proposed in the draft policy were considered the most sustainable when assessed against the sustainability objectives.

Policy 7: Refurbishment and extension to the car park at Herstmonceux Recreation Ground

- 8.46 The refurbished and extended car park will provide extra spaces for the well-used recreation area, both for organised activities and informal use by residents. This is a site-specific policy and has been supported by the parish council following feedback and consultation with the local community. There is no District wide policy relating to new car parking that is not linked to new residential development. However, the impacts of such a development on the provision of open space, safety for car users and pedestrians and the impact of hard surfacing and new lighting are set out in a number of the Saved Policies in the WDC 1998 Local Plan.

Policy 7: Refurbishment and extension to the car park at Herstmonceux Recreation Ground

The Herstmonceux Parish Neighbourhood Plan will support proposals for the refurbishment and extension of the car park and improvements to the access road to Herstmonceux Recreation Ground.

- 1. The extension of the car park is to be located in the northwest section of the Recreation Ground as shown on the Proposals Map.**
- 2. The car park will provide parking spaces for a minimum of 25 cars. The car park will be accessed off Hailsham Road.**
- 3. Provision is made for cycle parking through the provision of cycle racks or as appropriate.**
- 4. Lighting will be shielded, low level and downward facing to prevent light pollution.**
- 5. Any surfacing to the car parking will be in keeping with the rural location.**
- 6. Due to the proximity to the school, adequate fencing will need to be erected around the car park and to be in keeping with the location.**
- 7. Any plans should include details of proposed hard and soft landscaping that would help integrate the car park into the surroundings and mitigate any impact on the existing recreation ground.**

The preferred location is shown on the Proposals Map.

Any development relevant to this policy must be subject to a Habitats Regulations Assessment

Supporting Statements

8.47 It was noted at the Business Workshop held on 1 August 2016 that parking in the WDC car park (located at the rear of the Woolpack Inn in Herstmonceux) is often impossible, particularly during school hours, as many of the parking spaces are occupied all day, for long term parking, by staff from the school and local businesses. A full Business Workshop Report in the Neighbourhood Plan section on the parish web site www.herstmonceuxparish.org.uk. The improved access and refurbished car park will improve the safety of all users of the recreation ground. The car park would be available for visitors to the village, school staff and users of the Recreation Ground.

8.48 There is an active Cricket Club with both adult and junior teams who use the area for matches and training, an active Bowls Club, Stoolball Club, a multi-use

sports area, tennis court, skateboard park, school sports events and in summer - daily play session during school break times. If at any time in the future, WDC changed/restricted the parking times in the village car park, the extended and refurbished car park at the rear of the school, would be available for school staff.

- 8.49 Herstmonceux Parish Council has agreed in principle that the access road to the recreation ground will be improved by widening it and creating passing spaces. For more information, please see the minutes of the Finance and General Purposes Committee Meetings and Parish Council Meetings on the parish web site www.herstmonceuxparish.org.uk

Policy 8: Rights of Way in Herstmonceux Parish

- 8.50 Rights of Way, including public footpaths, byways and bridleways, in the Parish are popular and used by individuals, families, dog walkers, horse riders and informal and organised walking groups. This policy will extend and improve the Rights of Way in the parish, which can provide access to the countryside, High Weald Area of Outstanding Natural Beauty and Green Spaces with views across the countryside to the South Downs.

Policy 8: Rights of Way in Herstmonceux Parish

The Herstmonceux Parish Neighbourhood Plan promotes and supports the network of public footpaths, byways and bridleways in the parish.

The Parish Council supports the formation of a Bridleway Group.

Any new developments should, where practicable, ensure that there is access to the Rights of Way Network. The Parish Council supports the maintenance and enhancement of existing Rights of way where they are found to be in a poor state of repair. The Council also supports the creation of new rights of Way that links the settlements to the surrounding countryside.

Supporting Statements

- 8.51 The Parish is criss-crossed by a significant number of Public Footpaths, which are extensively used. Footpaths in the parish have been incorporated in the East Sussex County Council “Health Walks” scheme based at Herstmonceux Integrative Health Centre.
- 8.52 The proposal in the HPNP is to commit to the preservation, protection, improvement and upgrading of the footpaths in the Parish. They have extensive and beautiful views of the South Downs and traverse the High Weald Area of Outstanding Natural Beauty. The benefits of promoting these footpaths not only enhances people’s appreciation of the local biodiversity, a contribution to the rural economy, the ability of the members of the public to enjoy the countryside and the outstanding views but also has the undoubted benefit of the promotion of an increase in recreational opportunities and a healthy lifestyle¹¹.
- 8.53 Paragraph 11.6 of the 1998 Local Plan states - within the countryside further opportunities for quiet, informal recreation will be sought and encouraged. The Council aims to develop the potential for access to the countryside through the public rights of way network, the further improvement and extension of the Cuckoo Trail, and the provision of publicity and information for both residents and visitors.
- 8.54 Paragraph 11.37 states that the public footpath and bridleway network represents a valuable recreational resource, enabling walkers and riders to gain access to and enjoy the countryside with minimal disturbance to farmers and other landowners. The Council will promote the use of this network by encouraging its maintenance and improvement where possible.
- 8.55 Policy TR13 within the 1998 Local Plan - The Council will seek to secure the provision of safe and convenient pedestrian routes in new developments, which

¹¹ NHS Walking for Health Scheme

should link to the existing footpath network where appropriate. Policy 8 complies with this policy and the supporting paragraphs within the Local Plan.

- 8.56 Policy 8 was amended following the assessment in the SA. This considered a number of options including - to have a policy that seeks to provide links from new development to existing Rights of Way and supports and promotes the existing network, improve specific Rights of Way that are in need of upgrading regardless of any links to new development and create new Rights of Way whether linked to new development or not. It was considered that a combination of all of the options was the most sustainable when assessed against the objectives.
- 8.57 Herstmonceux Parish has a number of ancient woodlands and other woods, such as Starvecrow Wood, Lime Wood behind the Village Hall, the woodland by the Fishing Lakes and other woodlands surrounding Herstmonceux Castle, and at Flowers Green. There are two green roads at Studdens Lane and Squirrel Track. A large northern part of the Parish is within the High Weald Area of Outstanding Natural Beauty, and on the south, is bounded by the internationally protected Pevensey Levels.
- 8.58 Other areas of the Parish, such as the land behind the Recreation Ground at the old Knights Nursery site, and the land between Church Road and Windmill Hill, have extensive views to the south and to the South Downs. These are crossed by well used public footpaths.
- 8.59 A comprehensive review of all the footpaths, stiles, gates has been carried out of the Public Rights of Way in the parish. Herstmonceux Parish Council is considering any action required. For more information, contact Herstmonceux Parish Clerk on clerk@herstmonceuxparish.org.uk. Meetings have been held with the members of local walking groups and local horse riders who use local bridleways in the parish. Since the meeting, a new Herstmonceux Bridleway Users Group has been set up and has over 30 members. Reports of the meetings are available on www.herstmonceuxparish.org.uk.

Policy 9: Creation of new shared access from Windmill Hill to Herstmonceux.

- 8.60 A meeting with representatives of the HPNP Steering Group, residents and cycling groups was held on 26 May 2016¹². The residents and cyclists proposed that the HPNP should include improvements to local paths and bridleways to make them more accommodating for all users.
- 8.61 Wealden District Council and East Sussex County Council policies support and encourage travel by walking and cycling. Independent research as detailed in NHS Choices, iConnect, Sustrans Fit for Life, and many others, report on the health benefits of all physical activity including walking and cycling. An active life promotes well-being and can help prevent serious illnesses such as heart disease, asthma, diabetes and cancer.

Policy 9: Creation of new shared access from Windmill Hill to Herstmonceux.

Herstmonceux Parish Neighbourhood Plan will work with local landowners, residents and cyclists/cycle groups to provide a safe network of routes in the parish. Any plans should include details of proposed hard and soft landscaping that would help integrate the shared access into the surrounding landscape. Any development relevant to this policy must be subject to a Habitats Regulations Assessment.

Supporting Statements

- 8.62 A specific problem in the parish is the access from Windmill Hill to Herstmonceux as the footpath is very narrow. It is not possible for two people to walk side by side on parts of the footpath. This causes issues for children attending school in Herstmonceux, and walkers, cyclists, families with young children in buggies and users of mobility scooters and wheelchairs residents who wish to access the facilities and services in Herstmonceux. A designated route from Windmill Hill to Herstmonceux would be available to all potential users and it could connect to other routes in adjoining parishes.

¹² A copy of the Full Report of the meeting is in the Neighbourhood Plan section of the parish web site www.herstmonceuxparish.org.uk

- 8.63 A high number of individual cyclists and cycle groups use the roads through the parish. Use of the C class/minor roads across Pevensey Levels and in other areas of the parish mean that it is possible to link to cycle paths /designated cycle routes such as the Cuckoo Trail to access facilities, services and leisure facilities in Hailsham, Battle, Polegate and other local towns. However, the signage for cycle routes to C Class/minor roads, bridleways and Byways Open to All Traffic (BOATS) for cyclists in Herstmonceux Parish is non-existent.
- 8.64 The provision of a separate route, which provides clear separation of pedestrians/non-motorised vehicles from traffic on the main road, addresses road safety issue as existing narrow paths place pavement users very close to passing traffic.

Policy 10: Mobile Phone Connectivity and Broadband

- 8.65 This policy encourages proposals to extend a superfast broadband network infrastructure to serve the whole parish and accords with the NPPF.

Policy 10: Mobile Phone Connectivity and Broadband

- **Proposals to improve mobile telephone connectivity and extend superfast broadband to serve domestic and business properties in and across the parish will be supported.**
- **The priority is to provide coverage to a minimum of 2G and better coverage of 3G and 4G. If new installations are required, existing masts, buildings and other structures should be used wherever possible and the location and design of any new sites reflect the importance of heritage assets and sensitive landscapes.**

Supporting Statements

- 8.66 Paragraphs 42 and 43 of the NPPF state that advanced, high quality communications infrastructure is essential for sustainable economic growth.

The development of high-speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified.

- 8.67 Paragraph 2.14 of the Core Strategy 2013 states that three quarters of small businesses in the Wealden District are farm based, often in former agricultural buildings converted to business space, and increasing numbers of people work from home. The diversified agricultural sector makes a significant impact on the area both in terms of its economy and by shaping the landscape. Due to its rural character and dispersed settlement pattern, the limited provision of high speed/capacity broadband in the District seriously restricts business development, particularly but not exclusively in the rural areas.
- 8.68 WDC's strategy is to encourage and support business in a flexible manner in order to improve economic prosperity and reduce economic disparities across the District by addressing the current problems associated with poor broadband coverage.
- 8.69 Where the network requires above ground installations requiring planning consent, these should reflect paragraphs 42 and 43 in the NPPF and should be kept to a minimum consistent with the efficient operation of the network.

Policy 11: The Design of Development in the Parish

- 8.70 Herstmonceux Parish contains the village of Herstmonceux and other settlements – all set within a high quality landscape and outstanding rural hinterland. Therefore, the design and layout of new buildings, the materials to be used, the space between buildings and matters relating to sustainable development are all important for the Parish.

Policy 11: The Design of Development in the Parish

All development proposals will be required to demonstrate that their design is in accordance with the provisions of the Wealden Design Guide in relation to the Low Weald Character Area and the Herstmonceux Design Guide prepared for the Neighbourhood Plan.

The Herstmonceux Parish Neighbourhood Plan requires all development proposals to demonstrate that their design has positively responded to the Herstmonceux Design Guide by:-

- 1. Ensuring that the design and layout of the development achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. Respecting or enhancing the character of the site and its surroundings in terms of its proportion, form, massing, density, height, size, scale, materials and detailed design features.**
- 2. Ensuring development of and in proximity to designated and local heritage assets and their settings conserves, preserves, reflects and enhances the historic asset and the historic environment in accordance with their significance.**
- 3. Ensuring development safeguards, respects and enhances the natural environment, the biodiversity, landscape and wildlife corridors and the countryside.**
- 4. Incorporating, where appropriate, biodiversity, landscaping and public and private open spaces and supports the creation of wildlife corridors.**
- 5. Ensuring that the layout and design takes account of the potential users of the development to provide safe, convenient and attractive links within the development and to existing networks for people with disabilities and restricted mobility, pedestrians, cyclists and public transport users.**
- 6. Providing vehicular access and parking suitable for the development's use and location. All parking should conform to the standards in the East Sussex County Council Guidelines.**

- 7. Ensuring that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties.**
 - 8. Incorporating sustainable design and construction techniques to meet high standards for energy efficiency and water efficiency.**
 - 9. Ensuring appropriate provision for the storage of waste and recyclable materials.**
 - 10. Incorporating sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change.**
 - 11. Encouraging the use of renewable and low carbon energy technology, as appropriate.**
 - 12. Ensuring that adequate infrastructure, services and community facilities are, or will be, made available to serve the development.**
 - 13. Ensuring that site layout and building design helps to provide a safe and secure environment in line with Secured by Design Guidelines.**
- If possible, all new developments should be connected to fibre landlines to improve access to broadband services.**

Supporting Statements

- 8.71 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states in paragraph 58 that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.
- 8.72 Spatial Planning Objective Policy SPO13 in the WCSLP 2013 states that the District Council will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development.

- 8.73 Policy 11 of the HPNP requires all development proposals to reflect the design guidance for the Low Weald contained in the adopted Wealden Design Guide of 2008. This defines the design elements that contribute significantly to the local distinctiveness, in the case of this parish, the Low Weald character area. As such, the policy conforms to saved development plan policy EN27 within the WLP 1998 on the layout and design of new development by helping define the essential local characteristics,
- 8.74 Although not covered by a national landscape designation, the Low Weald is an area of generally attractive countryside. The underlying geology is essentially the softer Wealden clays, with small sandstone ridges and outcrops on the fringes of the High Weald. The landscape is generally more open than the High Weald, becoming flatter towards the Downs.
- 8.75 The HPNP Steering Group has prepared a Design Principle and Buildings and Development Report for the parish¹³. This has informed the key principles set out within this policy. The Design Guide has assessed and provided examples where good design has not been adhered to and the aim of Policy 11 is to provide more guidance to developers, householders, public sector bodies and landowners wishing to extend or develop within the parish.

Policy 12: Windfall Sites

- 8.76 Windfall sites are those sites that have not been specifically identified as available within the WLP process undertaken by Wealden District Council and/or the Parish Council – and are therefore not allocations within a Local or Neighbourhood Plan. They normally comprise of previously developed sites that have unexpectedly become available such as:
- Infill plots.
 - Development on former business (brownfield) sites.

¹³ The Design Guide will form part of the consultation on the Neighbourhood Plan (A copy of the Design Guide is on the Parish web site www.herstmonceuxparish.org.uk)

- Intensification of a site where one dwelling is demolished to allow the development of several dwellings.
- Conversion of agricultural buildings to residential dwellings.
- Commercial developments.

Policy 12 Windfall Sites

Development proposals on windfall sites shall be supported by the Herstmonceux Parish Neighbourhood Plan (HPNP) provided that:-

- 1. Development is located within the Development Boundary.**
- 2. The proposed development is of a scale and nature that is appropriate to the site and its immediate surroundings, including height of development, materials used, density of development and impact on the landscape.**
- 3. The proposal retains and safeguards valuable green assets including trees, hedgerows and other natural features which contribute to the character of the Parish and/or settlement.**
- 4. The proposal results in no net loss of biodiversity and where appropriate contributes towards habitat creation to enhance biodiversity.**
- 5. The development proposed does not adversely affect the residential amenity of any neighbouring properties.**
- 6. The proposed development accords with Policy 11 - Design Principles of this plan and respects the key characteristics and setting of the Parish.**
- 7. The layout and any green space/landscape scheme contribute to maintaining and improving the local environment.**
- 8. The development respects, conserves and, where possible, enhances the historic and built environment, including sustaining or better revealing the significance of heritage assets.**

Proposals for development on sites outside the Development Boundary will be considered on a case by case basis, taking into account the policies in the HPNP, the NPPF, the Local Plan for the Wealden District and having particular regard to the potential impact on the countryside, the High Weald AONB, areas of landscape value and traffic generation.

New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community. This includes affordable housing, and where appropriate, Starter Homes and housing for older people.

Any development relevant to this policy must be subject to a Habitats Regulations Assessment

Supporting Statements

- 8.77 Policy 12 is designed to ensure that development on non-allocated sites is sustainable and sensitive to the setting of a rural parish and reflects local need. The HPNP supports appropriate development that is in accordance with the policies within the local plan and relevant District wide and national policies. The HPNP does not allocate specific sites for residential development.
- 8.78 Policy WCS2 - Distribution of Housing Growth 2006-2027 within the WCSLP 2013 sets out 455 new houses (allocations) will be provided in the rural areas of the District. However, policy WCS2 makes no allowance for windfall sites. Over the past 10 years, around 200 dwellings per annum have been provided as windfall across the District.
- 8.79 Paragraph 7.8 of the WCSLP states that the District Council has identified local needs by examining demographic trends and by using the results of the Wealden Housing Market Assessment. Projections show that across Wealden there will be a growth in numbers in the older age groups (from age 50 and above) and in the number of single-person households. Policy WCS8 - Affordable Housing sets out the framework for providing affordable housing on

new housing sites. New housing developments will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the community.

- 8.80 Herstmonceux Parish Council has identified that housing needs in the Parish focuses in particular on the older population and those starting out on the housing ladder. A HPNP survey report was undertaken in March 2016. A total of 249 survey forms were completed and returned. Residents were asked to return their forms by 5th of March 2016¹⁴.
- 8.81 With regards to the suggesting of creating windfall policies and not necessarily allocating sites, 51.6% supported this approach, 39.0% did not support this approach and 9.4% had no opinion. With regard to the types of housing that should be promoted within the HPNP, the format most commonly identified by respondents were 2/3 bedroom houses (67.8%). Bungalows 2/3 bedroom (56.8%), Warden assisted housing was identified by 50.8% of respondents, 1 bedroom Sheltered housing (43.6%), Flats 1/2 bedroom (32.6%) and 4+ bedroom houses (15.3%).
- 8.82 This policy was assessed against a number of options within the SA. This included to have a policy that supports windfall development in all locations with criteria to help developers, to support windfall development in the built-up area boundary only with criteria to help developers, to support windfall development in all locations but with preference to those within or adjacent/abutting the built-up area boundary and brownfield sites with criteria to help developers. The result of the assessment led to changes to the draft policy to include reference to a sequential approach to the location of windfall developments.

Policy 13: Older People's Housing Needs

- 8.83 The policy supports the need for suitable provision of accommodation for elderly residents particularly those who have lived in the parish and do not wish to

¹⁴ A copy of the Report can be requested from the Parish Council

move away and wish to downsize and live independently. It also supports the need for supported living for the elderly in the parish for the same reasons but who require support for them to continue to live in the parish if they cannot live independently.

Policy 13: Older People's Housing Needs

The Herstmonceux Parish Neighbourhood Plan will support proposals for the development of a range of housing for older people, available to rent or to purchase, and the provision of sheltered and affordable housing, provided that proposals are in conformity with other relevant policies.

Particular support shall be given to proposals that are located close to village facilities and services and which provide smaller dwellings built to appropriate standards, such as those for accessible and adaptable dwellings as set out within the Building Regulations M4 (2), specialist care homes and purpose built sheltered housing.

Any development relevant to this policy must be subject to a Habitats Regulations Assessment

Supporting Statements

8.84 Information gained from the responses to the March 2016 Parish Survey informs this policy. Meetings were held with local groups, societies and clubs. Reports from the meetings are available on the parish web site www.herstmonceuxparish.org.uk

8.85 Paragraph 7.8 of the WCSLP states that the District Council has identified local needs by examining demographic trends and by using the results of the Wealden Housing Market Assessment. Projections show that across Wealden there will be a growth in numbers in the older age groups (from age 50 and above) and in the number of single-person households. Herstmonceux currently

has no 'social' or affordable older persons housing within its locality (the nearest is in Hailsham, 4½ miles away) and regarding residential care homes, there is only one provision within the parish.

- 8.86 Information from 2011 Census records that largest age band in Herstmonceux is 45 years – 64 years. The average age is 45 years, which is older than the average of 44 years for the whole of Wealden.

Policy 14: Herstmonceux Community Land Trust

- 8.87 This policy supports the emerging Herstmonceux Community Land Trust (CLT) in order to help implement policies in the HPNP. CLTs are increasing popular mechanisms in the UK for enabling local communities to develop sustainable development. The key features of a CLT are:

- Community-controlled and community-owned - a CLT is set up by the community and for the community. The members of the CLT control it and the assets can only be sold or developed in a manner that benefits the local community. If the CLT decides to sell the asset, the cash realised is protected by an asset lock and is re-invested into something else that the trust's members think will benefit the local community.
- Open democratic structure - people who live and work in the defined local community, including occupiers of the properties that the CLT owns, must have the opportunity to become members of the CLT. The CLT should actively engage members of the community in its work and ensure that they remain engaged in the development and operation of the CLT.
- Permanently affordable housing or other assets - this is a crucial defining feature of a CLT. A CLT will endeavour to keep the homes or assets permanently affordable.
- Not for profit - all CLTs are not for profit and any profits generated by the CLT cannot be paid by way of dividend or otherwise to its members but must be used to further the community's interests.
- Long-term stewardship - a CLT does not disappear when a home is sold or let but has a long-term role in stewarding the homes. In some cases,

they will remain the landlord of the rental homes or will retain an element of unsold equity in the homes. At the least, the CLT will retain the freehold.

Policy 14: Herstmonceux Community Land Trust

The Herstmonceux Parish Neighbourhood Plan supports the current development of Herstmonceux Community Land Trust as a community-controlled and owned organisation for the purpose of acquiring, developing and holding land and property assets in the Parish of Herstmonceux.

Supporting Statements

- 8.88 Herstmonceux Parish Council received a presentation from Mr Tom Warder, from Action in rural Sussex in November 2015. It agreed to support a Community Land Trust in Herstmonceux. Herstmonceux Community Land Trust Committee has been formed and work has started on the legal process of setting up the Trust. A Public Meeting will be held when the formal, legal process is completed.

Policy 15: Infrastructure Investment

- 8.89 The Wealden Community Infrastructure Levy (CIL) Draft Charging Schedule was submitted for independent examination on 25 March 2015. Following a Hearing, the Planning Inspector presented the Council with a final report dated August 2015. The Council's CIL Charging Schedule was adopted at Full Council on Tuesday 25 November 2015. The CIL Charging Schedule become effective on 1 April 2016.
- 8.90 Policy 15 identifies a series of local infrastructure projects that will be prioritised for investment from the Wealden Community Infrastructure Levy.

- 8.91 The CIL will replace the pooling of S106 agreement financial contributions and will be charged on qualifying residential and commercial development. When the HPNP is adopted by WDC, at least 25% of the levy collected from development in the Parish will be invested in the Parish.

Policy 15: Infrastructure Investment

The following projects shall be considered for Community Infrastructure Levy (CIL) investment in the future, with regards to CIL receipts that the Parish Council receives:

- 1. Improvements to Herstmonceux Village Centre, in pursuit of Policy 4**
- 2. Redevelopment of former public toilets, in pursuit of Policy 6**
- 3. Development of recreation facilities at Lime Cross Recreation Area and Lime Roughs, in pursuit of Policy 5**
- 4. Improvements to the refurbishment and extension to the car park at Herstmonceux Recreation Ground, in pursuit of Policy 7**
- 5. Community Land Trust capital programme, in pursuit of Policy 14**
- 6. Creation of a new shared access from Windmill Hill to Herstmonceux, in pursuit of Policy 9**
- 7. Support of Herstmonceux Village Hall**

9.0 Non-Statutory Community Aspirations and Action Plan

Introduction

9.1 This section sets out Non-Statutory Community Aspirations. These aspirations do not form part of the development and land use policies in the Plan and do not go forward to referendum. The culmination of the community's work on the preparation of its HPNP is establishing an Action Plan. This lists all projects identified during the process that residents consider should be addressed. The actions in this Action Plan, together with the policies set out in the previous section, will guide residents and other stakeholders on how the community seeks to plan for and deliver upon its issues and objectives set out in this Plan.

9.2 The following points have been suggested for the Action Plan

1. Retention of Assets of Community Value.
2. Herstmonceux Parish Council will investigate the possibility of creating Wi-Fi Hotspots in the Parish.
3. Herstmonceux Parish Council notes that there is a telephone mast in Herstmonceux Village that is not currently being used. The Council will contact the owners of the mast to inquire whether it can be used again.
4. New signage for Herstmonceux and for connecting routes between parishes.
5. Traffic calming and reducing speeds.

Retention of Assets of Community Value

9.3 The Localism Act 2011 defines an 'Asset of Community Value' as "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future". The Localism Act states that "social interests" include cultural, recreational and sporting interests.

- 9.4 All the assets selected are considered to be buildings and land of some considerable longstanding in the local community, with which local people have a strong affinity, and have been collated from the comments made as part of engagement with parishioners. The Parish Council would not support any proposals that would cause harm to or the loss of these assets and would support any proposals that enhance the viability and/or community value of the assets will be supported.

Community Assets include:-

1. **The Post Office, Gardner Street, Herstmonceux.**
2. **The Post Office, Windmill Hill.**
3. **The windmill at Windmill Hill.**
4. **Herstmonceux Village Hall.**
5. **Herstmonceux Integrative Health Centre.**
6. **Warwick and Radcliffe Pharmacy.**
7. **Herstmonceux C of E Primary School.**
8. **Herstmonceux Village Information Centre.**
9. **Herstmonceux Castle.**
10. **Herstmonceux Science Centre.**
11. **The Truggery Workshop.**
12. **The Merrie Harriers PH, Cowbeech**
13. **The Woolpack Inn PH, Herstmonceux.**
14. **The Brewers Arms PH, Herstmonceux.**
15. **The Horseshoe Inn PH, Windmill Hill.**
16. **The Public Car park in Herstmonceux.**
17. **Former Public Toilets, Hailsham Road, Herstmonceux.**
18. **Herstmonceux Fire Station.**
19. **Allotment site at Greenway Fruit Farm, Stunts Green, Herstmonceux.**
20. **Masonic Hall, Hailsham Road, Herstmonceux.**

- 9.5 The Herstmonceux Parish Neighbourhood Plan (HPNP) proposes the inclusion of these sites on the local planning authority's register of Assets of Community

Value in order to provide the Parish Council or other community organisations within the Parish with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market. These locations are shown on the proposals map.

- 9.6 Herstmonceux Parish Council will investigate the possibility of creating Wi-Fi Hotspots in the Parish and it notes that there is a telephone mast in Herstmonceux Village which is not currently being used. The Council will contact the owners of the mast to inquire whether it can be used again. These are self-explanatory matters for the Parish Council to pursue.

New signage for Herstmonceux and for connecting routes between parishes

- 9.7 HPNP proposes that new information signage is erected at the eastern and western entrances to Herstmonceux to promote the key features of Herstmonceux as a Service Centre e.g. businesses, tourist attractions, parking.
- 9.8 The signage would be located at the eastern entrance - adjacent to Lime Cross Nursery and western entrance - immediately before the junctions with Cricketing Lane and Gingers Green. In addition, the Parish Council supports new signage for cycle/pedestrian routes in the parish to connect to routes in adjoining parishes.
- 9.9 The detailed design of the gateway signs and other proposed signage need to be co-ordinated to ensure a consistent approach, which will strengthen local distinctiveness and sense of place.

Traffic calming and reducing speeds

- 9.10 The Neighbourhood Plan Steering Group has spent a number of meetings discussing traffic issues within the parish but understand that to address these fall within the remit of East Sussex County Council (ESCC) and unfortunately, there is limited action a parish council can set out within a Neighbourhood Plan.

- 9.11 The Parish Council will do everything it can and it will note parishioners' specific concerns and raise them in the regular SLR (Strengthening Local Relationships) Meetings with ESCC. The Council can then report on the discussion on each issue via its newsletters, web site and Facebook Page so that progress on any action can be monitored.
- 9.12 The Parish Council supports traffic calming measures across the parish. In particular, it will consult with ESCC Highway officers regarding pedestrian crossing points within the village of Herstmonceux and reducing speed limits/traffic calming within Windmill Hill.

10.0 Delivery Plan

Introduction

10.1 The HPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan.

Development Management

10.2 Most of the policies contained in the HPNP will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.

10.3 Whilst the local planning authority will be responsible for determining planning applications for development within Herstmonceux Parish, in line with the Local Plan and the HPNP, the Parish Council will use the HPNP to frame its representations on submitted planning applications. It will also work with the authority to monitor the progress of sites coming forward for development.

Herstmonceux Community Land Trust

10.4 The Neighbourhood Plan proposes the formation of a Herstmonceux Community Land Trust as a community-controlled and owned organisation for the purpose of acquiring, developing and holding land and property assets in the Parish of Herstmonceux. (Conformity Reference: Neighbourhood Planning Regulations 2012)

10.5 This policy proposes the formation of the Herstmonceux Community Land Trust (CLT) in order to help implement policies in the HPNP. CLTs are increasing popular mechanisms in the UK for enabling local communities to develop land and property.

More information about CLTs is available at

- 10.6 The Parish Council will support the principles of Community Land Trusts to help to deliver affordable housing and/or housing for the elderly.
- 10.7 Herstmonceux CLT Committee is working with the Action in Rural Sussex (AirS) 'umbrella' project, which encourages and enables new, locally- based CLTs to be formed. It will be working with the CLT Committee to engage the local community in developing this proposal.
- 10.8 A CLT is considered an especially suitable means by which the HPNP can deliver affordable housing to meet the current and long term needs for housing of households in the parish. Local control, and a not-for-profit legal status, will help to address a key problem of housing in the parish.

Infrastructure Projects

- 10.7 If practicable, the Community Infrastructure Levy (CIL) investment will be used to support the policies in HPNP. (Conformity Reference: Wealden Core Strategy Local Plan 2013 policy WCS7 & NPPF paragraphs 17, 175 & 184)
- 10.8 The policy identifies a series of local infrastructure projects that will be prioritised for investment from the forthcoming Wealden Community Infrastructure Levy (CIL).
- 10.9 Section 106 agreements will be scaled back to secure affordable housing and on site infrastructure. CIL will be charged on qualifying residential and commercial development. At least 25% of the levy collected by Wealden District Council from development taking place within the Parish will be passed to the Parish Council to fund projects to help mitigate the impact of development in the Parish.

APPENDIX A

Extracts from Herstmonceux section of the Proposed Submission Local Plan March 2017

Herstmonceux

Introduction

Herstmonceux is an historic village, which lies approximately 6.5km to the east of Hailsham, along the A271, with the High Weald Area of Outstanding Natural Beauty (AONB) adjoining the village to the north and the Pevensey Levels a little way to the south. The wider settlement of Herstmonceux has developed around several historic cores; Gardner Street; Chapel Row; Flowers Green and the original village site in the vicinity of the church. Herstmonceux has grown from a linear settlement which followed the route of the A271 to a larger built up area extending principally to the North West. The Parish has an overall population of 2,163.

Herstmonceux Castle lies just 3.5km south east of the village and is one of the oldest significant brick buildings still standing in England. In 1957, the Herstmonceux Castle grounds became the home of the Royal Greenwich Observatory and remained so until 1988, when the observatory relocated to Cambridge. The Castle is now home to the Bader International Study Centre of Queen's University, Kingston, Canada. The Herstmonceux area is also famous for the making of trugs and a number of local people still continue this traditional craft.

Herstmonceux Parish has a reasonable provision of services and facilities including a village hall, primary school, pre-school and two public houses, as well as a variety of stores, a health centre and pharmacy, two post offices and small eateries.

Landscape

The parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald AONB, whilst its southern tip falls within the Pevensey Levels RAMSAR site and Special Area of Conservation (SAC). The surrounding countryside is gently undulating and of high scenic quality with far reaching views extending southwards across the Pevensey Levels.

The landscape around the village is varied in its nature and value. Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced to the north and west of the settlement but is more dispersed to the south and east. The AONB to the north of the village provides an attractive, open and rural

backdrop to the settlement with key views northwards. The village itself lies adjacent to the AONB on its northern boundary.

Accessibility

Herstmonceux has good accessibility, with the A271 running through it linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east. There are two bus services serving Herstmonceux, most notably the No 98 bus which operates 7 days a week on an hourly basis up until 7pm between Hastings and Eastbourne. The No 195 operates once a week on a Wednesday and links Herstmonceux with Waldron and Eastbourne. Despite this, many people still rely on their car to travel with just over 90% of households owning at least one car

The nearest train station is at Pevensey Bay.

Development Boundary

The development boundary for Herstmonceux takes full account of the environmental considerations and seeks to prevent outward encroachment of development into the attractive, relatively open countryside and an intensification of development in some fringe locations. There are no new development allocations for the village.

The northern side of the village, along West End and Gardner Street, is adjacent to the High Weald AONB and as such, the majority of the land beyond the existing built edge of the village is highly sensitive. The AONB boundary provides a clear demarcation for the development boundary to follow in this part of the village.

The development boundary is drawn tightly to the existing residential curtilages along West End and James Avenue in order to prevent further encroachment into the AONB. There are two parcels of land, one to the north west of properties at the end of West End and one to the rear of James Avenue, which are not included within the AONB however, they have a similar landscape value to it and are important to the rural setting of West End and James Avenue. Therefore, they have been excluded from the development boundary. Development projecting into these rural areas would affect the character and setting of the AONB and affect the rural setting of this part of Herstmonceux.

Retail

Reflecting its relatively small population size, there is a reasonable variety of independent retailers and service providers within the parish serving the local population and wider rural areas and Herstmonceux has a thriving village centre. Shops and services in the parish include a number of convenience stores, two post offices, four pubs, a restaurant, two hairdressers, a kitchen maker; acupuncture and podiatry clinic; Integrative Health Centre and pharmacy; an estate agent; an

information centre and several independent sole traders. There is also a recreation ground on the south-east side of the village.

Local shops and services are boosted by tourist attractions in the village and the surrounding area and the village provides a number of B&B accommodations to cater for this. These and other businesses are important providers of employment and assist the vitality of the village. While it is recognised that for environmental reasons there are no new significant employment opportunities in the village, the Council would resist the loss of commercial uses and encourage suitable expansion consistent with amenity considerations.

The primary shopping area in Herstmonceux is focused upon Gardner Street, down to the junction of West End and Hailsham Road where the Woolpack Public House is situated. At the time of survey, the retail offer in Herstmonceux was not the dominant use (26%) with service based uses prevailing (39%). In addition, there is no continuous frontage of retail uses with fragmentation to the limited retail units in the centre. It indicates conditions that are more aligned with Secondary Frontage than Primary. The Council will safeguard retail and other important complimentary uses in the village, whilst supporting new retail and associated community uses.

Housing

Herstmonceux is relatively well contained to the north by the AONB and to the south by areas of Ancient Woodland and the wider Pevensey Levels. The majority of residential development in Herstmonceux is situated to the north of Hailsham Road (the A271) and comprises semi-detached and terraced housing in small estates, typically arranged around cul-de-sacs, most of which feed off the West End and Hailsham Road. There are also areas of bungalow development particularly along Monceux Road and The Ridgeway. The estate development provides a mix of housing design styles characteristic of different eras from the 1960's to the current day.

Overall, Herstmonceux has a similar provision of detached and semi-detached properties, a slightly higher provision of one, two and three bedroom dwellings and a slightly lower provision of four and five bedroom dwellings compared with the Wealden averages.

The eastern part of the village, along Gardner Street, is characterised by more traditional cottages set relatively close to the road, with larger detached Georgian style properties set back from the road in large plots as you exit the village. Beyond the village centre, the west of Herstmonceux along Hailsham Road (A271) contains much newer housing stock on the south side of the road, including affordable housing, with large modern detached properties on the north side of the road occupying elevated positions and set well back from the road.

Infrastructure

Herstmonceux has a good provision of services and facilities including a primary school with attached pre-school; medical facilities (a health centre and pharmacy); a fire station; community facilities (a church, new village hall, 2 pubs) and open space and recreation facilities.

Secondary age pupils in the area attend either Hailsham Community College or Heathfield Community College. In addition, a range of independent schools are available in the wider area including Bedes Senior School in Upper Dicker; Eastbourne College; Bedes; St Andrew' s C of E Independent school and Moira House. In terms of education, it is currently anticipated that there is sufficient capacity to support any windfall development in Herstmonceux.

Specific transport requirements for individual sites will be identified in relation to any future applications and will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. The A271 running through the village is an extremely busy main transport link to the A22 in the west and Bexhill in the east and the village centre can at certain times become quite congested. Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

The centre offers the full range of primary NHS care services with GP's and nurses but also combines conventional treatments with measured and effective complementary therapies.

The Council will seek additional routes and bus services /improved existing bus services and infrastructure to serve the area, as appropriate. In addition, the council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

The Eastbourne Hailsham and Seaford Clinical Commissioning Group (CCG) have not currently identified a need for improvements to primary care facilities in the Herstmonceux area.

There is not currently a library in the Herstmonceux area –the nearest library being at Hailsham, which is currently open 6 days per week. The area is however served by East Sussex County Council's mobile library service. Additional Library requirements to support any future growth will need to be identified as part of the overall service strategy for library provision across the District.

South East Water have identified that local reinforcement of water mains is likely to be required to support additional growth in the area and specific requirements for sites will be identified in relation to any future applications.

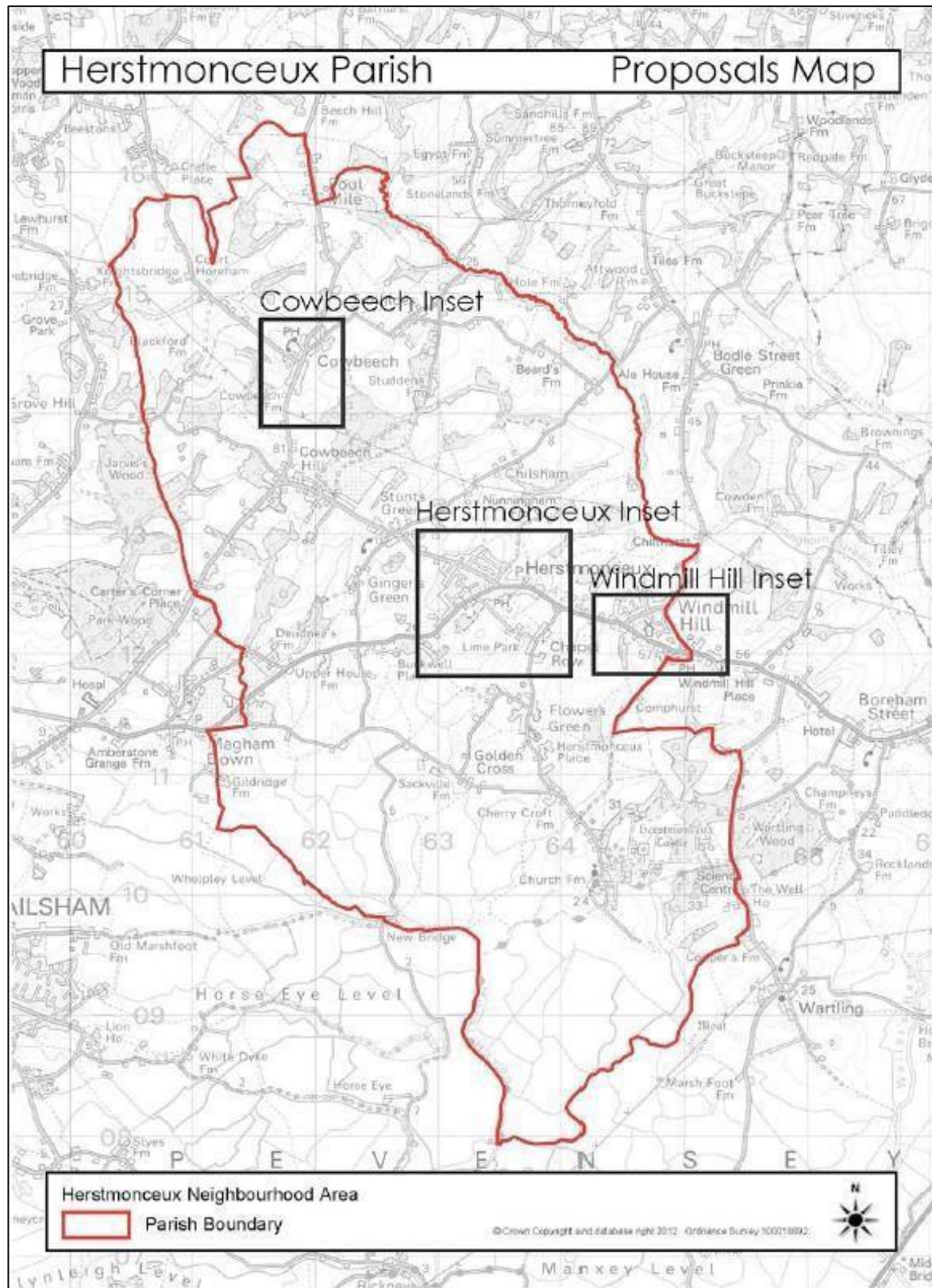
The open space, sports and recreation assessment has identified a need for additional facilities including allotments, amenity green space, and children's play space. In considering current deficiencies open space, sports and recreation facilities are protected under Policy

Information relating to the improvement of the green network in and around Herstmonceux is contained in the Green Infrastructure Study. This document forms the evidence that will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

APPENDIX B

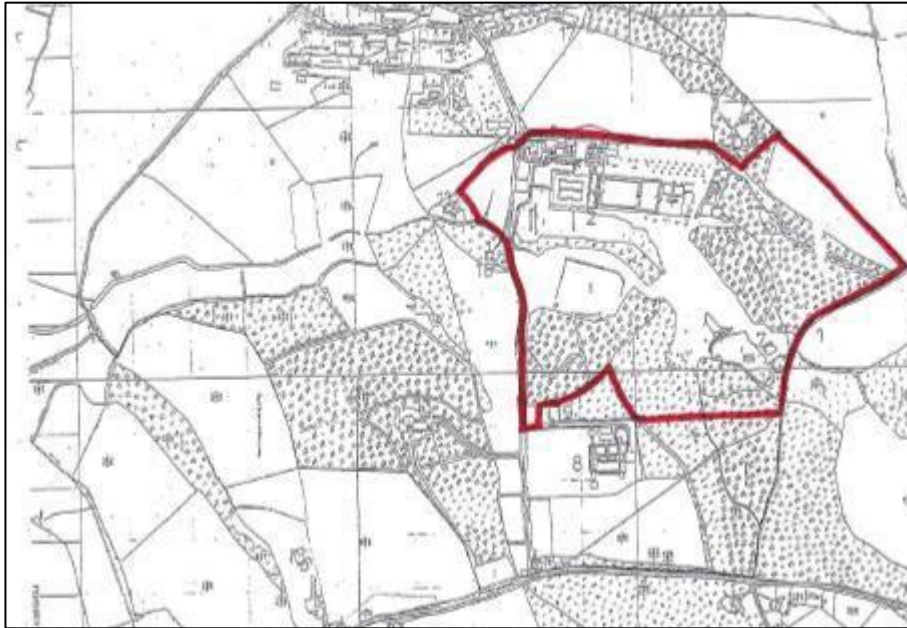
Proposals Maps

Herstmonceux Parish Neighbourhood Plan boundary



Policy 2 – Local Green Spaces maps

GS01 - Herstmonceux Castle and Grounds



GS02 – Recreation Ground, GS03 – Football Pitch at Lime Cross, GS04 – Church/Scout Land adjacent to Recreation Ground and GS05 – Denefield Green

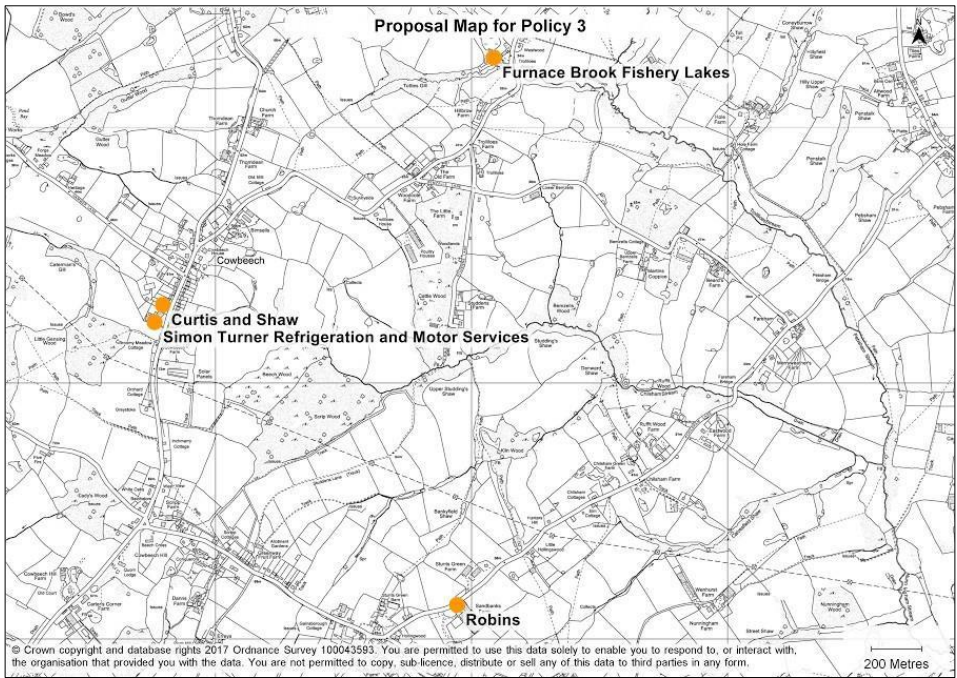


GS09 - Herstmonceux Allotments

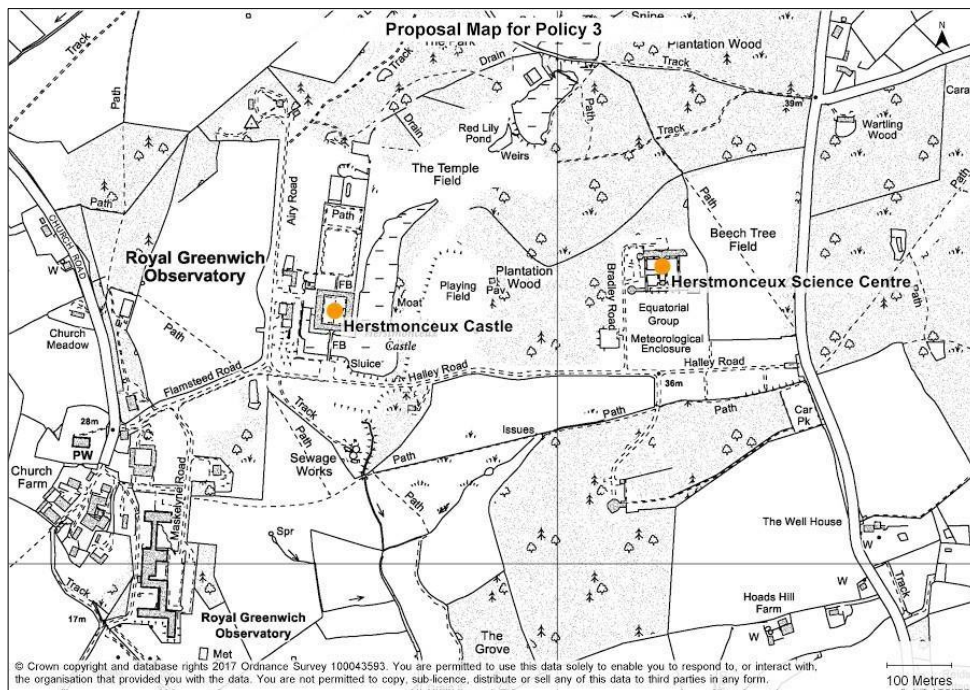


Policy 3 - Resisting the Loss of Employment Locations maps

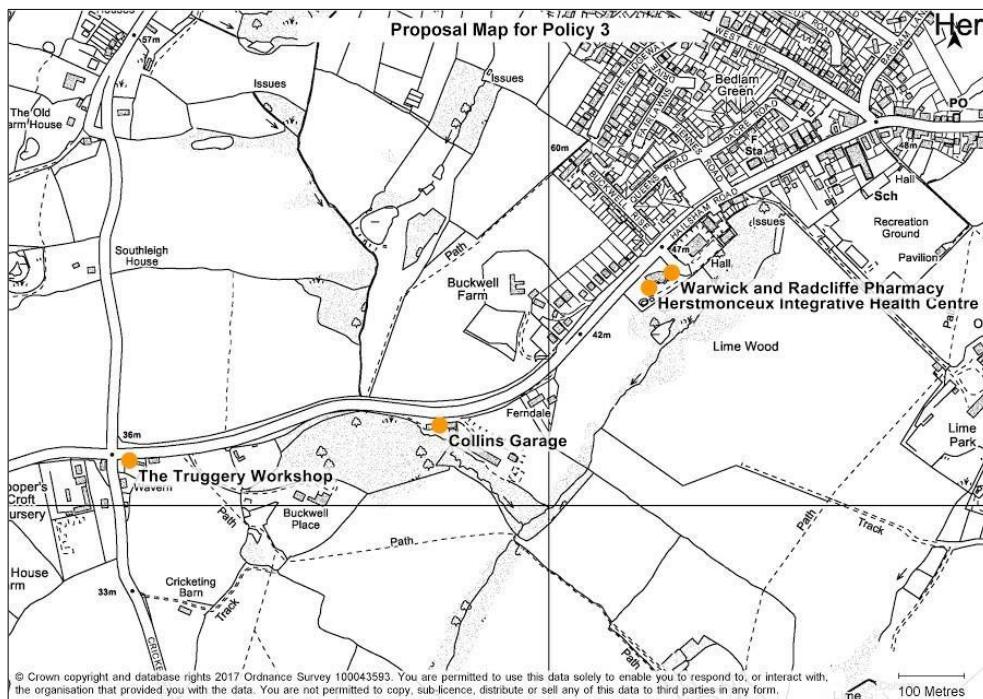
Map showing Furnace Brook Fishery Lakes, Curtis and Shaw, Simon Turner Refrigeration and Motor Services and Robins



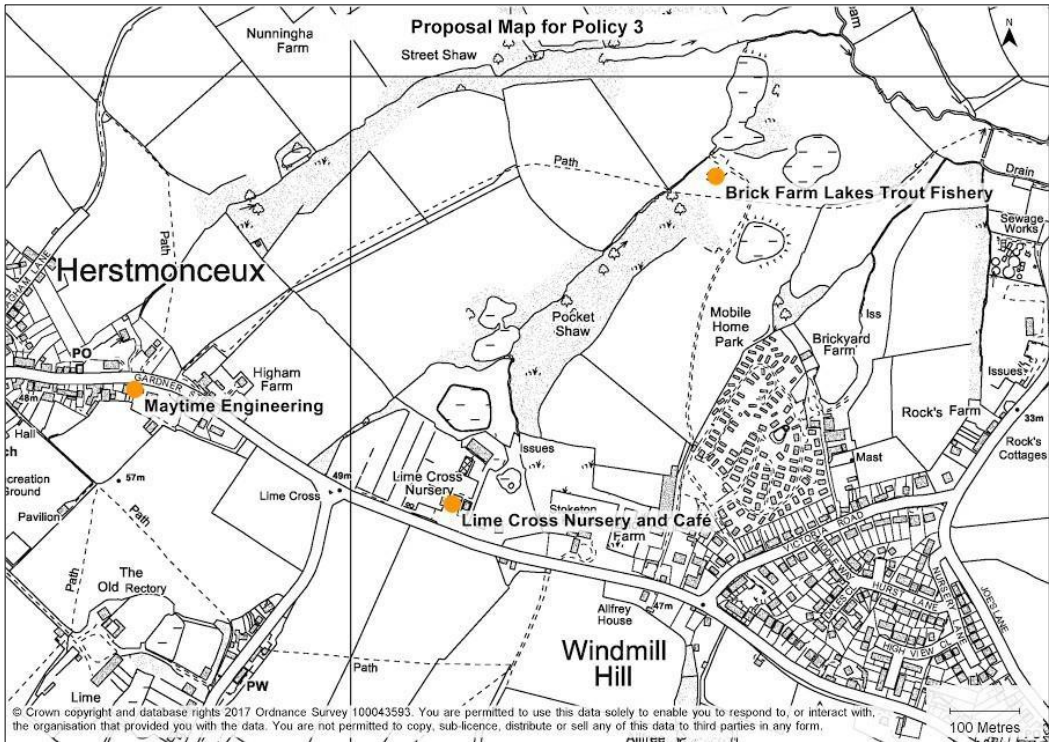
Map showing Herstmonceux Castle and Science Centre



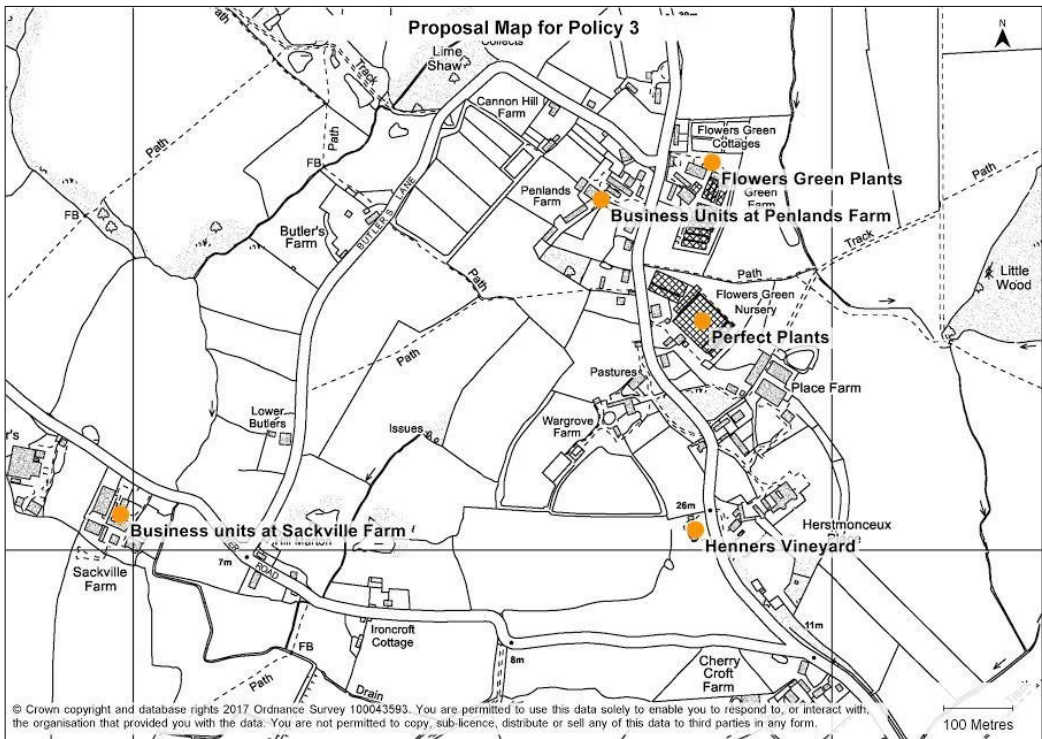
Map showing The Truggery Workshop, Collins Garage, Warwick and Radcliffe Pharmacy and Herstmonceux Integrative Health Centre



Map showing Brick Farm Lakes Trout Fishery, Maytime Engineering and Lime Cross Nursery and cafe

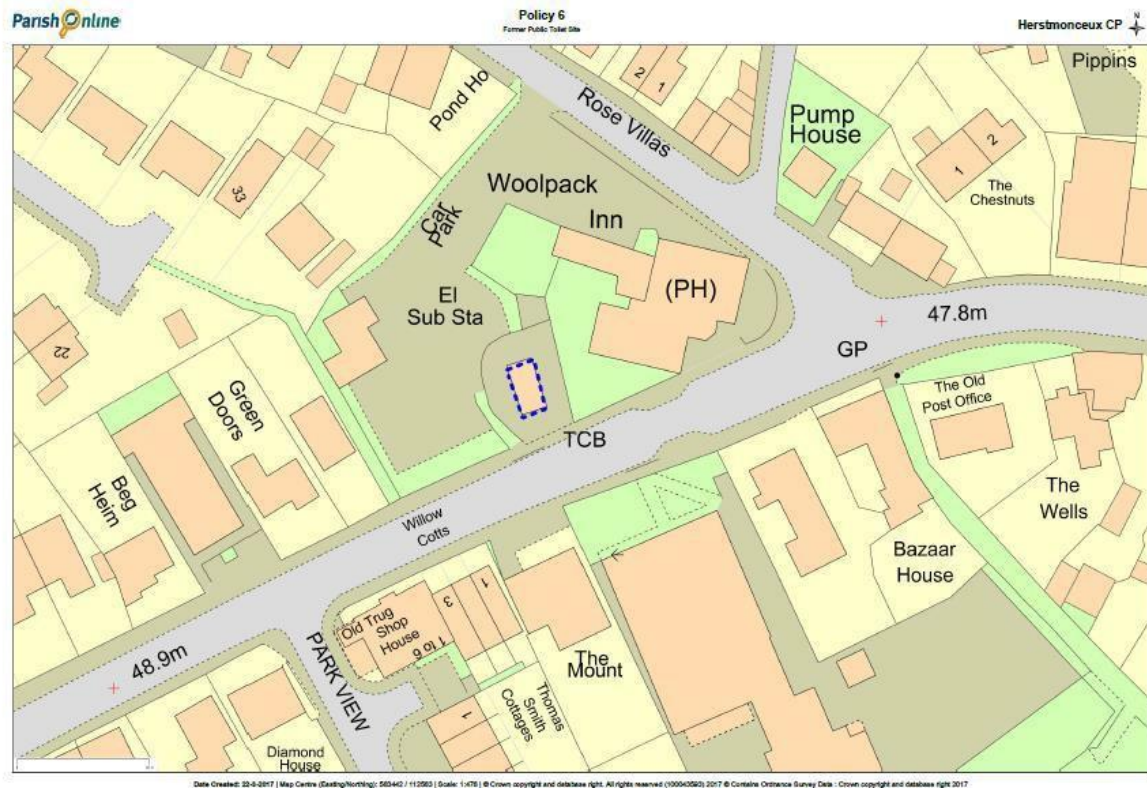


Map showing Flowers Green Plants. Business Units at Penlands farm, Perfect Plants, business units at Sackville Farm and Henners Vineyard

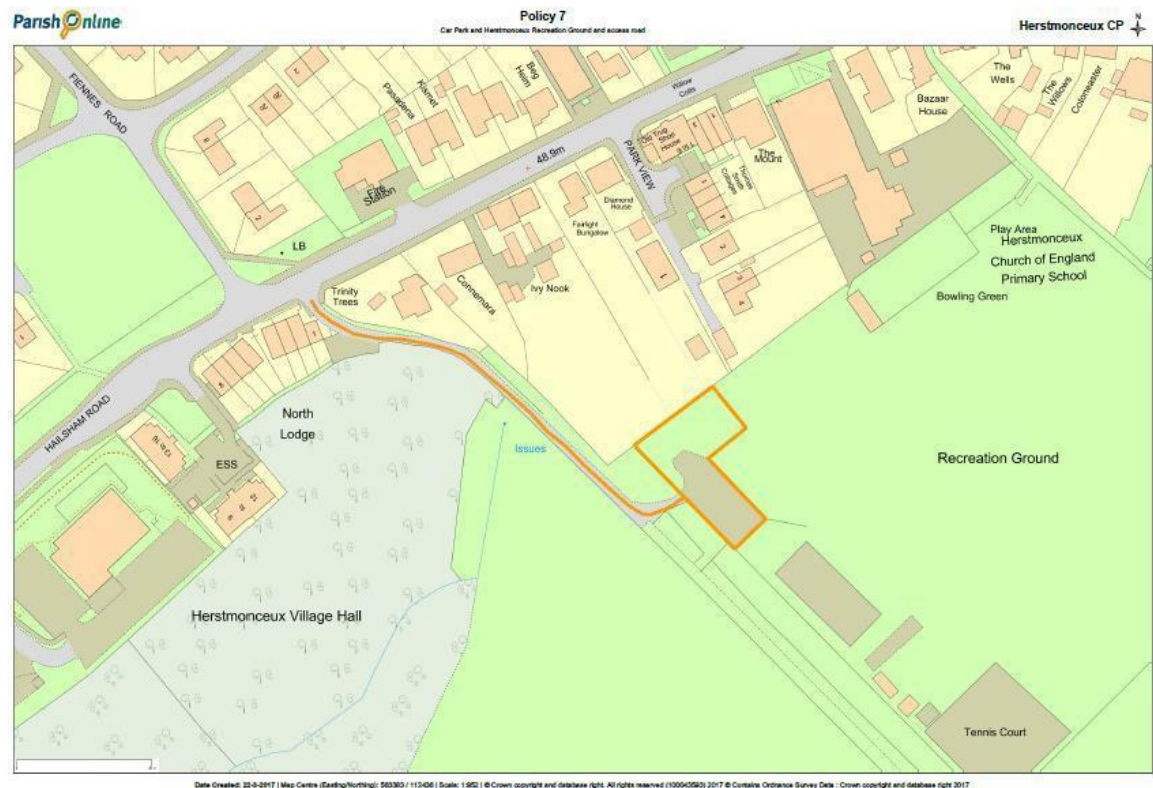


Policy 6 - Redevelopment of the former public toilet site, Herstmonceux

Map of toilet location – outlined in blue dashed line



Map showing existing access road and car park - highlighted in orange



APPENDIX C - EVIDENCE BASE

Name of Document	How it relates to the Herstmonceux Parish Neighbourhood Plan (HPNP)
National Planning Policy Framework, March 2012	The Neighbourhood Plan will need to pay particular regard to the National Planning Framework.
Wealden District Core Strategy Local Plan 2013 and Sustainability Appraisal of the Core Strategy 2011	As the adopted Local Plan for Wealden, policies will need to be taken into account in the Neighbourhood Plan.
The Wealden Local Plan – Draft Proposed Submission 2017	As work on the new Local Plan progresses, the background studies and the emerging policies will need to be taken into account in the NP.
The Affordable Housing Delivery Local Plan 2016	Should the NP seek to allocate sites for housing, this document will need to be taken into account.
Strategic Flood Risk Assessment 2008	Any key conclusions to the study that relate to the Parish of Herstmonceux will need to be taken into account in the NP.
Strategic Framework for Tourism in Wealden 2010	Although a little out of date, this Framework will assist with outlining priorities for tourism and economic development for Wealden and will need to be taken into account within the NP. Tourism is an important part of Herstmonceux Parish.
The Strategic Housing and Economic Land Availability Assessment (SHELAA).	This is an ongoing piece of work and will inform any decisions on sites for Herstmonceux.
Landscape and Settlement Character Assessment 2014	The landscape setting section on Herstmonceux will need to be taken into account in the NP.
High Weald Area of Outstanding Natural Beauty (AONB) Management Plan, 2014	As the parish is partly located within the AONB, the NP will need to take full account of the aims of AONB designation and the land and countryside management issues in this document
Register of Listed Buildings	The NP will take account of the need to protect and conserve this asset.

Biodiversity Action Plan for Sussex	The Neighbourhood Plan will need to take account of nature conservation and biodiversity issues.
Weald Ancient Woodland Inventory 2006	This is a comprehensive summary of the ancient woodland matters that the HPNP will need to take into account.
Rural Community Profile – Herstmonceux Parish Council 2012	This provides useful background information on Herstmonceux.
Herstmonceux Parish Survey Report 2013	This provides useful background information on Herstmonceux.
Herstmonceux State of the Parish Report 2013	This provides useful background information on Herstmonceux.
Herstmonceux Parish Plan (2008)	This provides useful background information on Herstmonceux.
Herstmonceux Neighbourhood Plan Community Survey (2013)	This provides useful background information on Herstmonceux.
Herstmonceux Neighbourhood Plan Focus Group Reports (2012/13)	This provides useful background information on Herstmonceux.
Local Green Spaces report (2016)	This provides useful background information on Herstmonceux.