

WADHURST

Neighbourhood Plan 2021-2028
Pre-Submission (Reg. 14) Plan



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This plan has been prepared by the Neighbourhood Plan Steering Group and Focus Groups residents on behalf of the Wadhurst Parish Council and those who live and work in the Parish



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The Wadhurst Flag is a community flag proclaiming the unique identity of this Sussex Parish and its people.

The flag displays a green field evoking the Parish communities rural nature.

A golden-orange section, forming a 'W' for Wadhurst, recalls the historic iron industry and the mineral colour of local streams.

It also symbolises the hills, steep valleys and meandering streams of the surrounding High Weald.



FOREWORD

What are you being asked to do? As a Parish resident or business/service stakeholder your input and feedback on this draft Neighbourhood Plan (The Plan) is valuable and you can respond using one of the Plan response methods. The Regulation 14 public consultation period lasts for six weeks from mid-June to early August 2021 and allows residents a crucial opportunity to shape the future direction of their communities.

All feedback will be considered by the Steering Group and incorporated into the Plan for the next stage.

A Neighbourhood Plan is a statutory planning document by which local development planning policies are defined, which gives powers to allow local communities to shape new development.

In September 2017, Wadhurst Parish Council (WPC), the qualifying body responsible for the Wadhurst Neighbourhood Plan, agreed that the Plan should be prepared by a Steering Group of residents.

This document is the draft Plan, which has been prepared for the Regulation 14 public consultation (Figure 4). During initial consultation and a Household Survey the Parish residents and business/services were widely consulted in order to ensure that the Plan meets the Parish needs.

This Plan sets out a future vision for the Parish distinct main communities of Wadhurst village, Durgates, Sparrow's Green, Cousley Wood, Primmers Green, Pell Green, Wood's Green, Turner's Green, Tidebrook, Best Beech and parts of Mark Cross.

The proposed Parish Vision is:

'Wadhurst Parish will continue to be a collection of friendly and vibrant distinct communities. The Parish will retain its rural 'village feel,' historic character and heritage. Justifiable, sensitive and sustainable development will be supported whilst robustly protecting the High Weald Area of Outstanding Natural Beauty. The Parish economy and its popular High Street will be revitalised by improvements to the roads, traffic control, parking and active support of businesses. Sustainable ways of improving travel and leisure activities and facilities, which promote well-being, will be sought wherever possible.'

The Plan has five key aims for the Parish to deliver the Vision:

1. to improve the infrastructure facilities and services to support all residents;
2. to support and extend business and employment opportunities;
3. to maintain and enhance the Parish rural character, including the High Weald Area of Outstanding Natural Beauty (HWAONB);
4. to provide high-quality housing for residents through justified, sensitive and sustainable development;
5. to promote and deliver improvements to leisure activities and facilities.

The Plan is also online at: <http://wadhurst-pc.gov.uk>

David Connoley, Chair of the Neighbourhood Plan Steering Group wadhurstnp@gmail.com June 2021

SECTION 1: Introduction

1.1 Introduction and Background

1.1.1 *'What is Neighbourhood Planning? gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.'* (Extract taken from Ministry of Housing, [Communities & Local Government Planning Practice Guidance](#)).

1.1.2 A Neighbourhood Plan should support the strategic development needs set out in the relevant District Local Plan Strategy and plan positively to support local development (as outlined in the [National Planning Policy Framework \(NPPF 2019\)](#)).

1.1.3 The Plan is restricted by law to policies for the development and use of land. Therefore, any other matters arising from the resident and business/services consultations are included in Community Aspirations, (Section 7) which will be addressed by WPC.

1.1.4 If successful at the Inspector Examination and subsequent Residents Referendum, the Plan will become part of the statutory Development Plan once it has been 'made' (brought into legal force) by Wealden District Council (WDC).

1.1.5 Planning permissions must then be determined in accordance with the Development Plan unless material considerations indicate otherwise.

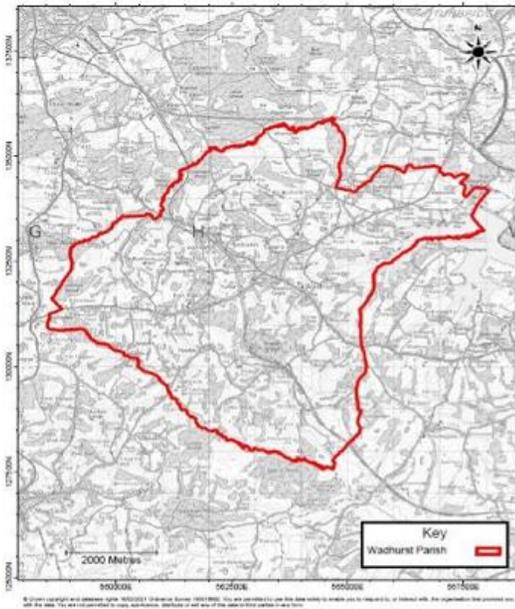
1.2 Wadhurst Neighbourhood Plan Area – the Parish Boundary

1.2.1 WPC applied to WDC for a designated Neighbourhood Plan Area in September 2017. The Neighbourhood Plan Area Designation (Figure 1.) was then delineated as the Parish Boundary.

1.2.2 The Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, The Localism Act 2011 and Directive on Strategic Environmental Assessment.

Figure 1 - - Wadhurst Area Designation Map

Figure 2 - Wadhurst and the wider area map



1.3 The Planning Policy Context

1.3.1 The Plan must be in general conformity with the strategic policies for the District Council's Local Plan as well as have regard to the NPPF (2019) and accord with UK Legislation.

1.3.2 WDC's Local Plan is currently the Core Strategy Local Plan (2013) and includes the Affordable Housing Delivery Local Plan (2016) and the Saved Policies of the Local Plan 1998.

Following the updated draft Local Plan (2019) withdrawal, a new emerging Local Plan should be available c. Winter 2023.

1.4 Strategic Environmental Assessment and Habitats Regulation Assessment

1.4.1 A Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are processes to identify likely significant effects of a plan or policy on the environment and considers whether the neighbourhood plan will have significant effects on European habitats or species.

1.4.2 Having regard to the SEA/HRA submission by WPC and the consultation responses, it is WDC's opinion that the Plan would not be likely to have significant environmental effects. On this basis, a Strategic Environmental Assessment and Habitats Regulation Assessment are not required for the proposed Wadhurst Neighbourhood Plan. See Appendix F for the screening opinion determination letter.

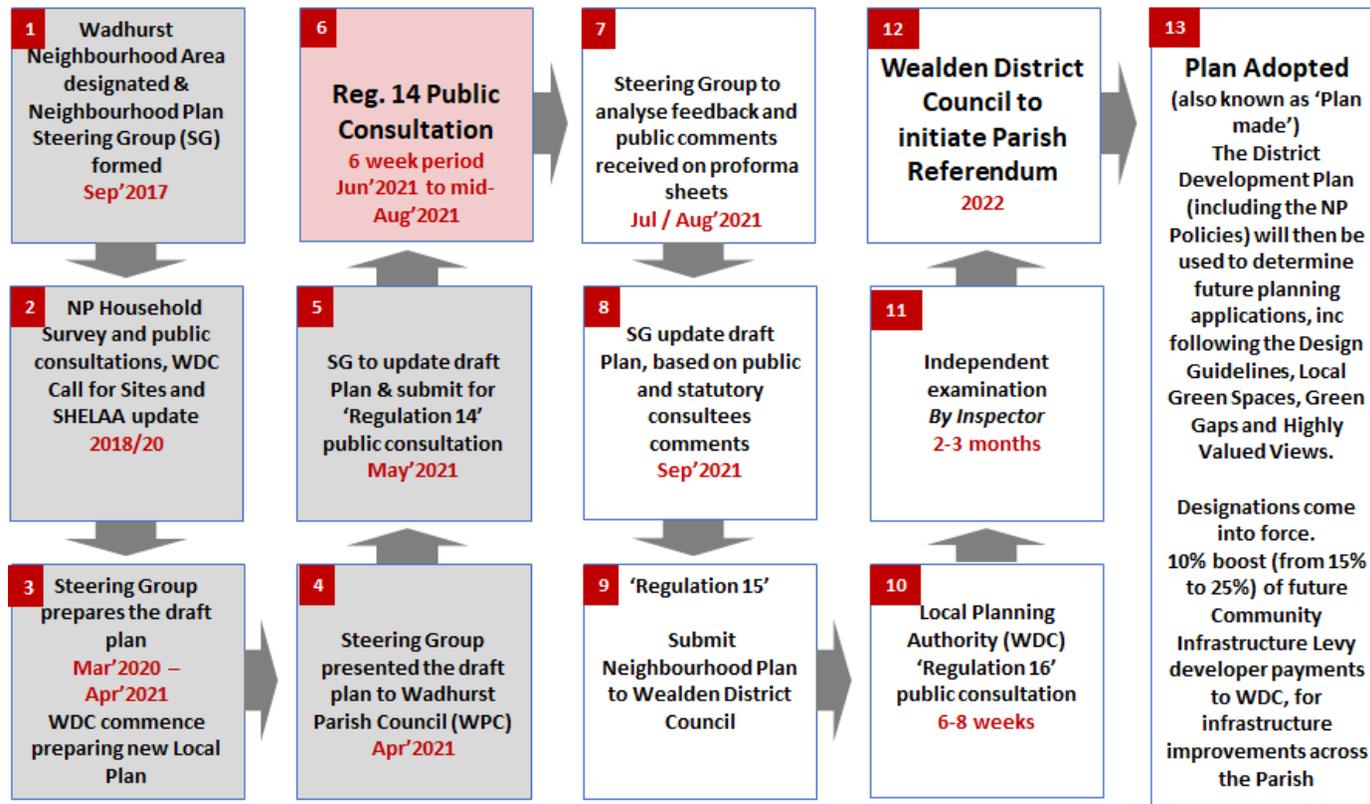
1.5 Planning Practice and Guidance

1.5.1 The Ministry of Housing, Communities and Local Government (MHCLG) launched a planning practice guidance web-based resource. It contains an especially useful guidance section on Neighbourhood Plans. The reader can link easily between the National Planning Practice guidance, as well as between different categories of guidance: [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-practice-guidance)

SECTION 2: The Neighbourhood Plan Process

2.1 The Plan Process

Figure 4 – Plan Process Summary



Notes: SG, Steering Group; WDC, Wealden District Council; WPC, Wadhurst Parish Council; HW, High Weald; AONB, Area of Outstanding Natural Beauty.

2.1.2 If the Plan meets the basic conditions and is approved by the Plan Examiner after examination it is then put to a Parish Referendum. A majority vote will lead to the Plan becoming part of the Development Plan for the Parish and used when determining future development decisions alongside the current WDC Local Plan and the NPPF (2019).

2.2 Community Engagement

2.2.1 Two-way communication with the local community during the Neighbourhood Plan process is vital for its success and ultimate support through to the referendum. It has been important to engage with the whole community including key stakeholders throughout the process.

2.2.2 Communication and consultation, in various forms, (despite the Covid-19 pandemic and lockdowns during 2020/2021) played a major role in formulating the Plan and allowing residents and other relevant stakeholders the opportunity to take part in defining the Plan. A full description of the community engagement process is included in Appendix G: Community Consultations.



Figure 5 – The Launch



Figure 6 – Post it notes at the Launch Consultation

2.3 Evidence Base Review

2.3.1. There are 6 primary evidence reports listed in Appendix E

- Summary of the Parish Household Survey results
- 5 Focus Group Final Closing Reports

2.3.2 Additionally a review of the WDC evidence base used for the draft Local Plan (2019) was analysed, together with the NP Consultation reports (Appendix E). Also, all existing documents and strategies for the Parish and the published statistical information/data, including the Census data, were reviewed.

2.3.3 Additional evidence is being sought from the Regulation 14 Consultation, homing in on the key issues impacting housing development: the constraint of the High Street traffic congestion, lack of adequate infrastructure services and preference for Brownfield development over Greenfield/HWAONB development.



Figure 5 - Photographs from consultation events and High Street traffic congestion



Figure 6 - Welcome to Wadhurst sign

SECTION 3: Past, Present and Future

3.1 The Parish Background:

3.1.1 Wadhurst Parish has the following attributes:

- began as a crossing point linking ancient route ways and as a market centre serving an area of scattered farmhouses and manors. In the 13th century, a more permanent settlement began to develop around the marketplace. In the 1700s, the road through Wadhurst village became a Turnpike (toll road);
- it is at the northern extremity of East Sussex and lies 6 miles south of Royal Tunbridge Wells on the east west Forest Ridge of the Sussex and Kent Weald;
- covers an area of 15.5 square miles and includes settlement communities of Wadhurst village, Durgates, Sparrow's Green, Cousley Wood, Primmers Green, Pell Green, Wood's Green, Turner's Green, Tidebrook, Best Beech and parts of Mark Cross. Its population has now risen to over 5,000.
- situated wholly within the High Weald Area of Outstanding Natural Beauty. Its landscape of sandstone ridges, small ancient woodlands and irregular-shaped fields has barely changed since medieval times; historically, it was a rural community which derived its livelihood from woodland management, small mixed farming, wool, dairying, soft fruit and hops. Where these have become less viable, the farms have become larger or have diversified, supplying small trades and services associated with the rural economy, later the Parish was heavily involved in iron ore mining and smelting.
- the Parish boundary incorporates parts of Bewl Water, the largest inland water reservoir in Southeast England.
- the Parish has a popular High Street but the narrow B2099 is now often traffic congested and grid locked and has a shortage of parking. The volume of general traffic and HGVs through the High Street has increased significantly recently with new housing developments and on-line delivery traffic;
- the area around the High Street was designated a Conservation Area in 1990 and Conservation Areas in Pell Green and Cousley Wood were added later;
- with its numerous countryside footpaths, clubs and leisure opportunities and good connections via road and rail to the rest of the UK, it is a popular place to live and work.

3.2 Parish Statistics (based on 2011 Census)

3.2.1 Economic activity

3.2.1.1 The Parish has a level of economic activity (defined as those aged 16-74 who are in employment, self-employment, or actively seeking work) in line with regional and national levels.

The self-employed make up a larger proportion, at 19.3% in Wadhurst vs 15.7% for Wealden and just 9.7% in England & Wales. Pre-Covid-19 commuting for work into London was common, but now with the benefit of modern technology, more people are currently working from home and the unemployment rate in the Parish is low.

3.2.2 Employment by industry

3.2.2.1 Data shows that the biggest sources of employment are wholesale, retail trade and car repairs (13.7%), finance, insurance and property (12.5%), professional, science and technical (11.8%), followed by human health and social work (11.3%), education (10.5%). Agriculture, while historically important, employs just 2.4% of the labour force. Tourism is not singled out but is thought to be an important contributor to the local economy.

3.2.3 Population by age and household composition

3.2.3.1 Of the Parish population, 21% were aged over 65 and 31% were aged 45-64. Around 28% were one person households. Moreover, 56% of those single households were aged over 65. Thus, an important development theme will be that of “downsizing” as the local population ages into 1–2-bedroom accommodation (bungalows preferably) for the elderly and not 5 bed Executive homes. Parish housing that is affordable for the young is particularly important to ensure local families remain together and not have to move to other locations.

3.2.4 Access to a car and distance travelled to work

3.2.4.1 Car ownership per household is high in Wadhurst, both versus the Wealden and national averages. With continued growth this average could rise further when the data for the 2021 census is released. Therefore, this argues that further growth in the Parish will certainly come at the cost of more traffic congestion and pressure on the local road network. But it is also significant that nearly 10% of Wadhurst households are without a car. This emphasises the need for the communities around the Parish to be better connected with safer routes for pedestrians and cyclists.

3.3 The Future – What Wadhurst Wants

3.3.1 Household survey & Focus Groups

3.3.1.1 Since the initiation of the Plan project in September 2017, a considerable amount of work has been done to gauge the views and aspirations of the residents and businesses of the Parish: through various communications, resident meetings and consultation events, a resident Household Survey, Uplands School Survey, a Business Survey and the formation of five resident Focus Groups.

3.3.1.2 The Focus Groups reviewed five core subjects, comprising:

- Getting Around;
- Local Economy;
- Environment;
- Design, Development and Character;
- Wellbeing and Leisure.

Additionally, a Parish Character Assessment was constructed.

3.3.1.3 The Focus Groups' closing reports covering each subject area, led to the derivation of the Plan Aims and Objectives and are annexed to this Plan. Some of the key issues that emerged from the surveys and reports are summarised below.

3.3.2 Getting Around

3.3.2.1 A key Plan aim is to improve the infrastructure facilities and services within the Parish. Increasing traffic and resulting traffic congestion (sometimes grid lock in the High Street) is adversely impacting the quality of life of residents and the economy of the shops.

3.3.2.2 From the Community Engagements, Household Survey and Business Survey, traffic congestion in the High Street and perceived lack of parking discourages people from coming into Wadhurst more frequently - 94% of respondents said reducing traffic congestion and 90% said improving parking, is a high or medium priority.

3.3.2.3 Wider afield, there is only one formal Pedestrian Crossing near the Wadhurst Primary School. Therefore, the desire to introduce speed restrictions was frequently mentioned in the open comments section.

3.3.2.4 The lack of, or unsafe and unsuitable, pavements, often parked on, restricting the mobility of the disabled, the elderly and those with pushchairs around the village was the next highest “high or medium” priority for improving travel around the area - 77% of respondents to the Household Survey stated that improved pavements would be a great help, or some help.

3.3.2.5 73% of respondents supported the idea of better connectivity between different areas of the Parish and surrounding amenities. For example, a 'cycle path from the village to Bewl Water' and 'off-road connecting cycle paths' were considered a high or medium priority by over 75% of respondents in the under-60 age bands.

3.3.2.6 Safer access to the railway station was cited as one of the most important concerns, as was the lack of alternative transport options to cars.

3.2.3.7 As mentioned above, the major issue for Wadhurst Parish currently is the continued success and viability of the High Street.

Currently, increasing traffic congestion and lack of parking is threatening any recovery.

There are only 3 remedial options:

i. Tactically, limit continued build-up of traffic and increasing traffic congestion – stop further major housing development.

ii. Strategically and gradually over time, widen the High Street as opportunities arise

(Jempson's Supermarket development was a major missed opportunity to widen the High Street – instead, the planners narrowed the High Street and effectively introduced a new dangerous junction into the High Street).

The Piccolo Café through to the Indian Restaurant section would be a high priority to be widened.

iii. Removal of on-street parking places in the High Street, but this would damage the economy of the shops and still not allow easy passage for HGVs through the High Street because of the overall width restrictions – this is not recommended.

ESCC Highways have recently confirmed that there are no by-pass plans for the High Street, due to cost and topography.

Therefore during the Plan period additional off-street parking areas must be found for the High Street.

3.3.3 Local Economy

3.3.3.1 Maintaining the High Street variety of shops and facilities is perceived as vital. With both banks having closed recently, as well as several retail shops, shoppers have now less reason to visit the deteriorating High Street, which has to compete with online and out-of-town shopping alternatives.

3.3.3.2 Over 35% of respondents felt that there is a lack of variety in the range of shops and facilities available, while 14% also noted the disturbing trend of the closure of shops and services.

3.3.3.3 The recent closure of the refuse/recycling facility was seen as a great loss to the local community and businesses.

3.3.3.4 Evidence from the household survey shows that steps need to be taken to encourage more start-up businesses based in the Parish.

3.3.3.5 The household survey contained a series of questions aimed at home-based workers. We received responses from 682 people indicating that there are a sizable number of small and home-based businesses. The most significant finding from this group was that 86% of respondents would like improved broadband services. Although some parts of the village have access to acceptable speeds / bandwidth, this is far from consistent in all areas and some users struggle with poor download speeds. It is notable that these findings were gathered well before the Covid-19 impact.

3.3.4 Environment

3.3.4.1 The Household Survey and Focus Groups highlighted the importance of protecting the High Weald AONB natural environment and to maintain and enhance biodiversity and wildlife corridors. The community wants to protect local recreation grounds, green spaces and green gaps.

Light pollution was an important issue for the community. Wadhurst has some of the darkest skies in the Southeast, which are both an amenity for residents and a potential tourist attraction. A commitment to Dark Skies received widespread support.

3.3.4.2 There is great concern about air quality in the narrow and constrained High Street. There is too much polluting traffic congestion due to HGVs, on-line deliveries, commuting, construction, farm vehicles (tractors) and the school runs. WDC have therefore been requested by WPC to install an air pollution monitor in the High Street.

The considerable distance to Wadhurst station and 1:4 gradient hill on Station Road, means more car journeys rather than walking / cycling, whilst major housing developments (both in Parish and elsewhere) and the new Jempson's Supermarket have increased traffic congestion in the High Street.

3.3.5 Design, Development and Character

3.3.5.1 The Design, Development & Character Focus Group highlighted concern over major development (10 or more houses)/ overdevelopment (45% of comments on this theme). This includes concerns that there are: too many houses; houses of the wrong type; inappropriate design; buildings positioned in layouts that are unsympathetic to the historic High Weald; encroachment on AONB countryside; development in the wrong locations to reduce traffic impacts within the Parish; and a lack of infrastructure to support new development.

3.3.5.2 The design of any new housing stock is regarded as a source of major concern. The visual impact of new development on the countryside was a top concern in the Household Survey with 99.1% of respondents saying it is 'very important' or 'important.' Because of the ridge line position and topography of Wadhurst, the impact of new development on views is significant as they can often be seen over very wide areas (The new Waters Reach estate can be seen on the Lower High Street ridge, across rolling HWAONB from Bewl Water – 2 miles away).

3.3.5.3 New housing also needs to be sympathetic to existing stock: 94.3% of respondents say that this is 'very important,' or 'important.' Comments included that "recent developments have not had sympathetic design, layout or scale to existing surroundings." The use of natural/ appropriate building materials also featured highly, with 92.5% finding it 'important' or 'very important,' in order to retain and enhance the locally distinctive character and ensure new buildings complement and reinforce the existing High Weald built environment.

3.3.5.4 The Household Survey gives some very clear guidance on the type of housing which residents would like to see in the Parish:

- Affordable Housing* 77%
- Family homes 61%
- Retirement homes / sheltered accommodation 42%
- Social Housing 33%
- Shared Ownership 26%
- Private rented 16%
- Executive homes 8%

* The survey was clear that it was using the Government's definition of affordable housing (80% of market value). However, it is likely that at least some respondents read this option as "something that I could afford, or my children could afford."

3.3.5.5 Recent major housing developments in Wadhurst have included large uniform housing estates. Residents expressed a clear preference for smaller, more organic developments that are closer to the historic village settlement patterns typical of the High Weald, preferably on Brownfield sites.

3.3.5.6 In order to address concerns around new development it is proposed that the High Weald Design Guide rules are enforced, with planning checklists used to ensure that all the design concerns raised by parishioners are addressed.

3.3.5.7 In order to retain the distinctive individual settlement character, green gaps between settlement communities should be retained to avoid coalescence and keep the historic community's layout. Further encroachment by major ribbon development into the HWAONB countryside must be avoided.

3.3.6 Wellbeing and Leisure

3.3.6.1 General infrastructure including Health Care and Schools have reached, or are reaching, full capacity. Aspects of the infrastructure (particularly the capacity of the Doctor's Surgery and Primary Schools) and amenities are seen as inadequate to support further major development, reinforced by the recent loss of High Street shops, both Banks, 2 Public Houses and the Refuse / Recycling site.

3.3.6.2 The only local NHS GP Practice (Belmont Surgery) in Wadhurst is situated in a relatively small former residential building just off St James' Square. It does not have its own car park and there is limited on-street parking in the immediate area.

The Practice is having difficulty in recruiting doctors (there is only 1 full time doctor currently) and the waiting time for a non-urgent GP appointment can be up to three weeks. The Parish has a high proportion of older residents, who tend to have greater and more diverse health needs. A new Health Centre location is being sought but potential sites are limited.

3.3.6.3 There are no formal parks in the Parish and although there are footpaths, these can become muddy and inaccessible in winter. Therefore, the provision and protection of green spaces / green gaps in and around Wadhurst - whether for informal leisure pursuits, play and recreation, for visual appeal and a sense of wellbeing or for organised sport - was highly valued and prioritised by all age groups. There was strong support for establishing a Village Green/pocket park. It was felt important that new developments should include shared (including the general public) green space and soft landscaping.

The only Amenity Space mentioned by WDC is Bewl Water, which is not easily walkable from most of the communities.

3.3.6.5 The Surveys were clear that activities for young people are a high priority in the Parish and currently are inadequate. However, the main groups of people not well provided for are: women, particularly young women and girls, people on low incomes, who cannot afford club fees or equipment, those without cars, who cannot access facilities outside the Parish, people with mobility impairments

3.3.6.6 It is clear from the Household Survey/Uplands Student Survey that the top amenity requested is for a new public swimming pool. Also, a priority is to maintain and enhance the library, to ensure that it continues to appeal to all age ranges and provides internet access for those residents who are unable to use the internet at home.

SECTION 4: Vision, Aims and Objectives

4.1 Vision

4.1.1 Through a combination of questionnaire surveys, public consultations, email correspondence and conversations with local businesses, the Steering Group were able to collect the views of the Parishioners and local businesses on what they wished to see for the future of their Parish.

4.1.2 There were various consultation events which have informed the Vision and Aims. The Vision and Aims for Wadhurst seek to capture the purpose and aspirations for the Parish. They therefore form the basis on which the Objectives and Proposed Policies have been formulated.

4.1.3 The Plan has five key Aims to deliver the Vision:

- to improve the infrastructure facilities and services to support all residents;
- to support and extend business and employment opportunities;
- to maintain and enhance the Parish rural character, including the High Weald Area of Outstanding Natural Beauty;
- to provide high-quality housing for residents through justified, sensitive and sustainable development;
- to promote and deliver improvements to leisure activities and facilities.

Our proposed Vision Statement is:

'Wadhurst Parish will continue to be a collection of friendly and vibrant distinct communities. The Parish will retain and support its rural 'village feel', historic character and heritage. Justifiable, sensitive and sustainable development will be supported whilst robustly protecting the High Weald Area of Outstanding Natural Beauty. The Parish economy and its popular High Street will be revitalised by improvements to the roads, traffic control, parking and active support of businesses. Sustainable ways of improving travel and leisure activities and facilities, which promote wellbeing, will be sought wherever possible.'

4.2 Aims and Objectives

4.2.1 The following list of Aims and Objectives have been identified by the community as the key issues which are important to them. Therefore, those elements which seek to highlight land use issues will be addressed via the policies within the Plan.

4.2.2 Non-land use issues are outside the scope of the Plan policies and are listed in the Community Aspirations section and will be addressed by WPC and community projects.

GETTING AROUND		
AIMS	OBJECTIVES	POLICIES
<p>To improve the infrastructure facilities and services to support all residents.</p> <p>Therefore increase capacity in public infrastructure services in line with overall Parish population growth and future housing development.</p>	<p>Increasing traffic and resulting traffic congestion (particularly in the High Street) is adversely impacting the quality of life of residents and the economy of the shops.</p> <ul style="list-style-type: none"> • Limit future traffic-generating major housing development, and • Widen the High Street (over time). <p>Provision of safe, community and /or sustainable transport facilities and provide more off-street / off pavement parking options.</p>	
<p>General public service infrastructures like Health Care and Schools have reached, or are reaching, full capacity.</p>	<p>GA1: To promote community transport links to key areas of the Parish.</p> <p>GA2: To create a choice of sustainable travel modes (cycle and footpaths) between different parts of the Parish.</p> <p>GA3: To promote safe pedestrian access (including pavements and cycle routes across the Parish).</p> <p>GA4: Encourage and promote measures to improve traffic flow and parking conditions in the Parish.</p>	<p>PGA1 – Road and Pedestrian Safety with Sustainable Access.</p> <p>PGA2 - Traffic Congestion and Traffic Pollution.</p> <p>PGA3 – New Development Parking.</p>

LOCAL ECONOMY		
AIMS	OBJECTIVES	POLICIES
To support and extend business and employment opportunities.	Safeguard and support existing businesses and employment whilst attracting new complementary businesses. Provide suitable premises and infrastructure to support these businesses.	
Shops are closing currently due to Covid-19, traffic congestion and out of town and online competition. These objectives are intended to revitalise the Wadhurst economy by regenerating the High Street and encouraging new businesses.	LE1: To support and safeguard existing businesses in the Parish.	PLE1: Employment retention.
	LE2: To provide opportunities for business development and premises to provide further employment within the Parish.	PLE2: Rural Developments
	LE3: To support and promote the variety of shops and facilities in the High Street.	PLE3: Local Economy.
	LE4: To support development of sustainable tourism and facilities likely to result in increased footfall in the Parish (subject to appropriate criteria/caveats).	PLE4: Tourism.
	LE5: To support and promote business start-ups, home based businesses and entrepreneurship.	PLE5: Infrastructure support for businesses/services.
	LE6: To support and promote the availability of high-quality leading-edge communications and other (transport, utilities, premises) infrastructure.	

ENVIRONMENT		
AIMS	OBJECTIVES	POLICIES
To maintain and enhance the Parish rural character, including the High Weald Outstanding Natural Beauty (HWAONB).	Protect and conserve the AONB and its biodiversity, wildlife, dark skies, droveways and restrict its traffic pollution. Protect and conserve the individual settlement communities within the Parish by maintaining Green Gaps and amenity space.	
<p>Future development must be aimed at promoting the growth of the village economy while restricting building on green farming fields / AONB.</p> <p>Note (with advice from the Environment Agency): ‘The Medway and Rother catchment areas both flow through the Wadhurst Parish’.</p> <p>Therefore particular concern is developments requiring SUDS sewage systems, do not pollute these areas. This is especially important since many of the AONB Greenfield sites are on sloping Wealden Clay and not on the main sewage system.</p> <p>Also, there is a flood risk associated with these areas.</p>	<p>EN1: To conserve and enhance the AONB natural environment.</p> <p>EN2: To enhance and maintain biodiversity and wildlife corridors.</p> <p>EN3: To protect and conserve the unique heritage of each settlement.</p> <p>EN4: To protect and maintain historic droveways.</p> <p>EN5: To protect and enhance local parks and green spaces (including all recreation areas).</p> <p>EN6: To reduce the impact of traffic and light pollution throughout the Parish.</p>	<p>PEN1: The High Weald AONB and Countryside Protection, including protection of open views and open space within major development (10 or more houses) areas.</p> <p>PEN2: Conservation of the natural environment, ecosystems and biodiversity.</p> <p>PEN3: Protection of the green gaps</p> <p>PEN4: Views between Settlements.</p> <p>PEN5: Local Green Spaces</p> <p>PEN6: Green space within major development</p> <p>PEN7: Protection of Dark Skies.</p>

DESIGN, DEVELOPMENT & CHARACTER		
AIMS	OBJECTIVES	POLICIES
To provide high-quality housing for residents through justified, sensitive and sustainable development.	Housing types developed must reflect the local need rather than developer standard 'Executive homes.	
<p>The amount, type and appearance of new housing should be determined by the needs of the local population rather than by the business economics of developers.</p> <p>Wadhurst Parish is wholly within AONB and therefore brownfield sites must be used for development, rather than greenfield.</p> <p>Coalescence and ribbon development between the Parish distinct communities must be avoided.</p>	DC1: To conserve and enhance the historic environment and character of the Parish.	<p>PDC1: Historic Environment & Conservation areas.</p> <p>PDC2: Integration and protection of landscape character and views.</p> <p>PDC3: Development Boundary.</p> <p>PDC4: Development Design Principles; to cover quality of design, building height, building materials.</p> <p>PDC5: Quality of Design.</p> <p>PDC6: Affordable Housing Development.</p> <p>PDC7: Major Development (10 or more houses).</p> <p>PDC8: Brownfield Sites</p> <p>PDC9: Conservation Areas.</p>
	DC2: To ensure development is sympathetic to the countryside environment.	
	DC3: To promote 'fit for purpose' affordable housing and an appropriate housing mix to meet the needs of the local community.	

WELLBEING & LEISURE		
AIMS	OBJECTIVES	POLICIES
To promote and deliver improvements to leisure activities and facilities.	Existing amenities must be protected and new amenities provided.	
Look at what amenities are required, reflecting the needs of all segments of the Parish population (e.g. Swimming Pool and Health Centre) and look to tie in development proceeds to deliver carefully identified Community Aspirations.	WL1: To retain and enhance existing community facilities.	PWL1: Community leisure and cultural facilities. PWL2: Protection of Assets of Community Value sites.
	WL2: To support the creation of additional community facilities and spaces.	

SECTION 5: Wadhurst Neighbourhood Plan Policies

5.1 Housing Land Allocation and Land Use

5.1.1 It is normal for Neighbourhood Plans to recommend preferable sites for housing development and land use.

5.1.2 But as can be seen from WDC's SHELAA 2020 map shown in Figure 12 below, all the development lands put forward by landowners are on Parish HWAONB/Greenfield land.

5.1.3 Since 2016, WDC Planning have already approved or allocated major developments on HWAONB/Greenfield land in the Parish:

- Rydon Homes Waters Reach (35 homes, 12 affordable, now developed). Windfall due to lack of 5-year housing land supply.
- Old Station Road site (21 homes, under development) Windfall due to lack of 5-year housing land supply (despite a previous rejection by HM Inspector for 31 homes).
- Windmill Lane, Baldock Road (20 homes) – currently withdrawn (Local Plan 2019).
- Foxhole (40 homes) – currently withdrawn (Local Plan 2019).
- Wadhurst Place (ex Bellerbys College grounds - 38 executive homes and 17 apartments, now partially developed) was a Windfall/Enabling development to restore the Grade 2 College building. Initial Developer went bust.

(Windfall development is where WDC have not specifically allocated the site for development)

Note: The NPPF states that the HWAONB should be protected except in exceptional circumstances. However, WDC since 2015, is not meeting its Government Housing Need, measured by its 5-year housing land supply and therefore WDC deem this as an exceptional circumstance. However, the Government's Housing Need for WDC has risen from 480 d.p.a (dwellings per annum) in 2013 to 1,231 ++ d.p.a in 2021 already.

5.1.4 In 2021 WDC will undertake a further strategic evaluation of the new SHELAA 2020 potential development sites and then choose the Strategic Site Allocations for Wadhurst Parish to meet the WDC allocated Housing Need for WDC's emerging new Local Plan (2023). The SHELAA only considers sites that can deliver 5 or more homes for economic development on sites greater than 0.25 hectares.

5.1.5 Resident feedback and the Household Survey though clearly state that preference for development should be on Brownfield sites.

5.1.6 This is because major developments on Greenfield sites give way to unsightly large housing estates on the periphery of the communities, which is incompatible with the HWAONB landscape. The Parish Development Boundary is then subsequently extended by WDC to incorporate these new developments, so leading to ribbon development and urban sprawl.

Residents would prefer smaller, more integral developments within the existing core Development Boundary.

Darker green – sites offered for development by landowners and included in the January 2019 SHELAA Report, Orange – sites subsequently offered in 2020, Purple site offered in 2021

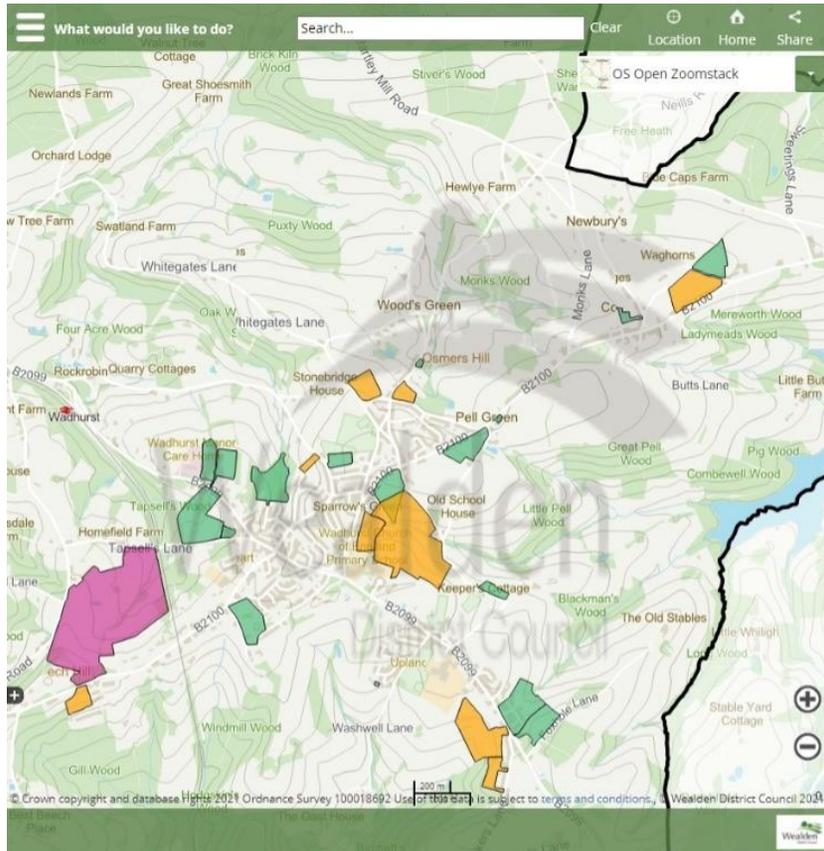


Figure 12 - WDC's Strategic Housing and Economic Land Availability Assessment (SHELAA) 2020

WDC is currently in the process of reviewing its Strategic Housing Land Availability Assessment (SHELAA). This will involve considering and reviewing all sites in accordance with the SHELAA methodology. Once the assessment is finalised this will be used to inform the Local Plan. This map only shows sites that are submitted to WDC for assessment. It does not mean that the site is suitable for development or that the site has planning permission or will be automatically granted planning permission or allocated within a Local Plan. The SHELAA is not a statement of Council planning policy, it is an evidence base to inform plan making only.

5.1.7 The Neighbourhood Plan does not recommend major development sites that would exacerbate the current traffic congestion and air pollution in the High Street. This particularly includes major development sites going south of the High Street and B2099 because commuting/travelling to the station or Tunbridge Wells or A21 northbound, means travelling through the High Street.

5.1.8 Already significant increase in traffic is being seen from the new major housing developments in the Parish and also from new housing developments in Ticehurst and Hawkhurst due to Wadhurst being the most direct route to Wadhurst train Station with parking and Tunbridge Wells.

5.1.9 Therefore, the Plan proposes to leave WDC to consider these resident Brownfield v Greenfield development site preferences, before making their strategic development site allocations and further planning application approvals. However, to comply with residents wishes there should be zero allocation on HWAONB.

5.1.10 In the meantime, WPC is promoting Brownfield development by setting up a WPC Brownfield Register which will be shared with WDC to populate their District Brownfield Register.

5.1.11 Currently, WDC do not have any Brownfield Sites in Wadhurst on their District Brownfield Register. Therefore, WPC will promote to Wadhurst Brownfield site owners the need to register their sites for further development. There are already a considerable number of potential Parish Brownfield sites coming available within the Plan period that are not on the SHELAA.

5.1.12 East Sussex County Council (ESCC) also own the following Brownfield lands in Wadhurst Parish and these should be a priority for development over AONB/Greenfield sites for the following resident requested developments:

- Flagship Health Centre

‘From the withdrawn 2019 Local Plan (page 275): ‘20.29 Consultation with the High Weald Lewes and Havens Clinical Commissioning Group, the existing GP surgery and the Parish Council has identified a need to improve the GP surgery. The recognition of existing on-site constraints with an inability to expand alongside and increased demand for services has resulted in a drive to provide a new medical facility’.

- Flagship Leisure Centre (Swimming Pool) - or reactivate the former open-air Uplands Community College pool
- Community Social Housing (council or social housing owned)

5.1.13 Wadhurst Refuse Site

The large, now redundant Wadhurst Refuse site in Faircrouch Lane, near the Wadhurst Station owned by ESCC could be used for housing development, although this site would be better served by extending the Faircrouch Industrial Estate into it.

5.1.14 Wadhurst Fire Station Area

The Wadhurst Fire Station and surrounding area could be a future site for a community development because of its strategic location between the High Street/Wadhurst Village community and the heavily populated Durgates/Sparrow's Green communities.

This area would make an ideal brownfield location for a new flagship Health Centre and/or Leisure Centre (Swimming Pool).

Some development could be developed alongside the Fire Station if alternative access/parking could be provided (the adjoining Nursery School site is being reviewed for redevelopment within the Primary School footprint).

5.1.15 Other ESCC lands

ESCC own other lands in Wadhurst Parish adjoining Uplands School but since these are on AONB Greenfield lands we do not condone development on these lands except as an extension of Uplands Community College recreation facilities.

5.1.16 Other Brownfield Site Opportunities

A number of large Brownfield sites are coming, or may become, available during the Plan period:

Current examples:

- BT Site in Durgates (c. 10 apartments ?) - confirmed
- Weald Hall, Mayfield Lane (* 13 homes, 7 apartments)
- Marling House, Station Road (* 35 homes/apartments)
- Several large farms / derelict sites beyond the Development Boundary
- Tower Insurance Offices, Jonas Lane (* c. 6 apartments?) - confirmed
- Ben Greig Motors (BGM), Sparrows Green Road (c. 10 homes/apartments?)

*Sites with current planning applications

However, WDC Planners need to ensure Developers are not just purchasing the Brownfield site just because it includes extensive HWAONB greenfield lands, such that these greenfield lands are then developed (as was Bellerbys College and possibly is with Marlings House and Weald Hall).

5.1.17 Some of these sites could be used for Community Land Trust or affordable housing produced by the WDC Housing Development Company.



5.2 Policy Details

5.2.1 Section 4 above explains how the proposed policies stem from the identified Aims and Objectives. The policies proposed in that section are set out in detail below.

5.2.2 Each policy is numbered and set out in associated coloured boxes. It is accompanied by a reference to its conformity with the NPPF (2019) and the Local Plan where relevant. The Local Plan context for this Plan is the WDC Core Strategy (2013) Local Plan and includes the Affordable Housing Delivery Local Plan (2016) and the Saved Policies of the Local Plan 1998 .

5.2.3 The Policies include a short explanation of the policy intent and a justification where relevant. There is also a reference to the relevant key evidence base documents, which supports each policy.

5.2.4 The policies should be read and interpreted in conjunction with the evidence base documents. To aid identification, policies have been colour coded as indicated:

5.2.5 The definition of Major Development is defined in the NPPF para 172 and footnote 55.

Policy Coding *Policy Coding Table*

CODE	POLICY AREA
PGA	Getting Around
PLE	Local Economy
PEN	Environment
PDC	Design, Development and Character
PWL	Wellbeing and Leisure

GETTING AROUND

Policy PGA1: Road and Pedestrian Safety with Sustainable Access

Applications for all new Major Development must demonstrate how the proposed development will maintain local footpaths, traffic levels and traffic calming measures, maximise the use of sustainable modes of transport and not be detrimental to road and pedestrian safety.

All new housing developments must provide safe pedestrian access (including for those with mobility impairment) to link up with existing or proposed wider footpath and cycle path networks, where appropriate, ensuring that residents can walk and cycle safely to public services and other key local services, including retail and medical facilities.

We will support ESCC Highways or other transport improvements that facilitate safe access for pedestrians and cyclists through and between all parts of the Parish including between Cousley Wood and Sparrows Green; Sparrows Green and Wadhurst High Street and from the station into these links, if feasible.

Conformity list of references

NPPF 2019: Paras 91, 102 and 104

WNP objectives:

Objective GA2: Create a choice of sustainable travel modes (cycle and footpaths) between different parts of the parish.

Objective GA3: Promote safe pedestrian access (including pavements and cycle routes across the Parish).

WDC policy if applicable:

Key Evidence base reference: WNP Getting Around Focus Group Closing Report, Household Survey March 2019, Parish Traffic Analysis and ESCC parking standards.

Policy intent: The policy ensures new development does not impact the free flow of traffic but also designed to ensure pedestrian safety.

With the Parish busy narrow roads and narrow, car encroached or no pavements, road safety is a priority for residents. However, the narrow roads may also restrict the creation of cycle lanes.

The policy will support sustainable travel by the creation of 'off road' 'utility' links (combined cycle and footpath) between Cousley Wood and Sparrows Green; Sparrows Green and Wadhurst High Street and from the station into these links, if feasible. However, the Wadhurst topography of steep valleys off the ridgelines may restrict this idea.

Policy PGA2: Traffic Congestion and Traffic Pollution

Major development applications must provide a detailed Transport and Traffic Impact Assessment (WPC will also appoint a Transport Assessor to validate any such Traffic Impact Assessment) and demonstrate what additional measures will be taken to reduce the development application associated impact of:

- 1. increase in traffic movements (including development construction traffic and associated parking); and*
- 2. increase in traffic volumes and associated congestion and traffic pollution, especially in Wadhurst High Street;*

Development applications will only be supported if the overall traffic impact from 1. and 2. above is highly mitigated.

Applications must also show how the use of sustainable modes of transport, from/to the development, can be maximised, with supporting evidence.

Conformity list of references

NPPF 2019: Paras 36/39/40 Section 4 and 102

WNP objective: Objective

Objective GA4: Encourage and promote measures to improve traffic flow and parking conditions in the Parish.

WDC policy if applicable:

Key Evidence base reference: WNP Getting Around Focus Group Closing Report, Household Survey March 2019

Policy intent: A policy to mitigate against frequent grid-lock traffic congestion in the High Street and the associated threat to public health from traffic air pollution.

From the failed 2019 Local Plan (page 275) <https://www.wealden.gov.uk/UploadedFiles/A1.-Wealden-Local-Plan-January-2019.pdf>

20.26There are a number of ongoing concerns in relation to congestion and parking in the High Street. One of the main issues is that the main residential area of Durgates and Sparrows Green is located around 1.6km from Wadhurst High Street and its associated services and facilities. This results in local residents driving to or through Wadhurst centre which is often congested due to parking on the High Street. There are also concerns in relation to the number and use of car parking spaces. There is no easy solution to the issues in the village centre due to existing urban form. However, East Sussex County Council has identified a programme of High Street improvements which are planned to take place shortly.

Note that the High Street improvements have now been cancelled and were primarily to improve pedestrian safety and would not have tackled the issue of congestion (indeed making both congestion and parking issues worse)

PGA3: New Development Parking

Parking spaces for new development applications or change of use (e.g., offices) should be accommodated within the curtilage of the development site in the form of a garage and/or off-street parking space. Development applications will only be supported if they include the maximum level of such parking spaces (in direct relationship to the number of dwelling bedrooms - 2 spaces for 2 bedroom and 4 spaces for 4/5 bedroom) or the overall employee capacity (if commercial development) and include guest parking, together with sufficient associated electric vehicle charging infrastructure, which adheres to the highest National standards.

Parking spaces provided in connection with such applications will be required to be made available for the lifetime of the developed site. Development proposals that would result in the overall net loss of existing on-street and/or off-street parking will not be supported.

Conformity list of references

NPPF 2019: Paras 105, 110 and 181

WNP objective: Objective GA2 Create a choice of sustainable travel modes (cycle and footpaths) between different parts of the parish

GA4: Encourage and promote measures to improve traffic flow and parking conditions in the Parish.

WDC policy: to be inserted.

Key Evidence base reference: WNP Getting Around Focus Group Closing Report, Household Survey March 2019, Defra air quality website: <https://uk-air.defra.gov.uk/air-pollution/> , <https://www.gov.uk/government/news/uk-government-pledges-bold-ambition-for-electric-cars>

East Sussex Local Transport Plan 2011- 2026

Policy intent: The way in which car parking is designed into new residential development will have a major effect on the quality of the development. Wadhurst roads are already constrained by their narrowness, such that any on-road parking normally means also partially parking on a pavement (if even available) or more traffic congestion if no pavement. This is unacceptable. So we want to discourage on-road parking from overspill.

Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- rear parking areas should be kept small and avoid large parking courts to the rear of dwellings (viz. serve no more than six homes to avoid design domination by car parks);
- that there is a clear sense of ownership;
- design parking into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings;
- include some on-street parking within the development for visitors and deliveries;
- promote and prioritise sustainable modes of transport by providing public electric charging points for cars and cycles; electric bicycle hiring stations; and promoting longer term solutions such as electric community transport.

LOCAL ECONOMY

Policy PLE1: Employment Retention

Proposals for the use of land or buildings on existing employment sites for uses other than employment purposes will only be permitted if all the following criteria are met:

- 1. it can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable, to be assessed by a registered accountant;*
- 2. it has not been in active use for a minimum of 12 months;*
- 3. active steps have been taken to obtain suitable alternative occupation for employment or community purposes. This must be proven through an independent sustained marketing campaign lasting for a continuous period of at least 6 months; and*
- 4. The proposal would provide some employment or community use or benefits to the community.*

Conformity list of references

NPPF 2019: Paras 83 and 84

WNP objective: Objective LE1: Support and safeguard existing businesses in the Parish.

WDC policy if applicable:

Key Evidence base reference: WNP Local Economy Focus Group Closing Report, Business Survey June 2019

Policy intent: Employment is a key aspect of the vitality of a community and the policy therefore encourages appropriate business development which will support this growth. A policy to safeguard existing businesses while creating opportunities for future economic growth for the Parish.

Policy PLE2: Rural Developments

Outside the Development Boundary, the following will be supported as far as the types of change of use, conversion or extension of an existing building is concerned:

- 1. change of use of an existing building is to a business, tourist, or equestrian (and not a barn conversion to residential) related use; or*
- 2. a proportionate extension, designed in accordance with the High Weald Design Standards, of an existing building in current business, tourist, or equestrian use; or*
- 3. a change of use, conversion, or extension of historic buildings to provide economic use where this will contribute to achieving the optimum viable use of the building and the design has sought to conserve the building's significance.*

Provided that all the following conditions are met:

- a. the building to be converted or re-used is of a construction that is suitable for such development;*
 - b. the development will have good access and not generate significant additional traffic through the High Street or surrounding Parish roads;*
 - c. it can be demonstrated that the building cannot be economically used for its original purpose;*
 - d. there is no detrimental character or visual or tranquillity impact on the High Weald AONB; and*
 - e. does not have a detrimental impact on the rural character of the Parish and agriculture economy.*
- 4. A derelict site, determined by WPC*

Conformity list of references

NPPF 2019: Para 83

WNP objective: Objective LE2: Provide opportunities for business development and premises to provide further employment within the village.

Objective LE3: Support and promote the variety of shops and facilities in the High Street.

WDC policy: Core Strategy Policy SPO1 and Saved Policies DC5, DC6, DC7.

Key Evidence base reference: WNP Local Economy Focus Group Closing Report, Business Survey June 2019

Policy intent: A policy to promote business types and employment opportunities which are lacking in the parish. This policy area is to support those businesses that aim to grow and are currently constrained by the range and size of commercial premises currently available.

Policy PLE3: Local Economy

A wide range of small scale and appropriate economic development opportunities in the Primary and Secondary shopping frontages of the Wadhurst High Street will be encouraged where it demonstrates 1-4 below:

- 1. helps sustain the local economy;*
- 2. will improve the visual appearance through sensitive siting and design;*
- 3. minimises the impact of the proposal on the wider character of the AONB landscape; and*
- 4. will not cause or exacerbate any severe traffic and parking problems.*

Development which supports the balance between A1 retail shops and business services uses and increase the general footfall of the High Street will be particularly supported in order to secure the vitality and viability of the primary shopping area.

Residential development will not be supported in the High Street, unless above shops / offices, in order to minimise permanent High Street parking and maintain a comprehensive retail offering.

Proposals to encourage the retention, improvement, or reuse of an existing employment provision for the Wadhurst communities will be encouraged.

Conformity list of references

NPPF 2019: Paras 83 and 84

WNP objective: Objective LE3: Support and promote the variety of shops and facilities in the High Street.

WDC policy if applicable:

Key Evidence base reference: WNP Local Economy Focus Group Closing Report, Business Survey June 2019

Policy intent: This policy area is aimed at providing more flexibility in the way in which premises on the High St are used so that a greater variety of shops and facilities are available.

Policy PLE4: Tourism

Sustainable tourism will be encouraged and any activities or developments that directly facilitate tourism and leisure related activities will be supported provided they meet all the following conditions:

- 1. are of appropriate development scale for the area in terms of potential adverse additional traffic or environmental impact;*
- 2. make use of the historic and geographic attributes of the Parish;*
- 3. actively promote access by sustainable transport;*
- 4. are in keeping with the rural character of the AONB countryside, including no adverse visual impact and do not disrupt resident tranquillity;*
- 5. likely to have a beneficial impact on the local Wadhurst economy, including Wadhurst High Street*

Limited (not major development (10 or more houses or major capacity) and on Brownfield, not Greenfield sites tourist accommodation will be supported.

Development that would result in the loss of tourism facilities will be resisted.

Conformity list of references

NPPF 2019: Paras 83 and 84

WNP objective: Objective LE4: Support development of sustainable tourism and facilities likely to result in increased footfall in the Parish (subject to appropriate criteria/caveats)

WDC policy if applicable :

Key Evidence base reference: WNP Local Economy Focus Group Closing Report, Business Survey June 2019

Policy intent: This policy is to support those businesses who are seeking to provide tourist accommodation or tourist facilities in Wadhurst, consistent with the findings of our Household Survey.

Policy PLE5: Infrastructure support for businesses/services/homes

Applications for major development will be expected to include the installation of the necessary infrastructure and ducting to enable the delivery of high-speed broadband to the properties. The development will require the installation of super-fast / ultra-fast fibre services to all the premises on site.

Development proposals, which seek the installation or expansion of communication networks and super-fast/ultra-fast broadband along with improvements to connectivity, will be supported, where the applicant has demonstrated all the following criteria:

Developers of communication infrastructure development are expected to:

- 1. have fully explored the opportunities to erect apparatus on existing buildings, existing masts, or other existing structures;*
- 2. ensure the numbers of radio and telecommunication infrastructure are kept to a minimum consistent with the efficient operation of the network;*
- 3. ensure the development has been sited and designed to minimise any detrimental visual impact to the character of the AONB and is not sited in designated Conservation Areas; and*
- 4. ensure the proposals are not detrimental to public safety.*

Conformity list of references

NPPF 2019: Paras 83 and 84

WNP objective: Objective LE6: Support and promote the availability of high-quality leading-edge communications and other infrastructure.

WDC policy if applicable :

Key Evidence base reference: WNP Local Economy Focus Group Closing Report, Business Survey June 2019

Policy intent: This policy aims to ensure that all residents and businesses have the ability to use modern high-quality communications and other (e.g., utilities and transport) infrastructure as required.

ENVIRONMENT

Policy PEN1: The High Weald AONB and Countryside Protection

Development within the High Weald Area of Outstanding Natural Beauty (HWAONB) will only be supported where it conserves and enhances the natural beauty of the AONB. This must be demonstrated by, including, but not limited to clearly explaining how the principles of the High Weald AONB Management Plan and the associated Design Guide have been incorporated, by completing the Assessment Template attached to the High Weald AONB Management Plan 2019-2024 or later versions. The Template will be used as a reference to assess the impact of the development on the natural beauty of the Parish AONB. Development should not detract from the visual qualities and essential characteristics including views into, within and out of the AONB in relation to its location, siting, or design.

Such development should meet all the following conditions:

- 1. be small scale (not major development) unless justified under the exceptional circumstances set out in the NPPF;*
- 2. be in keeping with the landscape and settlement pattern;*
- 3. support the economy and the social wellbeing of the AONB;*
- 4. conserve and or enhance local distinctiveness and tranquillity;*
- 5. conserve wildlife and cultural heritage;*
- 6. protect and enhances historic routes including drove ways and other rights of way;*
- 7. not be more than 2 storeys in height;*
- 8. not be on a hill or ridge top location where its profile will be visible over a large area;*
- 9. not impact the visual beauty of the High Weald AONB (especially by major infrastructure developments such as: Solar Farms, Wind Turbine Farms or Wind Turbines, Fracking, Mining, Gas/Nuclear or Power);*
- 10. not pose a threat or is dangerous to Wadhurst Parish residents (e.g. pollution or explosion);*
- 11. must adhere to the High Weald AONB Management Plan and Design Guides; and*
- 12. respect Local Green Spaces, Green Gaps, Open Areas and highly valued views.*

In particular, the development proposal must demonstrate that it will:

- a. takes opportunities to restore the natural function of all watercourses to improve water quality, to prevent flooding and enhance wetland habitats;*
- b. reflects the settlement pattern of the neighbourhood, use local materials that enhance the appearance of the development and support woodland management;*
- c. relates well to historic route ways such as ancient drove ways and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges, or other important features;*
- d. does not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its on-going management; and*
- e. conserve and enhance the ecology and productivity of fields, trees and hedgerows, plant locally native wildflowers and hedgerows, retain and reinstate historic field boundaries and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.*

Conformity list of references

NPPF 2019: Paras. 170 – 183

WNP objective: Objective EN1: Conserve and enhance the AONB natural environment.

WDC policy: Core Strategy Policies SPO1, WCS12, WCS13 and Saved Policies EN12, EN13, EN14, EN15, EN16

Key Evidence base reference: WNP Environment Focus Group Closing Report, High Weald AONB Management Plan

Policy intent: A policy to protect and enhance the distinction between the built form of the Parish and surrounding countryside and to protect the HWAONB from unnecessary and inappropriate development.

Policy PEN2: Conservation of the natural environment, ecosystems and biodiversity

Development proposals must be designed to ensure there is no unacceptable loss to well-established features of the environment and ecosystem and to provide measurable net gains for biodiversity including, where appropriate, green wildlife corridors.

Development will be supported if, wherever possible, preservation of existing: heritage assets, woodland, hedges, ditches, verges, water courses, ecology, ponds, biodiversity and protected species/habitats, is maintained.

Conformity list of references

NPPF 2019: Paras. 170 – 183

WNP objective: Objective EN2: To enhance and maintain biodiversity and wildlife corridors.

WDC policy if applicable:

Key Evidence base reference: WNP Environment Focus Group Closing Report, High Weald AONB Management Plan

Policy intent: A policy requiring new development to be designed so that they improve the existing habitats and biodiversity of the site and its setting by enhancing habitats and biodiversity, in particular through planting of locally native wildflowers, hedgerows, trees and local wildlife habitats.

Policy PEN3: Protection of Green Gaps

Development in the Green Gaps identified in Appendix A, Section 2 will only be supported where they do not detract from the openness of the area having regard to all the objectives below of the Green Gaps:

1. To maintain the separate identity and distinctiveness between and within settlement communities;

2. To maintain the strategic settlement pattern; and

3. To prevent the coalescence of settlements or ribbon development, especially into the High Weald AONB

Enhancement of the Green Gaps through effective landscape management which strengthens and reinforces their significance as protected landscape areas will be supported.

A Summary of the Green Gap Sites and map locations is shown below.

Table 2 – List of Proposed Green Gaps

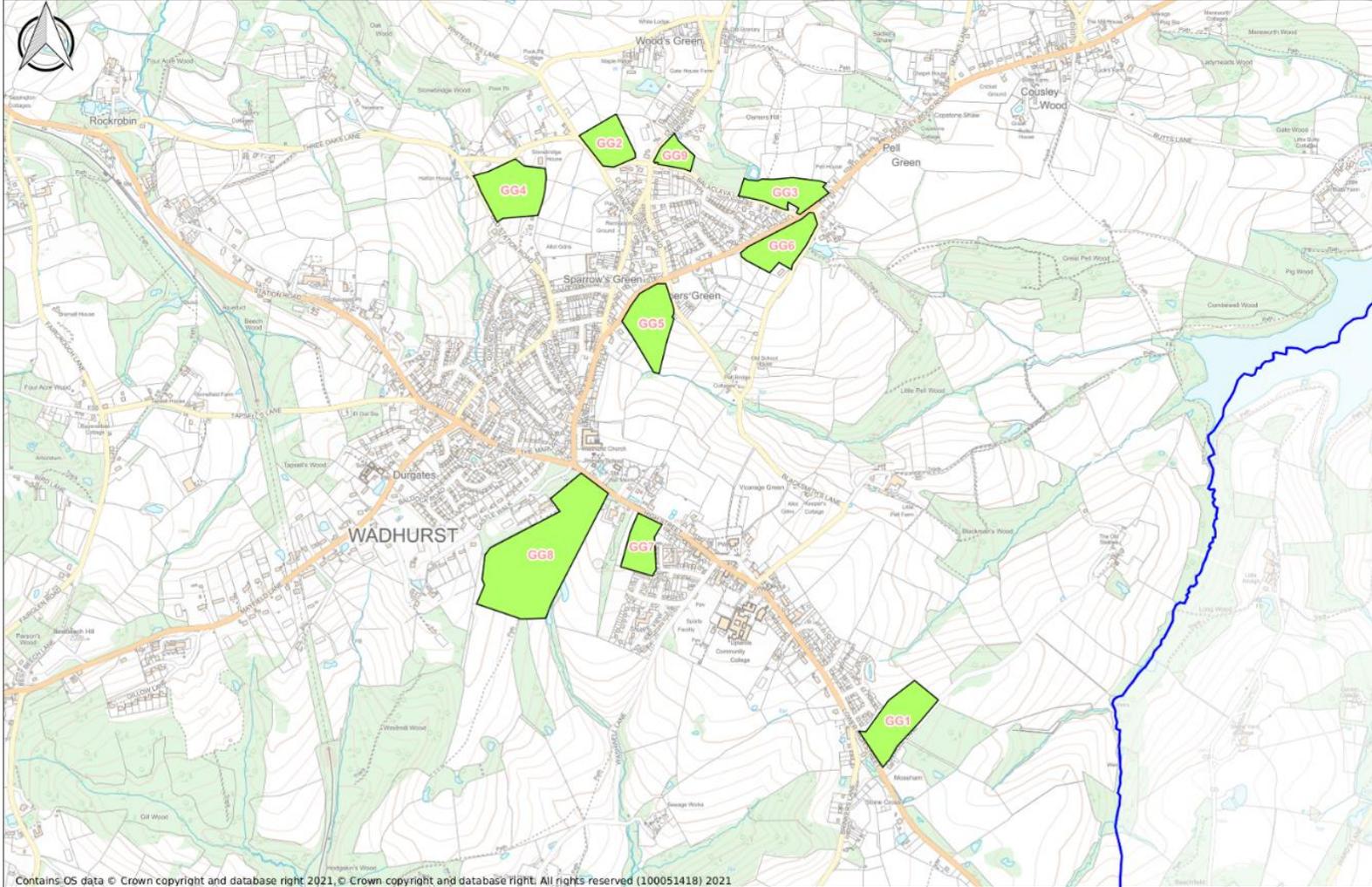
	Name of site (as popularly known)	Size of land	Ownership	Public access	Reason for designation as Green Gap
Green Gap 1	Foxhole Field	2.8ha	Mr Hargreaves Whiligh Estate	Public footpath to Bewl Reservoir	Avoids ribbon development into the AONB and eventual coalescence with Wallcrouch, (The recent Rydon Homes Waters Reach estate of 35 homes which was developed on AONB and beyond the current Development Boundary) - (on SHELAA 2020 is the previous field).
Green Gap 2	Turners Green Field 1	1.6ha	Mr Hughes	Informal	Avoids coalescence between Turners Green and Wood's Green (on SHELAA 2020)
Green Gap 3	Balaclava Lane Field 1	1.2ha	?	Informal footpath	Avoids coalescence between Sparrows Green and Pell Green Conservation Area
Green Gap 4	Turners Green Field 4	3.0ha		Informal	Avoids ribbon development into AONB and beyond the Development Boundary
Green Gap 5	Primmers Field	2.9ha	Stephen Durnford	Informal	Avoids coalescence between Primmers Green and Wadhurst village (on SHELAA 2020)
Green Gap 6	Balaclava Pub Field	1.9ha	Roger Goldsmith	Informal	Avoids coalescence between Primmers Green and Pell Green Conservation Area (on SHELAA 2020)
Green Gap 7	Hill House Field	1.6ha		Informal	Avoids coalescence between Wadhurst village and Durgates
Green Gap 8	Wadhurst Castle Grounds	9.3ha		Informal	Avoids coalescence between Wadhurst village and Durgates
Green Gap 9	Balaclava Lane Field 2	0.75ha		Informal	Avoids coalescence between Turners Green and Sparrows Green and Wood's Green and AONB development beyond the Development Boundary (on SHELAA 2020)

Green Gap Designations

Wadhurst CP

Author: D. Connoley

Date: 05/06/2021



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Conformity list of references

NPPF 2019:

WNP objective: Objective EN3: Protect and conserve the unique heritage of each settlement.

WDC policy: Core Strategy Policies SPO11, WCS13 and Saved Policies LR1, LR3, LR5

Key Evidence base reference: WNP Environment Focus Group Closing Report, High Weald AONB Management Plan.

Policy intent: A policy to identify and protect green gaps in order to reduce coalescence, or ribbon development beyond the Development Boundary between settlements and maintain the unique distinctiveness of individual settlements.

Policy PEN4: Protection of views

Wadhurst Parish is known for its ridges and long-distance views of AONB countryside and Bewl Water Reservoir. All development should therefore be considered with regard to the need to protect the open landscape character of the countryside and the natural rural views into, within and out of Wadhurst Parish.

The Wadhurst Character Assessment will be used as a reference to assess the impact of all proposals.

Distinctive and Highly Valued Views of particular significance that must be protected are listed in Appendix A, Section 3. A summary is shown below.

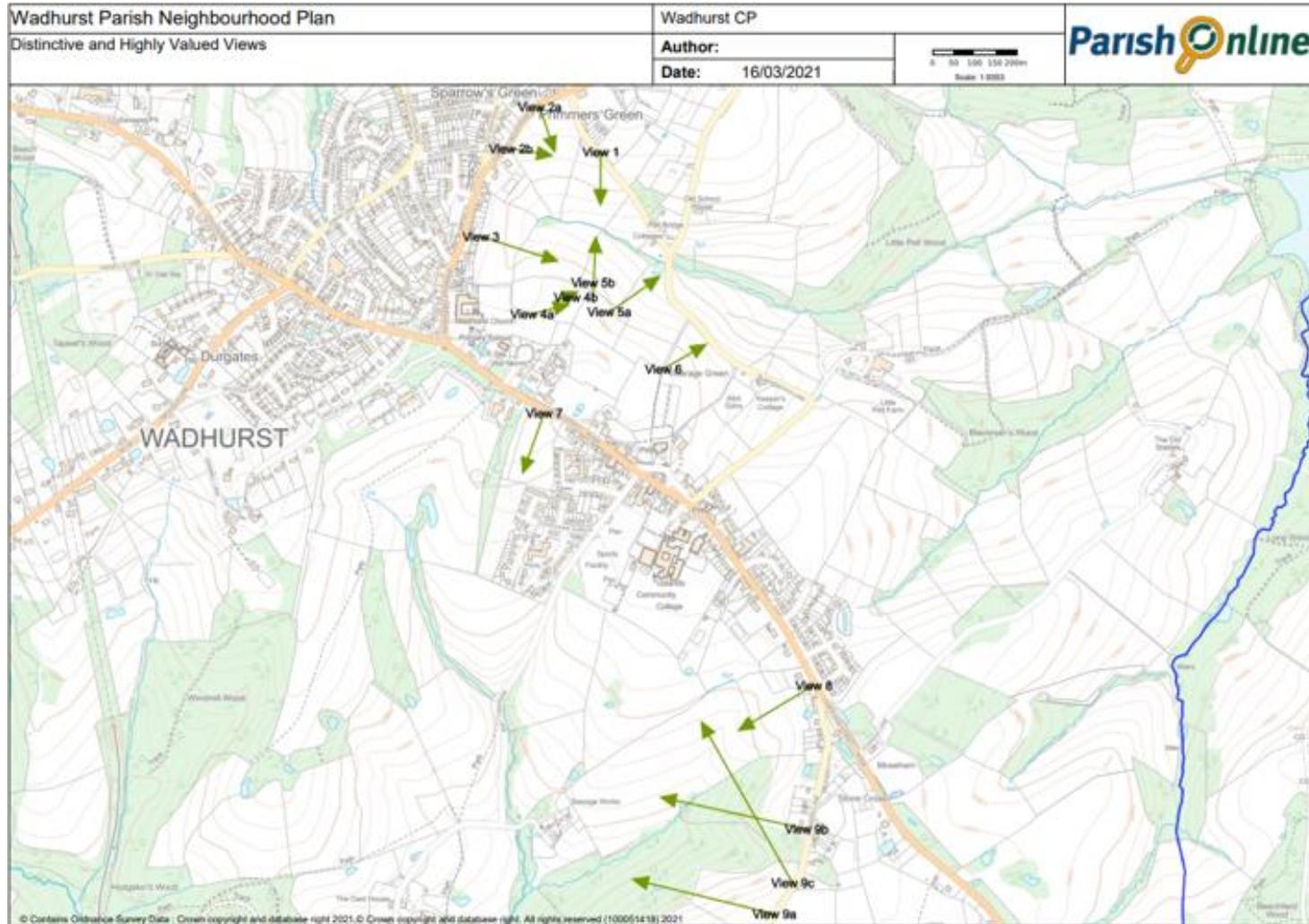
These Views and public access to the identified viewpoints must be maintained and enhanced.

Proposals for any development that adversely impact the visual beauty of these views or detract from them or results in their loss will only be supported if they are essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

Table 3 – List of Proposed Distinctive and Highly Valued Views

Reference	Criteria1	Criteria 2	Criteria 3	Criteria 4	Criteria 5	Criteria 6
	Contribution to landscape setting	Distinctiveness	Continuity	Strength of place	Visibility Landform	Visibility Tree cover
View 1 Field next to Primmers (East)	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 2 Primmers Green Field	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 3 Field next to Primmers (South)	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 4 Field next to View 3	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 5 Field next to View 4	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 6 Vicarage Green	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 7 Hill House Field	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 8 Stone Cross Farm	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open
View 9 Brinkers Lane	Major	Unique/rare	Ancient	Very strong	Dominant / Panoramic	Open

Figure 15 - Map of Distinctive and Highly Valued Views



Conformity list of references

NPPF 2019: Paras. 170 – 183

WNP objective: Objective EN1: Conserve and enhance the AONB natural environment.

WDC policy: Core Strategy Policies – WCS13, WCS12 and Saved Policies EN8, EN12, EN14, EN17

Key Evidence base reference: WNP Environment Focus Group Closing Report, WNP Appendix A High Weald AONB Management Plan

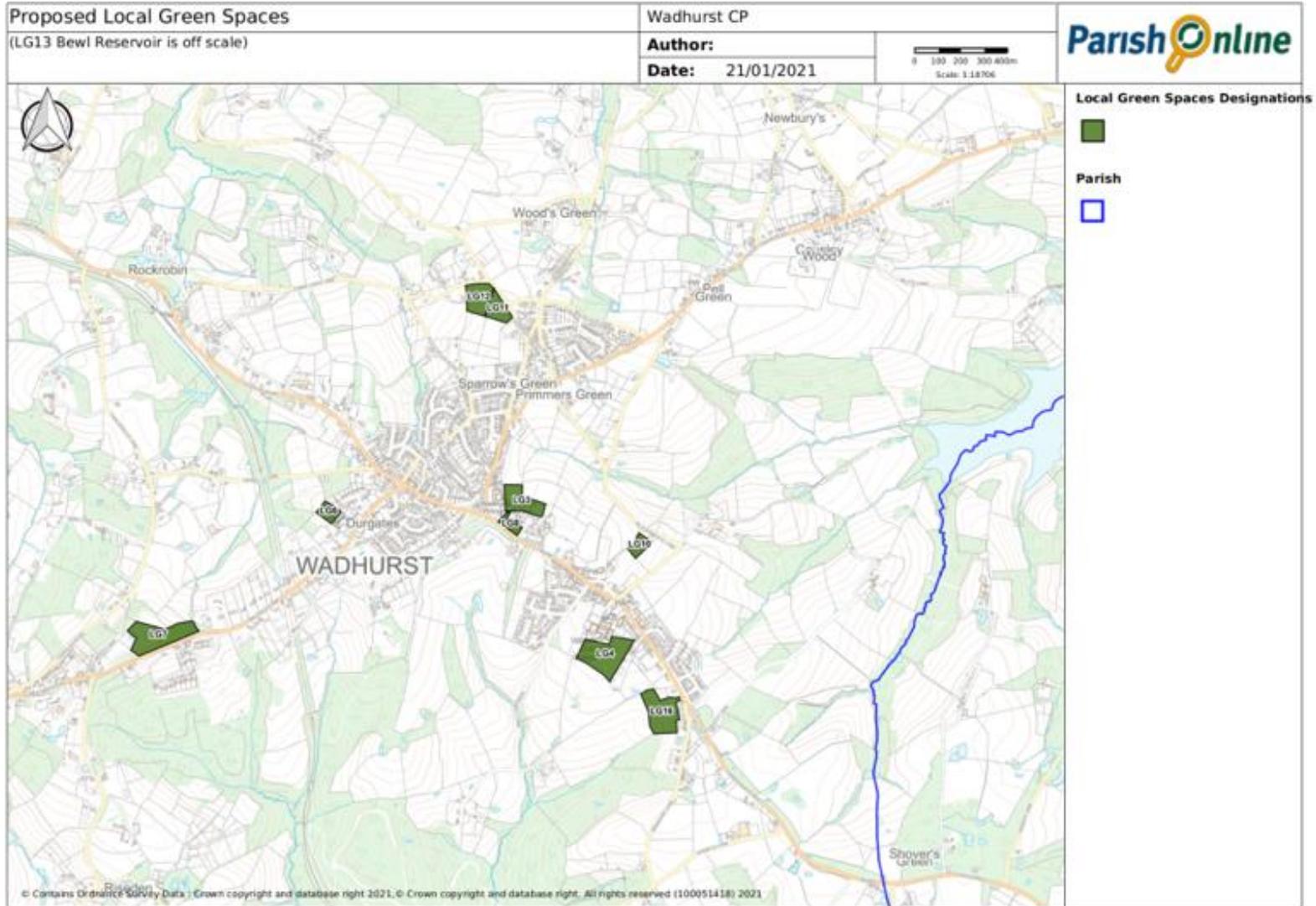
Policy intent: A policy to protect and enhance the distinction between the built form of the Parish and surrounding countryside and to protect the AONB from unnecessary development.

Policy PEN5: Local Green Space Designation

The following sites are designated as Local Green Spaces in accordance with paragraph 100 of the NPPF (2019) and are listed in Appendix A, Section 1 and a summary is below. Proposals for any development in these designated areas will not be supported. There will be a presumption against development on these sites and development will only be supported if they are essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

Table 4 - List of 10 sites as assessed for Local Green Space designation

Figure 16 -. Map of Local Green Space designations (*Bewl Water Recreation Area is off the scale of this map*)



	Name of site (as popularly known)	Proximity to community (yes /no)	Demonstrably special to our local community and holds a particular local significance.					Extensive Tract of Land? (Size)	Owner	Allocated for any other use?	Public access
			Beauty (yes/no)	History (yes/no)	Recreation (yes/no)	Tranquility (yes/no)	Wild life (yes /no)				
LG3	Wadhurst Primary School Playing Field	Yes	Yes / Views	No	Yes	No	Yes	No (1.8ha)	ESCC Education	Yes, Annual School Fair and Open-Air theatre group.	Yes
LG4	Uplands Community College Playing Fields	Yes	Yes / Views.	No	Yes	No	Yes	No (3.0ha)	ESCC Education	Yes. Annual Village Fair	Yes
LG6	Sacred Heart Playing Fields	Yes	Yes	No	Yes	No	Yes	No (0.6ha)	Catholic Church	No	Yes
LG7	Ex Wadhurst College Recreation	Yes	Yes / Views	No	Only dog walking currently	Yes	Yes	No (2.5ha)	Newcourt Homes (now Receiver)	Highest point in Wadhurst Parish (Beech Hill)	Yes
LG8	Jardin D'Aubers	Yes	Yes	Yes	Yes	Yes	Yes	No (0.4ha)	ESCC Fire Service	Village Green and wildlife area	Yes
LG10	Parish Church Allotments	Yes	No but Views.	No	Yes	No	No	No (0.3ha)	Ticehurst Parish Council	No	Yes
LG11	Turners Green Field 2	Yes	Yes / Views.	Yes	Yes Walking	Yes	Yes	No (1.0ha)	David Cogger	Horse / Sheep grazing	Footpath 46
LG12	Turners Green Field 3	Yes	Yes / Views.	Yes	Yes Walking	Yes	Yes	No (1.3ha)	David Cogger	Horse / Sheep grazing	Footpath 46
LG13	Bewl Reservoir Recreation Area	Yes	Yes / Views	No	Yes	Yes	Yes	No (14ha)	Southern Water (Markerstud y=Lessor)	Multiple water sports and / Playgrounds	Major Recreation Area
LG16	Stone Cross Farm Field	Yes	Yes / Views.	Yes	Yes Walking/ Fireworks	Yes	Yes	No (0.7ha)	Richard Froggatt	No	Footpath 27a,

Conformity list of references

NPPF 2019: Paras. 99 and 100

WNP objective: Objective EN5: Protect and enhance local parks and green spaces (including all recreation areas)

WDC policy: Core Strategy Policies SPO11, WCS13 and Saved Policies LR1, LR3, LR5

Key Evidence base reference: WNP Environment Focus Group Closing Report, High Weald AONB Management Plan, The Wealden Open Space Study (2016-2028) – Area Profile Wadhurst Parish Council (part 2 of 2), Annex 1

Policy intent: A policy to identify and protect Local Green Spaces and local open spaces to be preserved for the enjoyment of the community.

From the withdrawn 2019 Local Plan (page 275)

<https://www.wealden.gov.uk/UploadedFiles/A1.-Wealden-Local-Plan-January-2019.pdf>

20.30 The Open Space, Sports and Recreation Study (2016) identifies that there is a current deficit in open space, sports and recreation provision in Wadhurst. The Study identifies a need for additional facilities including children's play facilities, youth facilities and multi-functional greenspace.

From the Wealden Open Space Study 2016, page 54 Wadhurst has NO amenity green space and the only accessible natural green space is actually at Bewl Water

https://www.wealden.gov.uk/UploadedFiles/WLP_Evidence_Base_Open_Space_Study_Sept_2017_.pdf

https://www.wealden.gov.uk/UploadedFiles/WLP_Evidence_OSS_Wadhurst.pdf

Policy PEN6: Green space within Major Development areas

Where appropriate, natural and amenity public green space will be provided within all major development sites in line with guidance and standards contained in the Wealden Open Space Study (2016-2028) – Area Profile Wadhurst Parish Council (part 2 of 2), or any subsequent standard set by Wealden District Council, which supersedes this Assessment. All such green space should be accessible by all the public. The design is such that it is easily accessible from the proposed new development and well-integrated and providing a clear transition between the public and private realm.

Conformity list of references

NPPF 2019: Paras. 96 and 97 and 170 – 177

WNP objective: Objective EN1: Conserve and enhance the AONB natural environment.

WDC policy: Core Strategy Policies – WCS13, WCS12 and Saved Policies EN8, EN12, EN14, EN17

Key Evidence base reference: WNP Environment Focus Group Closing Report, High Weald AONB Management Plan

Policy intent: A policy to protect and enhance the distinction between the built form of the Parish and surrounding countryside and to protect the AONB from unnecessary development.

Policy PEN7: Protection of Dark Skies

Development proposals should avoid light pollution to preserve the dark skies characteristic of Wadhurst Parish. In instances where lighting is necessary for health and safety reasons, mitigation strategies, including careful design and location should be applied, to cause minimal impact upon the environment.

Development proposals which detract from the unlit environments of the village will not be supported as it would lead to a measurable deterioration in Sky Quality Meter (SQM) readings.

New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use, including floodlighting (e.g. at equine establishments and on sports fields or sports grounds).

Conformity list of references

NPPF 2019: Para 180

WNP objective: Objective EN6: Reduce the impact of traffic and light pollution throughout the Parish.

WDC policy if applicable:

Key Evidence base reference: WNP Environment Report, High Weald AONB Management Plan

<http://www.highweald.org/look-after/dark-skies.html>

The High Weald has some of the darkest skies in the South East. Sky Quality Meter (SQM) readings taken around Wadhurst indicate skies as dark as 21.09 mags/arcsec² – a figure that corresponds to a Silver Tier International Dark Sky Reserve, described by the International Dark Sky Association as being: “Night-time environments that have minor impacts from light pollution and other artificial light disturbance, yet still display good quality night skies and have exemplary night-time lightscapes.”

The interactive CPRE map of light pollution in your area.....

https://www.nightblight.cpre.org.uk/maps/?_ga=2.100888833.1437024492.1537789736-320654422.1537789715

Policy intent: A policy to retain and promote dark skies.

DESIGN, DEVELOPMENT AND CHARACTER

Policy PDC1: Historic Environment and Conservation Areas

Historic heritage assets in the Parish and their settings, including listed buildings, historic public realm, sites of archaeological significance and any monuments that may be scheduled or conservation areas that may be created will be preserved and enhanced for their historic significance, including the contribution made by their settings and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect such heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

Applicants should clearly demonstrate that any harm is justified based on public benefits it delivers.

Conformity list of references

NPPF 2019: Paras. 184-202

WNP objective: Objective DC1: Conserve and enhance the historic environment and character of the Parish.

WDC policy: Core Strategy Policy SPO2 and Saved Policies EN19, EN20, EN21, EN22, EN27

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report, Wadhurst Character Assessment

Policy intent: A policy to retain and protect the historic environment and to conserve the character of the Parish as identified in the character assessment document. The policy seeks to promote a positive strategy for the conservation and enjoyment of the historic environment for future generations to come. In doing so, it should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

Policy PDC2: Integration and protection of landscape character and views

All development proposals will have considered and correctly interpreted the landscape character of their location so as to produce the most appropriate locally distinctive design solution for the development. Associated landscape schemes should therefore conform to all the following:

1. integrate the new development sympathetically with its surroundings;

2. enhance the setting of the new buildings;

3. create a high-quality environment in which to live and work;

4. promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness - species chosen for landscape schemes should be native and of local provenance where possible; and

All Major Development proposals and particularly those in sensitive locations will require a landscape led masterplan. Landscaping schemes should also seek to retain natural and semi- natural habitats wherever possible. The long-term management of soft landscape features should be secured.

Conformity list of references

NPPF 2019: Paras. 127, 153 and 170

WNP objective: Objective DC2: Ensure development is sympathetic to the countryside environment.

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report,

Policy intent: The policy is intended to encourage developers to think about the landscaping as integral to the design. A policy to protect the tranquility of the countryside, its unique setting and views. Development proposals will be informed by landscape and visual assessment to identify site characteristics and views which may be affected and to inform required landscape mitigation. The design of new landscape features will happen at an early stage in the design process to ensure they are well integrated into new developments.

Policy PDC3: Development Boundary

The Development Boundary for Wadhurst Parish is shown on Figure 17. All new housing developments should take place within this Development Boundary. Since the Parish is surrounded by the High Weald AONB, where all development should conserve and enhance the natural beauty of the AONB, any development outside the Development Boundary will be regarded as lying within the AONB countryside.

Conformity list of references

NPPF 2019: Para 23

WNP objective: Objective DC2: Ensure development is sympathetic to the countryside environment.

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report

Policy intent: A policy to protect the tranquility of the countryside, its unique setting and views. This policy establishes the key spatial priority for the Plan. It sets the policy direction for all its other policies by steering new development into the established settlement in the Parish, by continuing to exert strong control over development proposals elsewhere in the countryside areas of the Parish. The definition of the development boundary has particular significance in relation to the location of housing but is also relevant to the location of other new development. Reference to the High Weald AONB Management Plan 2019 -2024 should be made and the requirement that all development should conserve and enhance the natural beauty of the HWAONB.

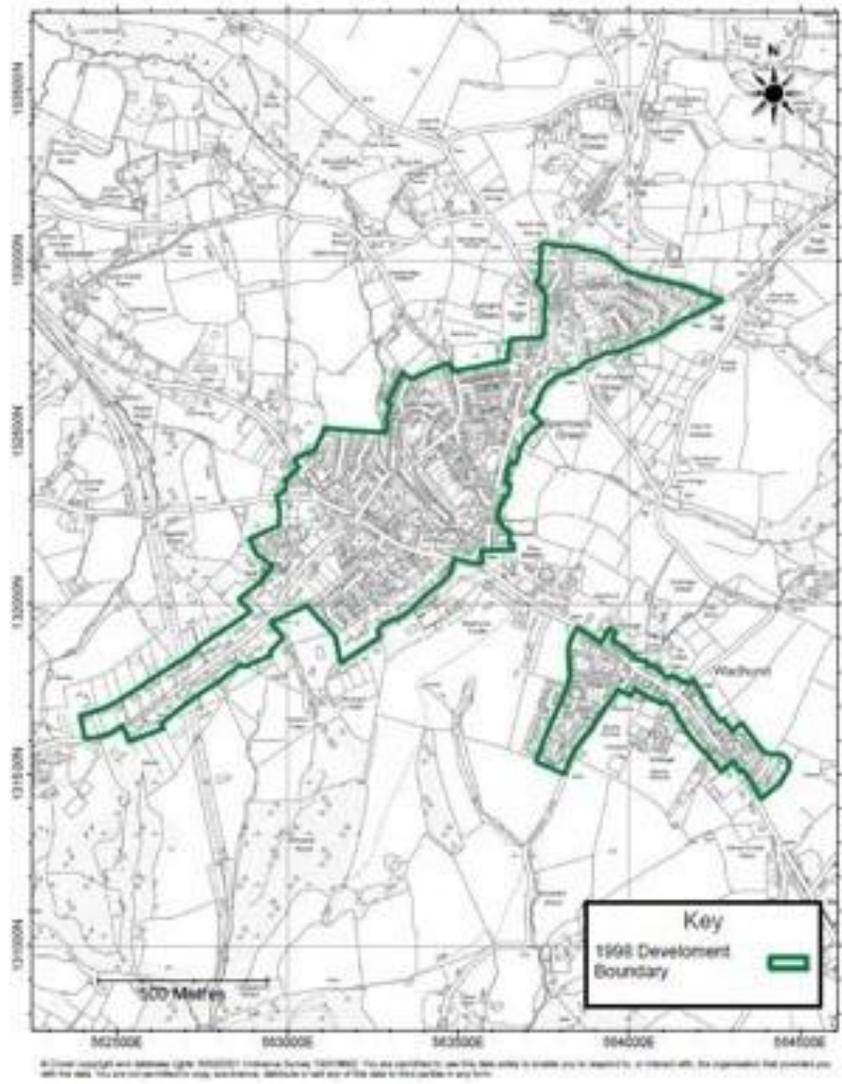


Figure 17 - Development boundary for Wadhurst Parish

Policy PDC4: Development Design Principles

Proposals for all development will be designed well so that better placemaking is achieved. Design solutions will need to demonstrate how design characteristics have been considered into the proposal to create a scheme which can be integrated into the overall character and setting of the site and wider setting of the AONB.

The 10 design characteristics and components for good design in accordance with the National Design Guide to be considered are:

- 1. context – enhances the surroundings*
- 2. identity – attractive and distinctive, materials and detailing*
- 3. built form – layout, form, scale and massing*
- 4. movement – accessible, inclusive*
- 5. nature – enhanced and integrated, landscaping*
- 6. public spaces – safe, social and inclusive*
- 7. uses – mixed and integrated*
- 8. homes and buildings – functional, healthy and sustainable*
- 9. resources – efficient and resilient*
- 10. lifespan – made to last*

The National Design Guide, the Wadhurst Character Assessment, the High Weald Design Guide and the Wealden Design Guide will be used as reference sources for the local planning authority to assess the impact of the proposal.

Conformity list of references

NPPF 2019: Paras. 124-131

WNP objective: Objective DC2: Ensure development is sympathetic to the countryside environment.

WDC policy: Core Strategy Policy SPO2 and Saved Policies EN19, EN20, EN21, EN22, EN27

Key Evidence base reference: Design, Development & Character Focus Group Closing Report, The National Design Guide, the Wadhurst Character Assessment, the High Weald Design Guide and Wealden Design Guide

Policy intent: A policy to ensure all new development is of high- quality design and built to a standard that reinforces local distinctiveness in layout, density and rural fabric of the various settlements. The policy area promotes the use of the High Weald Design Guide in order to conserve and enhance the unique character of the Parish within its High Weald AONB setting.

Policy PDC5: Quality of Design

Proposals for all developments must plan positively for the achievement of high-quality and inclusive design. The proposals must demonstrate they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the HWAONB and their setting.

Proposals which propose sympathetic designs that reflect the connections between people and places with regard to the existing density, scale, massing, landscape and biodiversity considerations will be supported.

Skillful innovative design will be supported where it is appropriately proposed.

Building design will be supported when regard is given to the local vernacular character of buildings in the Parish.

New development must give priority to the use of local vernacular sustainable building materials.

Contemporary design which combines vernacular materials and forms with other materials will be supported provided that a clear rationale and high-quality design is the core of the development.

The National Design Guide, the Wadhurst Character Assessment, the High Weald Design Guide and the Wealden Design Guide will be used as a reference source for the local planning authority to assess the impact of the proposals.

Conformity list of references

NPPF 2019: Paras. 124-131

WNP objective: Objective DC2: Ensure development is sympathetic to the countryside environment.

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report, The Wadhurst Character Assessment and the High Weald Design Guide

Policy intent: A policy to ensure all new development is of high- quality design and built to a standard that reinforces local distinctiveness in layout, density and rural fabric of the various settlements.

The policy applies to all development - new build homes, commercial property and other buildings and alterations to existing properties that require planning permission or listed building consent. This attention to detail will ensure that development and materials respect the local character and location.

Design quality should be considered through the evolution and assessment of individual proposals and applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Policy PDC6: Affordable Housing Development

New development for affordable housing (including Community Land Trust and Rural Exception Site developments) will be supported if based on proven local need that is not able to be met with existing affordable housing within or close to the Parish.

Such development will be for affordable homes (for rent through a housing association, social housing or similar so that they remain in the affordable housing pool in perpetuity or, if for sale, shared ownership say, with restrictions to ensure that they remain affordable to future generations) and these will be for people with demonstrable local connections.

People with 'local connections' for affordable housing are those who are on the housing register who meet the local connection eligibility for affordable housing criteria as required by Wealden District Council and Wadhurst Parish Council.

Sheltered housing with preference for those with strong local connections will also be viewed favourably.

All major development will require a minimum of 35% of dwellings allocated to affordable housing.

Conformity list of references

NPPF 2019: Para 68

WNP objective: Objective DC3: To promote 'fit for purpose' affordable housing and an appropriate housing mix to meet the needs of the local community.

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report

Policy intent: This policy area supports the affordable housing provision and housing mix to meet its intended use to serve the needs of residents and reflects the character of the area.

Policy PDC7: Major Development

The Wadhurst Parish road infrastructure is now in a critical state. This is due to severe traffic congestion (particularly on the B2099 High Street Road (where ESCC say there are no by-pass plans or plan to reduce rising traffic congestion) together with significant on-street / on-pavement parking in the narrow roads.

Therefore, further major housing development will only be supported once a mitigation plan to reduce this traffic congestion and associated traffic pollution is implemented.

Additionally, recent major housing developments in the Parish have led to local capacity constraints for local services; medical/GP, schools, sewerage, water supply and power, broadband telecommunications.

Therefore, any further major development will only be supported when additional capacity in these services is implemented in advance of any new major development demand.

(The definition of Major Development is defined in the NPPF para 172 and footnote 55).

Conformity list of references:

NPPF 2019:

WNP Objective: GA4: To deliver measures to improve traffic flow and parking conditions in the Parish.

WDC objective: Protection of traffic congestion exacerbation

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report

Policy intent: The policy is intended to ensure the type and scale of housing is appropriate for the Parish.

Policy PDC8: Brownfield Sites

Proposals for small-scale and infill development involving the reuse and redevelopment of previously developed land within the Development Boundary of the Parish will be supported.

Applications will be supported subject to the following criteria being met:

- 1. It is demonstrated that the site is a brownfield site;*
- 2. It is demonstrated that the proposed development is in keeping with the character of the existing built form (including the historic environment), expressed through density, scale, height, massing, materials and frontages;*
- 3. The proposed development does not result in an adverse impact on residential amenity of the area, particularly in terms of noise, privacy, overshadowing and access to natural daylight;*
- 4. The proposed development does not result in the loss of local amenity green space, nor adversely impact on biodiversity; and*
- 5. The proposed development is accessible from the adopted highway and incorporates pedestrian access.*

Proposals for small scale development, including extensions to existing buildings, must be of a high standard of design, responding to or improving the site and surrounding area. The National Design Guide, the Wadhurst Character Assessment, the High Weald Design Guide and the Wealden Design Guide will be used as a reference source for the local planning authority to assess the impact of the proposals.

- 6. Windfall developments will only be supported on Brownfield sites.*

Conformity list of references

NPPF 2019:

WNP objective: Protection of greenfield (AONB)

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report,

Policy intent: This policy area is in order to protect overdevelopment on the AONB and to support and maintain the rural characteristic of Wadhurst Parish and its farming economy. Greenfield development will be strongly resisted in favour of Brownfield developments.

Policy PDC9: Conservation Areas

Within the designated Parish Conservation Areas and sites adjacent to or with views from and into the Conservation Areas, development will be required to preserve or enhance the character or appearance of those Conservation Areas, including the green and woodland spaces. Development and extensions and alterations to existing buildings and structures within Conservation Areas will be expected to conform to all the following criteria:

- 1. be suitably designed for the context within which they are set;*
- 2. ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- 3. use traditional and vernacular building materials to respect the context of the development concerned; and*
- 4. not exacerbate traffic congestion within the Conservation Area.*

Conformity list of references

NPPF 2019: Para 185, 193 - 202

WNP objective: Objective DC1: Conserve and enhance the historic environment and character of the Parish.

WDC policy if applicable:

Key Evidence base reference: WDC Design, Development & Character Focus Group Closing Report, Wealden Conservation Appraisal, Wadhurst Character Assessment

Policy intent: A policy to retain and protect the historic environment and to conserve the character of the Parish as identified in the character assessment document.

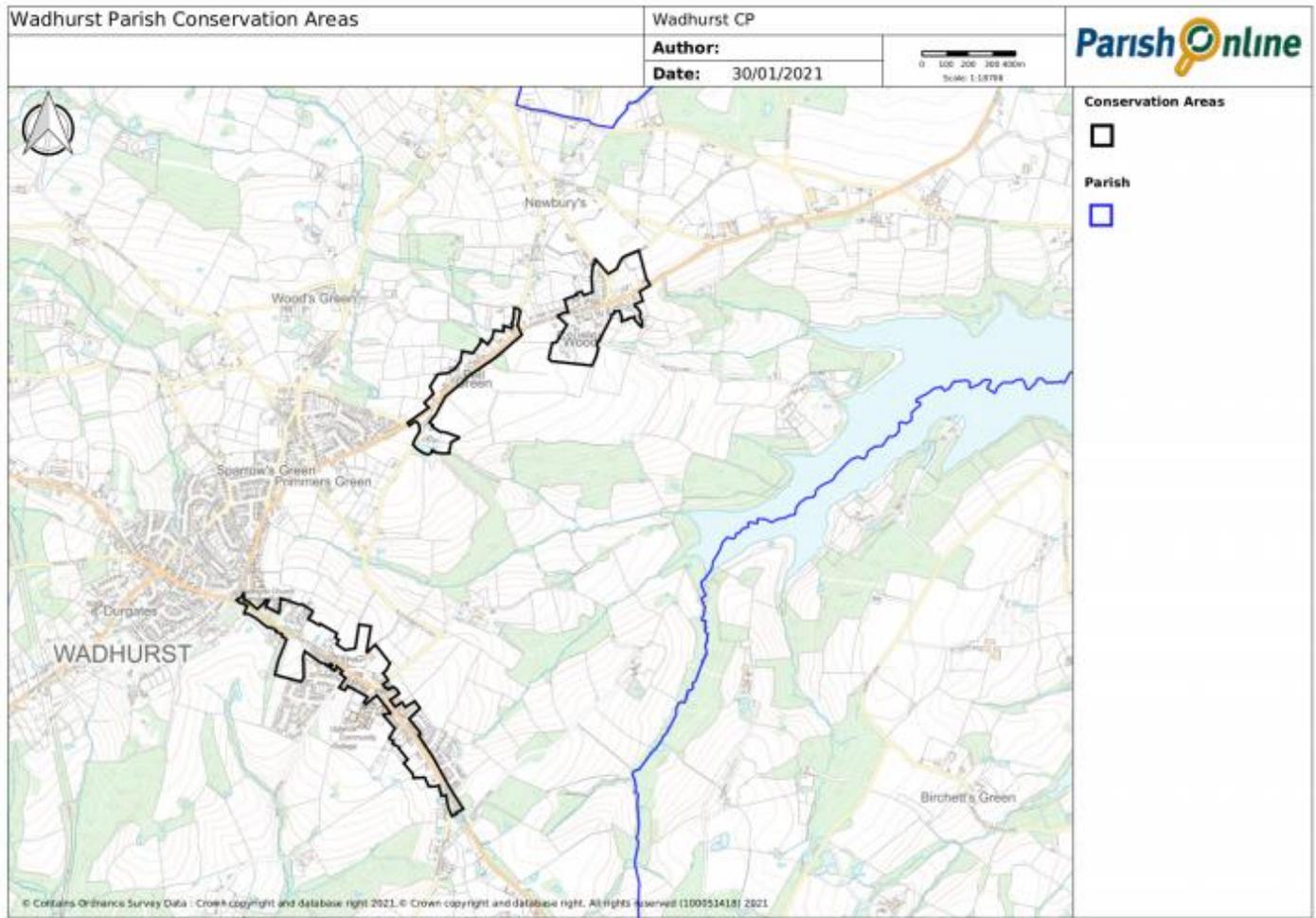


Figure 18 – Wadhurst Parish Conservational Area Map

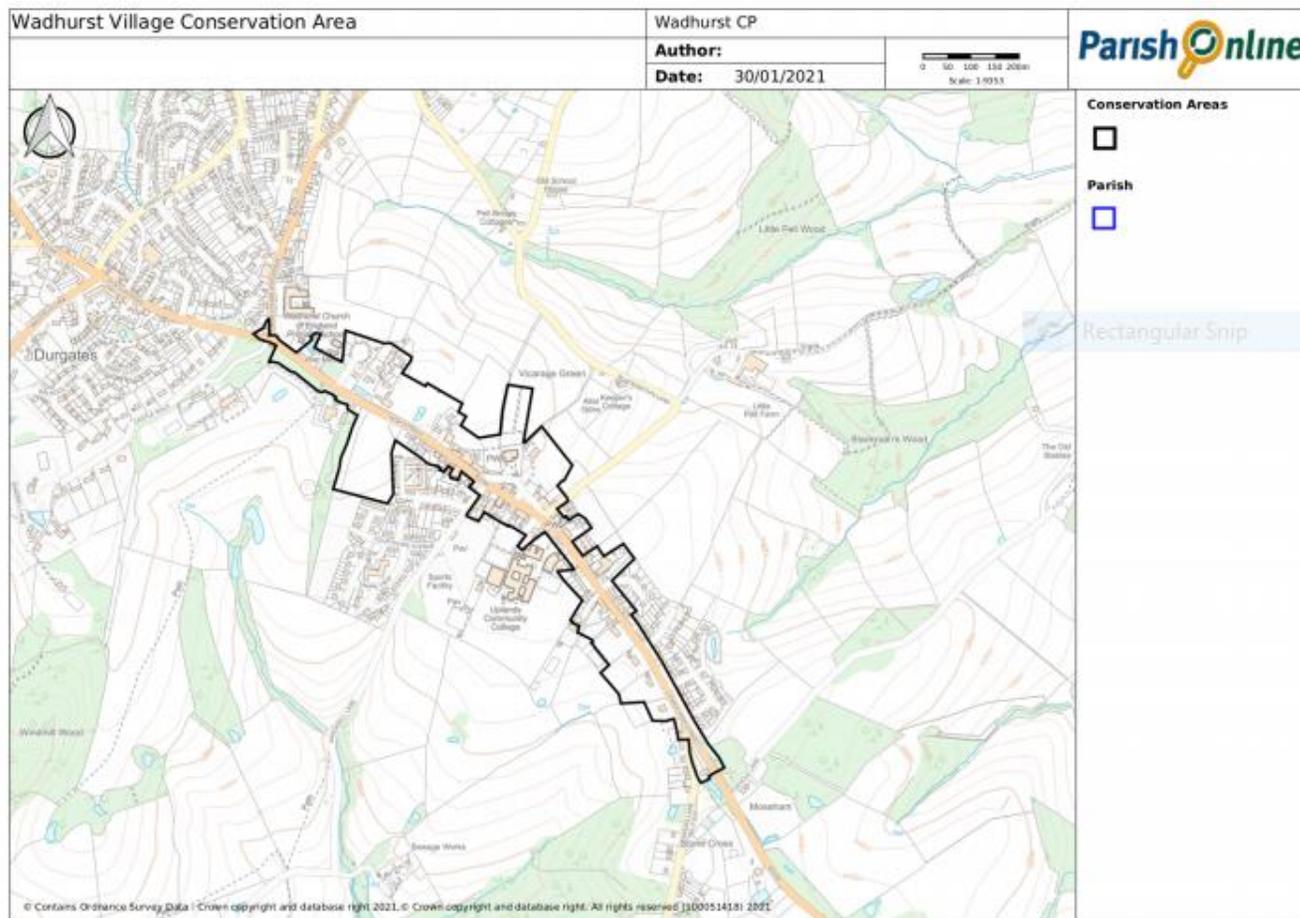


Figure 19 – Wadhurst Village Conservation Area Map

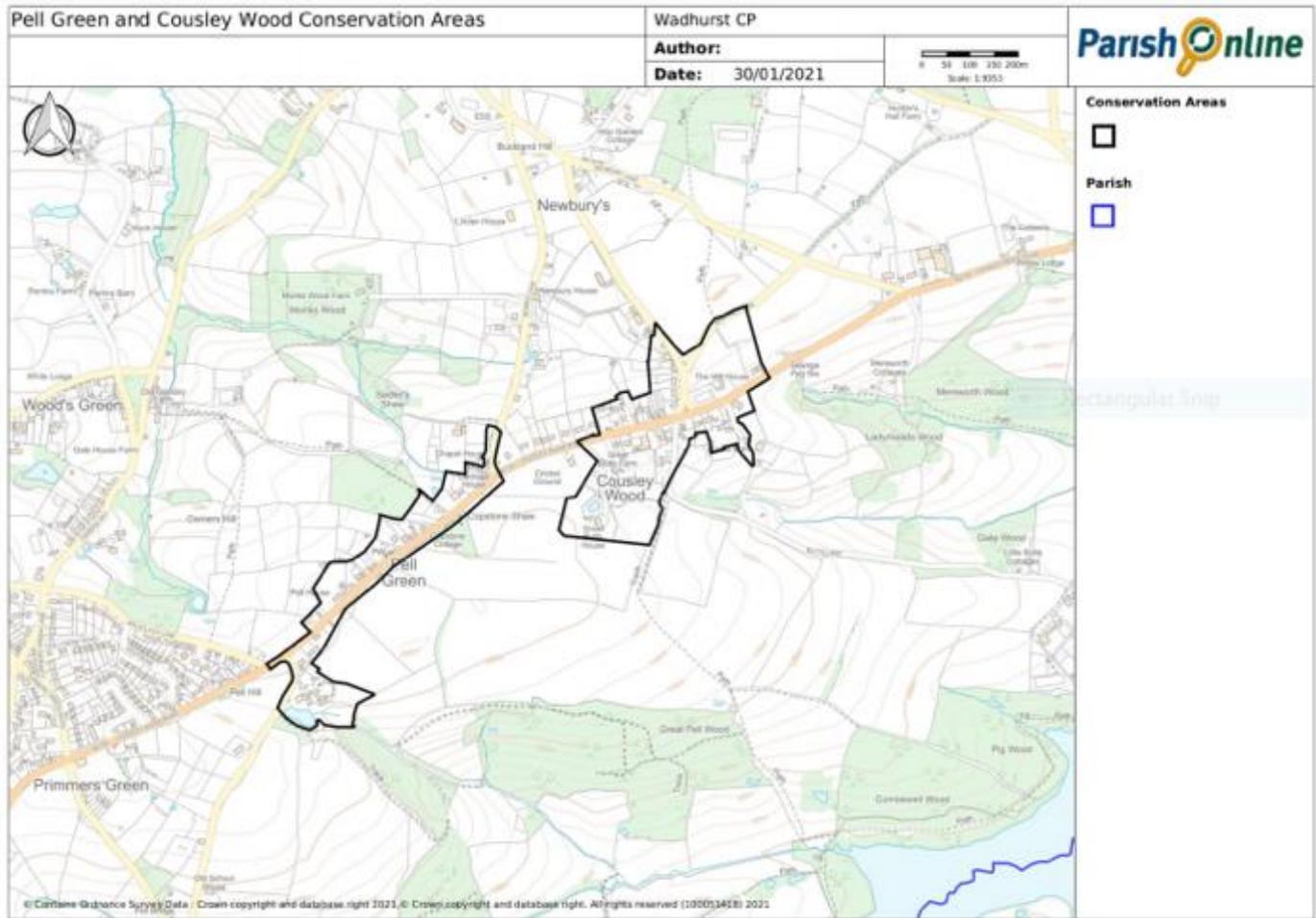


Figure 20 - Pell Green and Cousley Wood Conservation Area

WELLBEING AND LEISURE

Policy PWL1: Community Leisure and Cultural Facilities

Proposals to add new or sustain or extend the viable use of community leisure and cultural facilities will normally be supported. In particular, the Neighbourhood Plan encourages and supports the provision of dual-use facilities for schools and for the community. Development proposals must consider and where appropriate alleviate the adverse impact of any development on existing community leisure and cultural facilities and surrounding residential areas. Proposals that would result in the loss of leisure and cultural facilities will be resisted unless:

- 1. it can be demonstrated that the facilities are no longer needed or viable; or*
- 2. it can be demonstrated that suitable alternative provision exists (with capacity) in the immediate area to serve the community; or*
- 3. suitable, like for like, or alternative provision is included in the development proposal itself*

Proposals for new and/or improved community facilities will be supported subject to all the following proposal criteria being met:

- 1. would have positive impacts on the amenities of surrounding residents and other activities;*
- 2. would avoid harmful impacts on the surrounding local environment;*
- 3. would avoid negative impacts on the local road network and will actively support sustainable transport; and*

Proposals should include provision of social and recreational facilities for children of all ages including teenagers and young adults that will promote healthy lifestyles and ensure community cohesion.

Conformity list of references

NPPF 2019: Paras 28 and 92

WNP objective: Objective WL1: To retain and enhance existing community facilities.

WDC policy if applicable:

Key Evidence base reference: WNP Wellbeing and Leisure Focus Group Closing Report, Household survey March 2019,

Policy intent: This policy area protects and enhances existing facilities which are integral to the wellbeing and wishes of the community from any change of use of their premises or grounds, unless it will improve the facility, provide an equivalent or better local facility or the community no longer requires the facility. Specific examples identified by the Household Survey include improvement of the existing Commemoration Hall, retention and upgrading of the library and the development of a purpose-built Health Centre.

Policy PWL2: Protection of Assets of Community Value Sites

Proposals to encourage the retention, improvement or re-use of an Asset of Community Value will be strongly supported, including retaining the existing local businesses in the Parish. However, any proposals that will result in either the loss of or change of use of such sites, or in significant harm to the integrity of the sites, will be strongly resisted.

Conformity list of references

NPPF 2019: Paras 8, 91 – 93

WNP objective: Objective WL1: To retain and enhance existing community facilities.

WDC policy if applicable:

Key Evidence base reference: WNP Wellbeing and Leisure Focus Group Closing Report, Household survey March 2019,

Policy intent: This policy area protects and enhances existing facilities which are integral to the wellbeing and wishes of the community from any change of use of their premises or grounds, unless it will improve the facility, provide an equivalent or better local facility or the community no longer requires the facility.

Specific examples identified by the Household Survey include improvement of the existing Commemoration Hall, retention and upgrading of the library.

The policy is intended to provide protection to the Parish assets which meet WDC's asset protection criteria.

WPC has identified a proposed list of assets and will need to apply to WDC for inclusion of these sites on the local planning authority's register of Assets of Community Value. This will provide WPC or other community organisations within Wadhurst with an opportunity to bid to acquire the assets on behalf of the local community, if it is placed for sale on the open market, under the Community Right to Buy Regulations.

Conformity list of references

NPPF 2019: Paras 28 and 92

WNP objective: Objective WL1: To retain and enhance existing community facilities.

WDC policy if applicable:

Key Evidence base reference: WNP Wellbeing and Leisure Focus Group Closing Report, Household survey March 2019,

Policy intent: This policy area protects and enhances existing facilities which are integral to the wellbeing and wishes of the community from any change of use of their premises or grounds, unless it will improve the facility, provide an equivalent or better local facility or the community no longer requires the facility. Specific examples identified by the Household Survey include improvement of the existing Commemoration Hall, retention and upgrading of the library and the development of a purpose-built Health Centre.

SECTION 6: Implementation, Monitoring and Review

6.1. The Neighbourhood Plan, if approved in the Parish Referendum, will become part of the Wealden Development Plan. Its policies will therefore carry the full weight of the policies in the Development Plan and in Wadhurst, they will have precedence over the non-strategic policies of Wealden's Local Plan/Core Strategy unless material considerations indicate otherwise. Planning applications will then be determined by WDC using the policies contained in the final 'made' Plan.

6.2. The Plan will be monitored by the Parish Council on an annual basis, using the planning data collected by Wealden District Council and any other data collected and reported at a Parish level that is relevant to the Plan. The Parish Council will be particularly concerned to judge whether its policies are being effectively applied in the planning decision process.

6.3 The Parish Council proposes to complete a formal review of the Plan at least once every five years or earlier, if necessary, to reflect changes in the Local Plan or the NPPF (2019) and other local/national factors relevant to the Plan.

6.4. The extensive survey work carried out to create this plan identified several issues and projects that residents feel are important but which cannot form part of the Neighbourhood Plan as they do not relate to land use. It is intended that these issues, referred to as Community Aspirations, will be picked up and dealt with by the Parish Council via a Community Action Plan(s).

SECTION 7: Community Aspirations

7.1 Community Aspirations - Major projects introduction

Community Aspirations are non-Statutory elements of the Neighbourhood Plan. They are generated from residents' input into Neighbourhood Plan Consultations and the Household Survey and will guide the Parish Council and other stakeholders, including residents and voluntary groups, on how to prioritise and allocate efforts and funding.

Community Aspirations are closely linked to Parish development, because part of their funding may come from the Community Infrastructure Levy (CIL), which in turn is generated by the number of homes built in the Parish in coming years.

Projects needing higher levels of funding, planning and engagement with the community are considered 'major projects' and are designated as 'M' in the table below. These major projects will be further consulted on in the Regulation 14 Survey, which accompanies this document.

All the projects, including the 13 major projects, are presented below for consideration under 'Regulation 14' consultation and will be subject to further analysis and consultation with residents.

ASPIRATIONS			HOUSEHOLD SURVEY	ACTION	
Aspiration Category	* see below	Specific projects	% in favour	Lead	Stakeholders
Encourage Tourism	W	Additional facilities for visitors such as information boards, clear signposting, route guides, village website	76.3%	WPC - Amenities	Carillon Cottage Footpath Society
Encourage Tourism	W	Develop co-operative initiatives with other bodies in the tourism sector such as Bewl Water.		WPC - Amenities	
Encourage Tourism	W	Strongly brand Wadhurst as a tourist destination in a way that links it to Bewl and the High Weald. Encourage the use of this by all businesses.			
Encourage Tourism	W	Improve visitor information including signposts and information points in Wadhurst village, at the station and at key points around the Parish.		WPC	
High Street sustainability	M	Create a new village green/pocket park situated in the centre of Wadhurst village. WPC to investigate locations, such as the front of the Commemoration Hall and other suitable alternatives. To include: <ul style="list-style-type: none"> - Seating - Planting - Visitor information - Maps of village/footpaths/local area - Community cafe in Commemoration Hall 	62.7%/67.7 %	WPC - Amenities	Residents Business owners
High Street sustainability	W	Encourage a wider range of shops and small businesses in the parish.	84.8%	WPC	

High Street sustainability	W	Focus should be given to new businesses or activities which create more “footfall” for other businesses and activities, e.g.: - A community owned and operated village pub or cafe - More events - music nights, open-air cinema - More restaurants		WPC	
Improve communication of local information.	W	Create and maintain a centralised booking system for all public halls and meeting places and ensure that residents are aware of the new system and familiar with its use. This booking system should be accessible online and should allow clubs and societies to publish & promote upcoming events. See also Parish Website aspiration		WPC - Communications	Halls Residents & businesses (ideally would be done as part of a Parish website)
Improve communication of local information.	W	Development of a Parish website for Tourist and Resident use: Events, Business directory, Walks, maps, Local history/information etc		WPC - Communications	Residents Businesses Community Groups
Improve communications network.	W/P?	Encourage service providers to install the appropriate infrastructure so that high speed broadband is available to every household in the parish and ensure a strong mobile signal is available to all parts of the parish.		WPC	
Improve leisure facilities for Children & Teens.	M	Investigate the feasibility of an outdoor area for young people, perhaps at the Sparrows Green Recreation ground, including: - Skate/BMX park, climbing wall - Hangout areas' - all-weather sports area	74.0%	WPC - Amenities WPC - Recreation Ground Management	Uplands Parents of young children Local teenagers

Improve leisure facilities for Children & Teens.	M	Provide unstructured open areas and playground close to the centre and south-east of Wadhurst, e.g. behind Commemoration Hall	69.8%	WPC - Amenities WPC - Recreation Ground Management	Primary school & Nursery parents & children Commemoration Hall & Field Trust
Improve leisure facilities for Children & Teens.	W	Safe transport to and particularly from Tunbridge Wells needs further consideration. A community bus/taxi might help to meet this need and avoid the temptation for young people to drive while drunk or take lifts from others who are so. (See in Sustainable Travel re Community Shuttle Bus)		WPC	
Improve leisure facilities for Children & Teens.	W / C	Investigate the feasibility of an indoor social area for young people in the village, similar to The House in the Basement Youth Café (HiTB) in Sevenoaks, to potentially include: - low-cost cafe - gaming area - pool, table tennis, table football, basketball - music (band practice/recording studio) - films - skills / advice sessions Such an area could double up as a business hub during the school day.		WPC - Amenities	Uplands Parents of young children Local teenagers
Improve leisure facilities for Children & Teens.	W/C	Improve travel and activities for young people, e.g.: - More after school/weekend clubs - Make roads safer for cycling & better off-road links - Youth Voice/Council - giving young people a say - Non-competitive activities, e.g. sports, dance, arts activities - Cinema		WPC	Schools Teenagers Parents Local Community Groups

		<ul style="list-style-type: none"> - Access to cheap/free sports facilities & activities - Community projects, e.g., through schools 			
Improve options for sustainable forms of transport.	M	Create safe routes for cyclists (ideally, combined off-road "utility" cycle/footpaths) between Cousley Wood and Sparrows Green; Sparrows Green and Wadhurst High Street and from Wadhurst Station into these links.	58%%	WPC - EHT	Residents Sustrans
Improve options for sustainable forms of transport.	M	Provide a safe cycle route (on-or off-road) to Wadhurst Station as a major priority for local business, tourism and increased connectivity with towns up the mainline (Tunbridge Wells to London) and down to the coast (Hastings) thus improving public transport options in the area.		WPC - EHT	
Improve options for sustainable forms of transport.	W	<p>Study community transport feasibility, e.g.:</p> <ul style="list-style-type: none"> - Community shuttle bus to provide link between key areas of parish, including Wadhurst village, Durgates, Station, Tidebrook, Cousley Wood with potential to extend further - Station taxi rank 	53%/55.8%	WPC - Amenities	
Improve options for sustainable forms of transport.	W	Work with existing or new transport providers to offer better transport links between the station and the village centre			
Improve options for sustainable forms of transport.	W	Provision of secure cycle parking and storage in the village and at key points throughout the area		WPC - EHT	
Improve options for sustainable forms of transport.	W	Provision of secure cycle parking and storage at Wadhurst Station		WPC - EHT	Network Rail

Improve options for sustainable forms of transport.	W	The development of new walking/cycling routes for school students and appropriate community transport, is strongly supported.		WPC	Wadhurst Primary Uplands Sacred Heart
Improve options for sustainable forms of transport.	W/P?	Ensure that all new developments and local services (particularly the schools) are safely accessible through active travel (walk/bike) and that safe access to the site can be achieved for all people of all ages (the elderly, young families with pushchairs and handheld children etc.), including those without cars.		WPC	
Protect and improve public facilities.	C	Improved arts and cultural facilities, particularly at the Commemoration Hall. A consultation led by the Trustees of the Hall and Field, with users and local arts & cultural groups, on its future use should be completed.	78.8%	Trustees of Commemoration Hall and Field	Wadhurst Dramatic Society Wadhurst Culture +++
Protect and improve public facilities.	C	Support policies which ensure the long-term success of the Commemoration Hall. While any decisions made will be undertaken by the trustees of the Hall & Field, we hope that these are addressed wisely and with a structured approach. The results of the household survey confirm that the parishioners strongly support initiatives which seek to improve and maintain this facility at the heart of the village.		Trustees of Commemoration Hall and Field	Residents
Protect and improve public facilities.	M	Support the building of the new school on the Uplands site, containing a significant community resource.			
Protect and improve public facilities.	M	Investigate the feasibility of reopening the rubbish tip with community funding and consider alternative use such as park 'n' ride car park.	89.7%	WPC - Amenities	

Protect and improve public facilities.	W	Improve accessibility of Wadhurst Station platform (particularly London-bound)	40%	WPC	Network Rail
Protect and improve public facilities.	W	Maintain or enhance the library. Ensure that it continues to appeal to all age ranges and provides internet access for those residents who are unable to use the internet at home.		WPC - Amenities	Residents
Protect and improve public facilities.	W	WPC to work with Uplands and local arts and cultural groups to maximise community use of Uplands' facilities, now and in the future (including community use of parking on site)		WPC - Community Liaison WPC - Amenities	Uplands
Protect and improve public facilities.	W	Support the provision of an Early Years Centre at the Primary School		WPC - Community Liaison	Wadhurst Primary Uplands/Sticky Fingers
Protect and improve public facilities.	W	Support the retention of the Uplands Community Centre site for community use.		WPC - Community Liaison	Uplands
Protect and improve public facilities.	W	Compile list of Assets of Community Value and initiate protections		WPC - Amenities	Residents

Protect the local environment.	C	<p>Establish a Wadhurst environmental action group to promote conservation and nature in the village and lead on projects such as:</p> <ul style="list-style-type: none"> - Wild flowers/ grassland areas & verges - Encouragement/incentives to improve hedgerows & woodland - Encourage wildlife-friendly activities - Community Gardening / Eco Groups - Wildlife corridors / Green ways - Widely available information - Maintain ponds / more ponds - Green area in village centre - Wildlife viewing areas & information posts - Forest School / use of Uplands or Commemoration Hall fields to create more nature and education opportunities. - Remove litter particularly from unkempt areas and footpaths - Modernise public litter bins (to be larger/emptied more often and fox proof) 		Wild Wadhurst	Residents
Protect the local environment.	W	Encourage and promote biodiversity through the sharing of best practices across the parish; including those land management methods needed to maintain the High Weald AONB character.		WPC - EHT	Wadhurst Park?
Protect the local environment.	W	Map notable trees and apply for Tree Preservation Orders on them.		WPC - EHT	
Protect the local environment.	W	Create a local Wadhurst Wildlife Nature Reserve		WPC	Wild Wadhurst Landowners Residents

Protect the local environment.	W	<p>Protect Dark Skies in Wadhurst Parish:</p> <ul style="list-style-type: none"> - WPC should continue its programme of replacing polluting bulbs and resolve the issue with ESCC so that faulty bulbs are routinely replaced with dark-sky friendly options - WPC should consider an incentive scheme for businesses and households, to encourage the replacement of polluting lamps and lamps which are left on all night. Funding for such a scheme could be sought from the Lund Foundation. - The possibility of turning off all streetlamps at midnight should be explored with ESCC - WPC to provide information to households and businesses to promote the importance of Dark Skies and provide information on appropriate lighting. Information to be on WPC or Wadhurst website 		WPC - EHT	
Protect the local environment.	W / C	Investigate community desirability and commercial viability of Community Composting.	81.0%	WPC	Allotment Association Wadhurst Community Gardeners
Protect the local environment.	W / C	Develop and implement initiatives with other organisations such as annual walk to school day.		?	Schools Wadhurst Community Gardeners Wild Wadhurst
Protect the local environment.	W / C	Encourage environmental issues groups with involvement of young people (including existing ones such as Wadhurst Community Gardeners)		Community Groups	

Reduce congestion & improve parking.	M	Tackle congestion in the High Street by investigating possible remedial measures, e.g.: - Additional parking space in Wadhurst village - Investigate edge-of-village car park and park 'n' ride scheme - Encourage parkers to help our High Street by only parking on the road to use the shops (through notices etc) - More limited high street parking	84.7%	WPC - EHT	Business owners Residents Shoppers
Reduce congestion & improve parking.	M	Provide adequate parking facilities in Wadhurst village centre and in Durgates. There should be sufficient parking spaces to allow shopkeepers and office-based workers to park all day while also ensuring adequate parking capacity for shoppers and visitors.	80.8%	WPC - EHT	Business owners Residents Shoppers
Reduce congestion & improve parking.	M	Any future new development in the High Street should look to widen the High Street roadway and pavements – not constrain them further. Wealden / WPC to sponsor an architectural design of a widened High Street and associated development feasibility study to be undertaken.		WPC - EHT	ESCC WDC
Reduce congestion & improve parking.	M	Provide an edge of village car park and seek agreement from the schools and other employers to use this so that the high street is available for customers.		WPC - EHT	
Reduce congestion & improve parking.	W	The ESCC High Street Improvement Programme will be reviewed again and the agreed results implemented for better traffic control and improved pedestrian safety. An alternative “fit for purpose” scheme must urgently be introduced, even if on an experimental basis.		WPC - EHT	ESCC

Reduce congestion & improve parking.	W	Raise awareness of alternatives to private car use, e.g. via signage or maps on website.		WPC - EHT	
Reduce congestion & improve parking.	W	Reconsider short time limits to High Street Parking to discourage space blockers.		WPC - EHT	ESCC
Reduce congestion & improve parking.	W	Work with Uplands to make sure they provide appropriate on-site parking.		WPC - EHT	Uplands
Reduce detrimental effects of new development.	W	Investigate mandating and funding independent surveys on planning issues such as - Landscape visual Impact assessments, traffic surveys, development design compliance with High Weald Design Guide, tree & habitat surveys.		WPC	
Reduce detrimental effects of new development.	W	Undertake an annual assessment/survey of all current infrastructure capacities (GP facilities, Schools, Sewage and Water etc.). The Parish Council to then promote improvements and ensure capacities are not breached and remain within national standards, taking into account new development proposals.		WPC - Amenities ?	
Reduce detrimental effects of new development.	W	Develop a brownfield site register.		WPC - Planning	Landowners
Safer Streets for pedestrians, cyclists and mobility aid users	M	Promote the provision of new/improved/well maintained sustainable footpaths/cycle/mobility paths and community transport networks to all parts of the Parish, including between settlement communities and to the High Street and Railway station.	77.4%	WPC - EHT	

Safer Streets for pedestrians, cyclists and mobility aid users	M	Improve the provision of footpaths and cycleways between settlements within the parish and improve cycle connection to local facilities, e.g. Bewl Water.	76.4%	WPC - EHT	
Safer Streets for pedestrians, cyclists and mobility aid users	W	Pressure should be maintained on ESCC to improve and maintain pavement conditions and eliminate cracked or raised paving, especially along the High Street and down to Wadhurst Station.	73.3%	WPC - EHT	ESCC
Safer Streets for pedestrians, cyclists and mobility aid users	W	Investigate the introduction of a pedestrian crossing at key strategic locations in Wadhurst and the surrounding areas, e.g.: - near Uplands School - near Jempson's - at an appropriate location at Pell Green on the Cousley Wood Road	70.9%	WPC - EHT	ESCC
Safer Streets for pedestrians, cyclists and mobility aid users	W	Investigate introduction of 20 mph speed restriction to replace the current 30mph restriction, specifically: - the High Street & Lower High Street - Sparrows Green Road - through Durgates	57.2%	WPC - EHT	
Safer Streets for pedestrians, cyclists and mobility aid users	W	Promote and prioritise sustainable modes of transport by providing public electric charging points for cars and cycles; electric bicycle hiring stations; and promoting longer term solutions such as electric community transport.		WPC - EHT	
Safer Streets for pedestrians, cyclists and mobility aid users	W	Maintain pressure on ESCC to maintain road conditions (including on rural roads outside the village centre): - rapid repair of potholes		WPC - EHT	ESCC

		<ul style="list-style-type: none"> - prevention of further deterioration - regular resurfacing 			
<p>Safer Streets for pedestrians, cyclists and mobility aid users</p>	W	<p>Investigate introduction of traffic calming in busy areas, including:</p> <ul style="list-style-type: none"> - Traffic calming measures at entry points into main residential areas, e.g. Lower High Street, Pell Green - Assessment of benefit of traffic lights or flashing signs at key congestion times - Possible introduction of speed bumps or other surface treatments 		WPC - EHT	ESCC
<p>Safer Streets for pedestrians, cyclists and mobility aid users</p>	W	<p>Provide formal traffic speed/traffic volume monitors, traffic pollution monitors and Neighbourhood Watch security cameras in the High Street.</p>		WPC - EHT	
<p>Safer Streets for pedestrians, cyclists and mobility aid users</p>	W	<p>Conduct an 'Accessibility' street audit throughout the main Wadhurst Village area to establish necessary improvements, to cover:</p> <ul style="list-style-type: none"> - Crossing points in village (e.g. Uplands, Jempsons, Durgates, near Fire Station) - Seating in High Street and at bus stops - Better pavement to road access for wheelchairs/scooters - Better access to shops, cafes and public amenities for wheelchairs/ scooters/ pushchairs - More disabled parking near Surgery and in High Street - Banning pavement parking 		WPC	Residents Community Groups

Support new and existing businesses.	W	<p>Provide support to new and existing businesses, e.g.:</p> <ul style="list-style-type: none"> - reduced business rates to new start-ups for an agreed period - a financial contribution to rents on business premises for a defined period - permission and financial support to businesses starting in unused premises in the High Street or in unused farm buildings 		WPC	
Support new and existing businesses.	W	<p>WPC to work with Wadhurst Business Association to create a strategic businesses/enterprise group which can foster greater cooperation to sustain businesses, especially in the high street. Such a business association should be given a charter by the Parish Council to:</p> <ul style="list-style-type: none"> - Develop and facilitate a business strategy for the village - Produce an Infrastructure priority list of projects - Provide networking and information sharing for Wadhurst businesses - Advocate the needs of Wadhurst businesses to local (and national) government at all levels - Encourage activity which improves the viability of local businesses (joint promotions, special events and openings etc.) - Encourage skill-sharing, mentoring and support - Encourage all local businesses to use other local businesses to meet their needs (printing, IT support etc.) - Support business start-ups, pop-up shops and home-based businesses - Keep register of businesses and available business accommodation. Register to include new businesses targeted / required. 		WPC	<p>Business Association Local business owners</p>

Support new and existing businesses.	W / C	Support the creation of a business hub, providing office support and/or meeting space for small businesses and home workers.		WPC - Amenities	WPC Business Association Small Businesses
Wellbeing & Leisure	M	Provision of a new, fit-for-purpose Health Centre to accommodate health professionals including doctors, nurses and physiotherapists with adequate dedicated off-street parking. WPC needs to investigate the most feasible potential location.	73.6%	WPC - Amenities	
Wellbeing & Leisure	M	Investigate the viability of a new public swimming pool and the attractions of different options: - Re-open Uplands open-air pool - Commission a feasibility study for an indoor pool as soon as possible (see also the Appendix to Wellbeing & Leisure Closing Report)	69.1%	WPC - Amenities	Uplands Residents
Wellbeing & Leisure	W	Better maintenance of public footpaths with better signage and more publicity of available paths		WPC - Amenities	Footpath Society Residents

C Community projects needing minimal funding and led by local groups.

W Regular WPC committee agenda

M Major projects, requiring funding

P Incorporated in Policies

WPC Committee abbreviations

EHT Environment, Highways & Transport

APPENDICES

Appendix A: Local Green Spaces, Green Gaps and Highly Valued Views Designations Electronic Link:

<https://drive.google.com/file/d/1vN-nbKsisTU-5XRforYYSufDIgaV8yy/view?usp=sharing>

Appendix B: Glossary

Community right to build.	The community right-to-build process is instigated by a 'community organisation' where the community decides to bring forward specific development proposals for the benefit of the community. This might include community facilities and affordable housing.
Core strategy	A plan setting out the spatial vision and strategic objectives of the planning framework for an area.
Habitats Regulation Assessment	This is a requirement for plans that are likely to lead to significant effects on sites of nature conservation importance.
Local Planning Authority	A local planning authority is the local authority or council that is empowered by

	law to exercise statutory town planning functions for a particular area of the United Kingdom.
Localism Act	<p>The Localism Act 2011 includes five key measures that underpin the Government's approach to decentralisation.</p> <ul style="list-style-type: none"> •Community rights •Neighbourhood planning •Housing •General power of competence •Empowering cities and other local areas
National Planning Policy Framework (NPPF 2019)	<p>The NPPF 2019 sets out the planning policies for England.</p> <p>This was a key part of the reforms to make the planning system less complex and more accessible and to promote sustainable growth.</p> <p>The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.</p>
National Planning Policy Statements and guidance notes	<p>Planning policy guidance notes and their replacements planning policy statements, are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local</p>

	<p>authorities and others on planning policy and the operation of the planning system. The majority of planning policy statements and guidance notes has been superseded by the NPPF 2019.</p>
Neighbourhood area	<p>A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced.</p>
Neighbourhood Plans	<p>New type of plans introduced by the Localism Act 2011. They will be prepared by town/Parish councils or constituted Neighbourhood Forums and develop detailed planning policies for a town/Parish (or part of them) in general conformity with the council's Local Plan.</p>
Qualifying Body	<p>This can be described as: a Parish council, organisation or body designated as a neighbourhood forum, authorised to act in relation to a neighbourhood area for the purposes of a Neighbourhood Plan.</p>
Statement of Community Involvement	<p>A document setting out how the authority will consult and involve the public at every stage in the production of the Local Development Framework.</p>
Statutory Consultees	<p>Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations</p>
Steering Group	<p>A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or Parish council.</p>

Strategic Environmental Assessment	Strategic environmental assessment (SEA) is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.
Town and Country Planning Act 1990	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

Appendix C:

List of Neighbourhood Plan Policies

Getting Around

Policy PGA1: Road and Pedestrian Safety with Sustainable Access

Policy PGA2: Traffic Congestion and Traffic Pollution

Policy PGA3: New Development Parking

Local Economy

Policy PLE1: Employment retention

Policy PLE2: Rural Businesses

Policy PLE3: Local Economy

Policy PLE4: Tourism

Policy PLE5: Infrastructure support for new businesses/services

Environment

Policy PEN1: The High Weald AONB and Countryside Protection

Policy PEN2: Conservation of the natural environment, ecosystems and biodiversity

Policy PEN3: Protection of Green Gaps

Policy PEN4: Protection of views

Policy PEN5: Local Green Space Designation

Policy PEN6: Open space within major development areas

Policy PEN7: Protection of Dark Skies

Design, Development and Character

Policy PDC1: Historic Environment

Policy PDC2: Integration and protection of landscape character and views

Policy PDC3: Development Boundary

Policy PDC4: Development Design principles

Policy PDC5: Quality of Design

Policy PDC6: Affordable Housing Development

Policy PDC7: Major Development

Policy PDC8: Brownfield Sites

Policy PDC9: Conservation areas

Wellbeing and Leisure

Policy PWL1: Community leisure and cultural facilities

Policy PWL2: Protection of Assets of Community Value Sites

Appendix E: List of Evidence Based Documents

Primary Resident/Stakeholder Evidence

ANNEXES

ANNEX 1: Design, Development and Character Focus Group Final Closing Report: (separate document due to size): Electronic Link:
https://docs.google.com/document/d/1f_vUhmUOkmMMLBINXh6Ygkfy2V7VaAgdLXHBlqDMKw/edit?usp=sharing

ANNEX 2: Environment Focus Group Final Closing Report: (separate document due to size): Electronic Link:
<https://docs.google.com/document/d/1uCzakDgm61ayXAYLcPhgFe3hhg0r-6GBv2koWvQ8eBo/edit?usp=sharing>

ANNEX 3: Getting Around Focus Group Final Closing Report: (separate document due to size): Electronic Link:
https://docs.google.com/document/d/1zA3glELa4Ob6j_CZ94Cg6XdRI6V2bYenWfkzq3Qmtw/edit?usp=sharing

ANNEX 4: Local Economy Focus Group Final Closing Report: (separate document due to size): Electronic Link:
https://docs.google.com/document/d/1cY4H8Rfp4LUS2FZnrQ4dVC8nv_XuZ4Sq_YGySjH5t1w/edit?usp=sharing

ANNEX 5: Wellbeing and Leisure Focus Group Final Closing Report: (separate document due to size): Electronic Link:
<https://docs.google.com/document/d/1VFB7suOx7ThrfMpSrqIbbfsfMq2jllzly9XCXHRkA60/edit?usp=sharing>

ANNEX 6: Results of Household Survey Analysis: (separate document due to size) Electronic Link:
<https://drive.google.com/file/d/0B1rY9ov5RKnBc0wtOGpMWFYtcHIWT01sTVZjTVNfYVBQWjJ3/view?usp=sharing>

ANNEX 7: High Weald Design Guide (separate document due to size) Electronic Link:

<http://www.highweald.org/look-after/planning/design-guide.html>

ANNEX 8: Wealden Design Guide (separate document due to size) Electronic Link: <https://www.wealden.gov.uk/planning-and-building-control/planning-policy/planning-policy-documents/wealden-design-guide/>

ANNEX 9: Wadhurst Character Assessment (separate document due to size) Electronic Link:

https://docs.google.com/document/d/1dsppcw_QecnEMRhaDoo1ONeQItf7kq7lY2EVXp6nd-I/edit

Appendix G Community Consultations

Electronic Link:

https://docs.google.com/document/d/1dpfM8SUCy4HUD5MCQUChcZKfSVoA_PgpPwMtWHrwc5U/edit?usp=sharing



