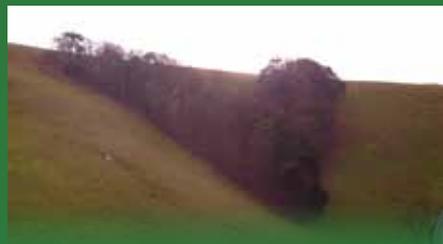


Housing sites & green space protection



Public consultation
7 December 2016 – 28 January 2017

Open morning 21 January
Ditchling Village Hall, 10am – 12.30 pm

Neighbourhood Plan Progress

The Ditchling, Streat and Westmeston Neighbourhood Plan is a community-led plan for shaping the development and conservation of the area. The plan's primary purpose is to inform local development and planning: through it we can influence types of development and housing, and where development might take place. It is being prepared by a team of residents who, on behalf of the three parish councils, followed the guidance as to what our community wants as expressed by many of you in the household questionnaire carried out 18 months ago. This gave the team very clear directions.

We consulted residents in spring 2016 with an initial plan, and based on your comments, and those of authorities that included South Downs National Park, Lewes District and East Sussex County, we have been working hard to revise the plan and take into account all the comments made. This second consultation focuses on the more detailed aspects of housing and green spaces.



Housing Development Sites

Following our consultation earlier this year, some sites have been ruled out while new ones have been proposed by land owners.

As part of the plan Ditchling has been told by the planning authorities to find sites for at least 15 dwellings. This has not been easy, given the densely built nature of the village, conservation of its mediaeval core and other environmental considerations. However, if we don't identify sites in the neighbourhood plan, it will almost certainly be rejected by the independent examiner and the South Downs National Park Authority will decide for us.

We now have three new sites to consider and more detail on the existing proposed site at Park Barn Farm / Long Park Corner in Beacon Road. All the sites remain subject to detailed proposals including traffic calming, flood alleviation etc.

This further informal consultation welcomes comment on these proposals and invites all residents to an open morning in Ditchling Village Hall on Saturday 21 January.

The four sites are:

TITLE	OWNER	NO. OF UNITS	NOTES
Park Barn Farm / Long Park Corner	Simon Sinnatt/ Lewes DC/ Community Land Trust	9 community housing 3 private units	Land to be gifted for Community land trust & community use. Outside settlement boundary.
Common Lane	Philip Dunn	6 private units	Outside settlement boundary.
Lewes Road/ Nye Lane	Paul Bowtell Neville Estates	2 new in addition to the 3 already granted 2 new	Within settlement boundary Within settlement boundary
In addition, the development at The Jointure, 17 South Street, gives us three more units which already have planning permission.			

Park Barn Farm/Long Park Corner

This site is on the south edge of the village, and sits outside the current settlement boundary. It abuts the existing Long Park Corner housing estate. The owner of the field that makes up southern two-thirds of the site is prepared to gift the land to the village so long as he can erect three detached houses for his own family on it as well. He is also prepared to gift for community use a further narrow strip that runs along the western perimeter of Long Park Corner, that can't be used for building.

At the north end of the site there is a row of pre-fabricated garages with a tarmac forecourt, owned by Lewes District Council. It is connected to the estate by a narrow access road. The council's housing officers have indicated it is considering demolishing the garages, and has accepted in principle that the land thus released could be merged with the donated land. This will enable a composite design for the whole site.

Common Lane

This triangular site is on the north side of the village, again sitting just outside the existing settlement boundary. The owner favours single-storey dwellings and the neighbourhood plan project group believes the land could accommodate 6 units, if the site were to be approved.

Lewes Road/ Nye Lane

The main site is the Ditchling garage site. It already has planning permission for 3 detached houses, but the owner is prepared to increase the number of units and incorporate instead smaller terraced units.

Continued overleaf....

Neville Estates owns a narrow strip on the west side of the lane opposite the garage land, and proposes 2 small 1 bedroom live / work properties. It is been suggested they work closely with the garage owner to propose an architecturally similar style of dwelling to the adjacent garage site, thus presenting a higher quality of dwelling and consistency of aspect.

Designation of green spaces

We are also proposing to designate 20 important local green spaces throughout Streat, Westmeston and Ditchling, to protect them from development. Maps and further information will be available at the open day and are online.

What is the next step?

The final plan has to be put to a referendum for all residents to vote on. It will only be adopted if more than 50% of those who vote approve it. Before the referendum the plan also has to be approved by the South Downs National Park Authority and an independent examiner to make sure it complies with various laws and policies.

How can I comment?

The housing and green space consultation document is available on our website www.beaconvillagesplan.co.uk and from parish clerks and in the Post Office.

Please send any comments in writing to:

Mrs Michelle Warner
Clerk, Ditchling Parish Council
1 The Hollow, Lindfield, West Sussex RH16 2SX
email: ditchlingpc@btinternet.com

Continued overleaf...

Tony Gedge
Chairman, Streat Parish Meeting
Streat Cottage
Streat
BN6 8RU
email: a_gedge@hotmail.com

or

Rob Mills
Chairman, Westmeston Parish Council
Hooks Acre
Lewes Road
Westmeston, BN6 8RH
email: hooksacre@btinternet.com

or

Dr Mike Burr chair of the project management group:
email: mustburr@gmail.com

And please come and talk to us at the open morning in
Ditchling Village Hall, on Saturday 21 January, 10am – 12.30pm.

FAQs

Q. If a site is included for development in the neighbourhood plan, does that mean it is outside the normal planning process?

A. *No. It means the site is considered suitable IN PRINCIPLE but it still has to go through the normal planning application process, and an application will not necessarily be approved by the planning authority (SDNPA or Lewes District Council).*

Q. Can planning applications be made for developments on sites not included in the plan?

A. *Yes. Anyone can still make applications as before. But the planning authority has to take the neighbourhood plan into account.*

FAQs

Q. Is there a housing allocation for Streat or Westmeston.

A. *No. Both Streat and Westmeston are rural areas with no 'settlement' in planning terms.*

Q. Why has the former nursery site on Beacon Road been excluded?

A. *The SDNPA rejected this site because it is some way outside the settlement area; the houses when built would be visible from the scarp and because there are valuable areas of ancient woodland between it and Ditchling village.*

Q. What about planning applications for extensions and single dwellings?

A. *These will be assessed as before by the planning authority. However they will be subject to plan policies such as those on design.*

Q. How long will it be before the final plan is approved?

A. *If all goes well we hope to submit the plan to the South Downs National Park Authority (which will hold its own 6-week consultation), and then to the independent examiner in early 2017. We hope the final plan will be approved in principle, and submitted to all residents in a referendum shortly after.*



Open morning

Come and talk to us and see the plans at the open morning on

**Saturday 21 January,
10am – 12.30pm**



www.beaconvillagesplan.co.uk