



# Wivelsfield Parish

## Neighbourhood Plan Review, 2021



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## 1. Introduction

The Neighbourhood Plan for the Parish of Wivelsfield (WNP) has an operational mandate from 2015 to 2030. The plan includes eight key policies:-

1. A spatial plan for the Parish
2. Housing Site allocations
3. Education
4. Community facilities
5. Design
6. Green Infrastructure and biodiversity
7. Local green spaces
8. Allotments

It is felt that the WNP has been successful in allowing for a balance of development, informed by community wishes. In line with best practice however, Wivelsfield Parish Council (WPC) initiated a review of the plan in February 2021 was in order to explore the plan's currency and accuracy. This report, the Wivelsfield Neighbourhood Plan Review (WNPR), details the outcomes of the review.

## 2. Methodology

The Neighbourhood Plan Review (WNPR) has drawn on guidance provided by the Locality Neighbourhood Plan Network and Support Group. The methodology of the Locality NP Monitoring Guide (Final 2019.09.11) advocates five areas for analysis and these have been used as the basis for the review; effectiveness, adherence to national legislation and policy, adherence to local policy, changes to local circumstances and evidence, and local opinion [Locality, 2019]. WPC has elected to evaluate these areas with respect to general conformance with the Neighbourhood plan, and in relationship to specific policies within the plan.

The review has been undertaken by all members of the Wivelsfield Parish Council, supported by volunteers from the Wivelsfield Parish as part of a Neighbourhood Plan review working party.

### References

Locality. 2019. Locality NP Monitoring Guide Final 2019.09.11, available at <https://neighbourhoodplanning.org>

### 3. Review

#### 3.1. Effectiveness

WNP	Comments	Impact / outcomes
General	<p>Relationship of planning applications to the WNP:-</p> <ul style="list-style-type: none"> <li>• WNP identified three preferred development sites; 30 homes at Springfield Estate (WNP site No 6) and two small sites on Hundred Acre Lane (WNP site 10), each to accommodate up to two homes. These are noted in the most recent LDC Authority Monitoring Report (2019/2020, p60. item 8.22). Planning approval has been given to the larger of these sites, one of the smaller sites on Hundred Acre Lane has been built and planning permission has been sought for the other.</li> <li>• 30 new development planning applications have been submitted to Lewes District Council (LDC) since the initiation of the WNP. 21 of these have been approved, 8 refused and 1 withdrawn. Details of these applications are appended as ‘Wivelsfield Planning Application Numbers’ (Appendix 1.)</li> </ul> <p>Are there issues arising not covered by policies?</p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p>Other related (such as CIL) or non-planning activities.</p> <ul style="list-style-type: none"> <li>• WPC has occasionally referred to other activities, including CIL. Quite often matters referred to are in the WNP but not directly referenced. WPC should in future, reference specific policy matters</li> </ul>	<p>WNP and LDC are in accordance and no changes to WNP are required</p> <p>LDC planning officers either refer directly to the WNP, or to the National or Local planning policies that are connected to the WNP policies.</p> <p>No changes are required to the WNP but it is recommended that WPC refers to WNP policy numbers in its discussions and recommendations around</p>

		planning and development in the Parish
Policy specific	<p>Are planning outcomes in accordance with neighbourhood plan policies (example evidence: officer reports, enforcement activities, appeal decisions, planning notices)?</p> <ul style="list-style-type: none"> <li>• Developments seem to adhere to, and be in accordance with, the Wivelsfield Neighbourhood Plan. See again the 'Wivelsfield Planning Application Numbers' Appendix 1.</li> <li>• It is felt that the WNP has allowed for a balance of informed development outside of the spatial plan (Policy 1). Planning for example has been approved at the St Peter &amp; St James Hospice, outside of the NP policy 1, where it was felt to be a development of community benefit.</li> <li>• There are also cases where the Neighbourhood Plan is not applicable or superseded by alternative legislation such as permitted Development Rights. For example, Somerset House (the former Beer Piper factory site, LW/18/0900) has been developed because the site has fallen under the legislation of the Permitted Development rights [Planning for the future]. In fact, as an industrial unit rather than an office, the PDR should not have applied and LDC should have refused the development. Although enabled under the PDR, the Development of Somerset House is within the planning boundary, does not facilitate a design change to the appearance of the building, and does not impact on other policies save for policy 4 (parking) and 8 (allotments).</li> </ul>	No changes are required to the WNP

### 3.2 National Legislation and Policy

WNP	Comments	Impact / outcomes
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<p>General</p>	<p>Have any of the following legislation changed and affected the WNP?</p> <p>Neighbourhood Planning Regulations 2012</p> <ul style="list-style-type: none"> <li>• There are several updates to the Neighbourhood Planning regulations (<a href="https://www.gov.uk/guidance/neighbourhood-planning--2#history">https://www.gov.uk/guidance/neighbourhood-planning--2#history</a>) but these are concerned with clarifications and guidance and the original legislation of 2012 remains unchanged. The Neighbourhood Planning Act 2017, revised May 2019, has introduced rights of the Secretary of State, issues of change, materiality and notifications but these do not appear to affect the already made, WNP.</li> </ul> <p>National Planning Policy Framework (NPPF) 2012</p> <ul style="list-style-type: none"> <li>• A revision to the original NPPF 2012 was published in July 2018, revised February 2019, and includes around 85 reforms. These are focused on:- <ul style="list-style-type: none"> <li>○ Promoting high-quality design for new homes and places.</li> <li>○ Offering stronger protection for the environment.</li> <li>○ Constructing the right number of homes in the right places.</li> <li>○ Focusing on greater responsibility and accountability of councils and developers for housing delivery.</li> </ul> <p>These work together with the WNP policies; better quality design (policy 5), environmental protection (policy 6 and 7), number and siting of houses (policy 2).</p> </li> </ul> <p>Other pertinent legislation such as the Planning &amp; Compulsory Purchase Act 2004 or the European Directive on Strategic Environmental Assessment 2004 does not seem to have been introduced or changed in any way that impacts on the WNP</p> <p>Under the Town &amp; Country Planning Use Regulations 2020, a number of commercial, business and service property types have been grouped into a new 'Class E' category, with greater ability to convert to residential property without planning consent. Wivelsfield has few Class E properties, so the impact of this legislation is likely to be negligible on WNP policies over and above existing permitted development rights legislation.</p>	<p>The <b>integrity</b> of the WNP remains unaffected by legislative changes</p>
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Policy specific	It is likely that Building regulations will in future require electric car charging points to be included in new development plans. Although this is not yet a statutory requirement, it has been covered by LDC and WPC in planning considerations	No changes are required to the WNP

### 3.3 Local Policy

WNP	Comments	Impact / outcomes
General	<p>Have any of the following local policies changed and affected the WNP?</p> <ul style="list-style-type: none"> <li>The Lewes District Joint Core Strategy was adopted in 2016 and remains current to 2030.</li> <li>Lewes Local Plan Part 1 (LPP1) is now more than 5 years old, and this may have implications in favour of Sustainable Development and the application of National Planning Policy Framework (NPPF) paragraph 14 (introduced as part of NPPF revisions in 2018). It is difficult to consider how to respond to this. It may require additional houses – but it is unlikely to require changes to the WNP beyond accepting a larger housing allocation. It is also noted that calls are being made to scrap the Housing Delivery Test and to revise the standard method for housing allocations, and that neighbourhood planning itself is under review. On balance, it seems prudent to undertake this review and ensure the WNP is as fit for purpose as it can be.</li> <li>The Lewes District Local Plan Part 2 Allocation and Development Management Policies was adopted in February 2020. The Wivelsfield Parish Neighbourhood (WPN) Plan was published in September 2016. Therefore, as part of the review, a check was made to ensure ‘general conformity’ of the WPN Plan with Lewes District Local Plan Part 2 (Planning Practice Guidance March 2014 ID 41-074). Part 2 of the Lewes District Local Plan (Residential Site Allocations) identifies a planned housing growth of 30 dwellings for</li> </ul>	<p>No changes are required to the WNP</p> <p>Policies in the WPN Plan are in ‘general conformity’ with the relevant Development Management Policies described in Part 4 of the Lewes District Local Plan.</p>

	<p>Wivelsfield Green with no residual housing growth to be identified. The WPN Plan identifies a growth of 34 dwellings. Updated housing numbers have yet to be provided by Lewes District Council. The WNP Plan did not identify an allocation for the land within the parish on the edge of Burgess Hill. 14 units are allocated in the Lewes District Local Plan Part 2 for this area.</p> <ul style="list-style-type: none"> <li>• The Lewes District Local Development Plan (LDLP) remain unchanged save for amendments to affordable housing requirements (core policy 1)</li> <li>• Lewes District Council Strategic Environmental Assessment (SEA), LDLP Saved Policies, Planning boundary &amp; key countryside, Area of Established character, Listed buildings, Building of local visual or historic interest, Conservation areas, LDC Rural Settlement Study 2012 remain unchanged.</li> <li>• The LDC Landscape Capacity Study 2012, State of the Parish Report 2014 and Housing Needs Survey remain unchanged.</li> <li>• LDC Strategic Flood Risk Assessment 2009, Environment Agency Flood Risk maps, Rivers Trust. The Ouse and Adur Rivers Trust have identified Ringmer and Wivelsfield as being local areas with increased risk of flooding (likelihoods raised from 1 event in 100 years, to 1 in 25).</li> </ul>	<p>Flooding is covered in Policies 4 and 6 of the WNP, and highlights the need to reduce flooding in association with local authorities and LDC Cope Policy 8 of the LDLP1. No amendments to the WNP are therefore required</p>
Policy Specific	<p>The LDC Land Availability Assessment has been updated. There are six new site proposals within the parish noted in the LDC call for sites; 33WV, 34WV, 35WV, 36WV, 37WV and 38WV (policy 2)</p>	<p>It is not intended, or necessary, to revisit the site allocation policy (Policy 2) in order to accommodate these changes. There are therefore no changes required to the WNP</p>



### 3.4 Local Circumstances & Evidence

WNP	Comments	Impact / outcomes
General	<p>Have any of the following changed and affected the WNP?</p> <p>Population</p> <ul style="list-style-type: none"> <li>• Increased population due to the delivery of developments.</li> </ul> <p>Infrastructure</p> <ul style="list-style-type: none"> <li>• Reduction in the bus service serving Wivelsfield Green</li> <li>• Additional traffic on the roads due to new developments (both inside and outside the Parish). Deterioration in road surface quality is concerning.</li> <li>• The nearest recycling centre in Burgess Hill is no longer available to non-Mid-Sussex residents.</li> </ul> <p>Employment</p> <ul style="list-style-type: none"> <li>• Closure of Beer Piper and Travis Perkins</li> <li>• More people working from home</li> </ul>	<p>No changes are perceived as being required to the WNP with respect to these changes in local circumstances.</p>
Policy Specific	<p>3. Education</p> <ul style="list-style-type: none"> <li>• Additional classrooms added to primary school and at full capacity - with no additional land to build further classrooms</li> <li>• School bus at capacity with some students having to stand</li> </ul> <p>4. Community facilities</p> <ul style="list-style-type: none"> <li>• Village Hall Improvement Project (CIL contribution helped with funding). It will increase spaces for Playgroup and Parkinsons as well as provision of public toilets</li> <li>• Outdoor gym installed on the green</li> </ul>	<p>No changes are required to the WNP.</p>

	<ul style="list-style-type: none"> <li>Increased use from lockdown and increased ownership of pets – leading to increased usage of footpaths. Footpaths &amp; Bridleways in poor state due to increased use</li> </ul> <p>6. Green Infrastructure and biodiversity</p> <ul style="list-style-type: none"> <li>Land at Antye Field in West Wivelsfield has now been designated an Asset of Community Value.</li> <li>Areas of surface flooding</li> <li>Charlwood Gardens has adopted village green status</li> </ul>	
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### 3.5 Local Opinion

<b>WNP</b>	<b>Comments</b>	<b>Impact / outcomes</b>
General	<p>It is requested that the area referred to as ‘Burgess Hill within Wivelsfield Parish’ and the area at the ‘edge of Burgess Hill’ be referred to as ‘West Wivelsfield’.</p> <p>WNP Para 2.4 Wivelsfield station is not in the Parish as noted</p> <p>WNP Para 2.6 Iron Age roundhouses, Roman finds and archaeological evidence of Anglo-Saxon activity have been found at a number of <u>sites in the village</u> – more correctly across the parish</p> <p>WNP Ref Heritage 10. It is suggested that listed buildings include precise historic gradings</p>	<p>Adopted within the review document, and noted for future use</p> <p>Change to:- Wivelsfield railway station is situated 760m outside the Parish boundary of West Wivelsfield and 2 miles from Wivelsfield Green.</p> <p>Change to:- Found at a number of sites across the Parish</p> <p>To be considered in future Neighbourhood Plans</p>

	<p>It is noted that some sites considered for potential development in the WNP have actually been developed, or have been classed as unsuitable. This includes site 11 and site 19WV.</p> <p>WNP Para 3.45 That new developments should not impinge detrimentally on the curtilage of historic buildings.</p> <p>WNP Para 4.8 References to Burgess Hill are unliked</p>	<p>Given that there is no intention to pursue further site allocations as necessitated under government and local planning requirements, therefore no changes applicable to the WNP.</p> <p>Change to:- That new development must not impact detrimentally on historic assets or their historic landscape settings but must pay them 'special regard' in accordance with local and national heritage conservation planning regulations.</p> <p>Replace 'Burgess Hill' with 'West Wivelsfield'</p>
Policy specific	<p>Policy 3. Education</p> <ul style="list-style-type: none"> <li>• Education is currently only primary. There is a range of various types of adult and continuing education also offered in the Wivelsfield Village Hall (WVH).</li> </ul> <p>Policy 4. Community facilities</p> <ul style="list-style-type: none"> <li>• Green infrastructure should include Charlwood Gardens' Village Green Status, as the green is now allocated as such.</li> </ul> <p>Policy 6. Green Infrastructure and biodiversity</p> <ul style="list-style-type: none"> <li>• Inclusion of a request for electric charging points in new builds.</li> </ul>	<p>Whilst some of the climate change impact within the current WNP is less clear, WPC fully endorses and supports all of the environmental, sustainability and climate change policies contained in the Lewes District Council Local Plan Part 2 and we feel this is</p>

	<ul style="list-style-type: none"> <li>• Loss of access to footpaths in the West Wood (belonging to the neighbouring Parish of Ditchling)</li> <li>• “Wivelsfield Parish Council has not been blind to the recent impact of climate change, and the declaration of a Climate Emergency by Lewes District Council is fully endorsed”.</li> </ul> <p>Policy 8. Allotments</p> <ul style="list-style-type: none"> <li>• A question over the demand for allotments?</li> </ul>	<p>sufficiently well covered that it does not at this stage require an update of such policies within the WNP. For example, whilst WPC routinely studies and, if necessary, comments on the quality of car charging points in developments (and upgrades to pre-existing house stock), we shall rely on the LDC Policies in this area.</p> <p>WPC will consider the role of allotments in future neighbourhood plans but to leave as still current. No major changes are therefore required to the WNP</p>
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## 4. Conclusions

WPC considers that the Neighbourhood plan has been effective in shaping development in the parish according to community wishes, and there are no amendments to Policies that have arisen from the review. Where amendments have been suggested, these are considered to be minor (*Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum*).

It is however noted that Wivelsfield has experienced a 60% growth in its housing in recent years. This includes 105 units versus the 100 required to be added in West Wivelsfield, 75 houses on North Common Road, 14 at Somerset house plus a further 15 units within the village - all in windfall sites additional to the 30 houses required as part of the Neighbourhood Plan. This is changing the nature of the community – negatively for those with a desire for small, rural village habitation.

Coupled with this internal growth is the extensive development in the neighbouring areas of Haywards Heath, Burgess Hill, Fox Hill, and Hassocks, with an increasing effect on transport, parking, wear and tear of facilities, school availability, road safety and so on. It is hard to conceive additional development and growth without further deterioration to education, facilities and the environment, and raises questions about sustainability of future development in the Parish, as the planning applications that have been approved typically cite Burgess Hill resources to prove sustainability.

## 5. Appendix 1 - WIVELSFIELD PARISH - FULL PLANNING APPLICATIONS FOR NEW DEVELOPMENTS : NOVEMBER 2017 TO MARCH 2021

REFVAL	Site Address	PROPOSAL	DECISION	WPC response	Decision Notice / Planning comments	Analysis / Comments
LW/19/0409	1 Hurstwood Cottages Colwell Lane South Wivelsfield East Sussex RH17 7QZ	Removal of existing single story garage and the rebuild of a 2 bedroom self-contained annex	APP	At its meeting of 1 July 2019, Wivelsfield Parish Council resolved to support this application, on the proviso of a condition being imposed to require the annex to remain as ancillary accommodation to the existing property in perpetuity, so that it may not be sold off as an independent dwelling.  It would also be appreciated if, as a part of the work, consideration could be given to the installation of an electric vehicle charging point.	no decision notice on system	
LW/20/0787	2 Green Road Wivelsfield Green East Sussex RH17 7QA	Demolition of detached garage, erection of two-storey 2x bedroom detached house, relocation of vehicular access	APP	At its meeting of 1 February, Wivelsfield Parish Council resolved to submit a neutral comment to the above application. The Council however wished to query whether there would be sufficient space for two off road parking spaces per dwelling (as per the requirements of Policy 5 of the Wivelsfield Neighbourhood Plan) and to encourage the installation of electric vehicle charging points.	WPC required 2 parking spaces as per WNP policy 5 LDC noted applicable WNP policies 1 and 5	WNP noted and applied
LW/18/0533	Clearview Nursery Lane Wivelsfield Green East Sussex RH17 7RB	Change of use from ancillary accommodation to independent dwelling and minor changes to fenestration	REF - granted at Appeal	Wivelsfield Parish Council objects to this application on the following grounds: The introduction of another four bed home in this very rural area of the Parish is considered to be over-development. The site does not fall within the planning boundary. The track to the property was, until recently, predominantly an unmade road and is a very well-used footpath. It is not suited to the additional traffic that would be generated by another four bed home.	Granted at Appeal by Inspectorate. Officer decision reported contrary to Policy 1 of WNP	WNP noted and applied on appeal
LW/19/0634	Coldharbour Cottage Hundred Acre Lane Wivelsfield East Sussex RH17 7RS	Conversion of existing potting shed and greenhouse to residential annex accommodation	APP	If approved would like to see the ancillary accommodation tied to the existing dwelling. The council would not wish to see further development of the site. It would also wish to see a condition requiring the installation of electric charging points as part of the consent	Officer requirement for WNP policy 5 WPC requested tie/link with existing building as per an 'annex', and LDC refers to the plan as an 'extension.' This is however not tied to existing building and is separate accommodation in the garden	WNP noted - but not preventing development where LDC planning requirements have not been applied.

					in contravention of WNP policy 2 - or LDLP1 Spatial Policy 2	
LW/18/0118	Copper Beeches North Common Road Wivelsfield Green East Sussex RH17 7RJ	Construction of new dwelling and access to highway	REF	The Council continues to have concerns about the drainage and size of plot. However it also believes that the applicant should obtain a certificate of consent from the neighbour with whom the property shares the drive, before the project can possibly be considered. Likewise the plans should be resubmitted, clearly showing how the root structure of the protected tree will be preserved. Wivelsfield Parish Council objects to the above application on the following grounds:1. It is considered that the proposed dwelling would be shoehorned in owing to the narrowness of the plot and would therefore contravene policy 5 of the Wivelsfield Neighbourhood Plan, which requires dwellings to be in keeping with those in the surrounding area.2. The difficulty of parking and gaining safe access onto the main road. The issues with waste water and sewerage. The Council continues to have concerns about the drainage and size of plot. However it also believes that the applicant should obtain a certificate of consent from the neighbour with whom the property shares the drive, before the project can possibly be considered. Likewise the plans should be resubmitted, clearly showing how the root structure of the protected tree will be preserved.	Officer decision reported contrary to Policy 5 and 6 of WNP and therefore proposal not considered to be acceptable	WNP noted and applied
LW/19/0628	Home Farm Slugwash Lane Wivelsfield East Sussex RH17 7RQ	Conversion and extension of redundant mill building (Building A) to form a 3 bedroomed dwelling including demolition of an area of former store buildings and pig sties.	APP	Wivelsfield Parish Council considered the above applications at its meeting of 7 October and resolved to object to both proposed developments, as they are outside the planning boundary. (The Council would also have liked to see bigger plans and more information. Without prejudice to the above comments, should the applications be granted permission, then the Council would like to see a condition requiring electric car charging points to be installed.	The proposed development is considered to constitute an acceptable form of rural development as it is supported by countryside policies within the development plan (RES7 of the existing Local Plan and DM4 of the emerging Local Plan part two). It therefore satisfies the requirements of Policy 1 of the Wivelsfield Neighbourhood Plan.	WNP noted and applied

LW/19/0629	Home Farm Slugwash Lane Wivelsfield East Sussex RH17 7RQ	Conversion of redundant general farm buildings and pig buildings (Building B) to form a 3 bedroom dwelling including formation of a new link corridor	APP	Wivelsfield Parish Council considered the above applications at its meeting of 7 October and resolved to object to both proposed developments, as they are outside the planning boundary. (The Council would also have liked to see bigger plans and more information. Without prejudice to the above comments, should the applications be granted permission, then the Council would like to see a condition requiring electric car charging points to be installed.	WNP not referred to in officer report, however the noted conditions are in general conformance with the WNP. WNP policy 2 (site allocation) however is not met if LDLP1 is breached	WNP requirements met where concurrent with LDC policies
LW/18/0437	Land North Of Coldharbour Farmhouse Hundred Acre Lane Wivelsfield East Sussex RH17 7RS	Erection of two detached dwellings	APP	Wivelsfield Parish Council supports the above application for two homes, which are on a site included as a preferred site within the Wivelsfield Neighbourhood Plan. However, the Council would ask that consideration be given to including the following conditions if consent is granted:1. Site hours should be restricted to normal working hours on weekdays and 9-1 on Saturdays.2. No deliveries should take place between 8am-9am, and between 2.30 and 3.30pm, owing to the close proximity of Wivelsfield Primary School.3. On-site provision should be made for the parking of contractors' vehicles. 4. The site workforce must not park in Shepherds Close. 5. The developer be asked to install/contribute towards the introduction of a footpath along Hundred Acre Lane from opposite the site entrance, to the mini roundabout junction with South Road.	Included within the WNP  (note:- WPC advised to work with LDC to pursue a CIL bid for the footpath requested)"	WNP noted and applied
LW/20/0165	Moors Cottage Slugwash Lane Wivelsfield East Sussex RH17 7RG	Conversion of existing dwelling and annex to 2no. 2 bedroom dwellings, incorporating a single storey rear extension and retaining existing access and off-road parking	APP	Following some discussion, the Council resolved to object to the application on the grounds that it is a large application, and the Council felt it unreasonable that a CIL exemption was being sought.	WNP is referred to in the officer report, but not with respect to specific details, however the noted conditions are in general conformance with the WNP. LDC considers splitting 1 house into 2 does not compromise CT1, RES6 and DM1 and therefore WNP policy 2 (site allocation) is met.	WNP noted and applied
LW/19/0817	Moors Cottage Slugwash Lane Wivelsfield East Sussex RH17 7RG	Conversion of existing 3 bedroom dwelling with ancillary accommodation to form 2 x 2 bedroom dwellings, with retained residential curtilages, retained access to Slugwash Lane and off road parking	APP	Wivelsfield Parish Council supports the above application for the change of use and conversion from an existing 3 bedroom dwelling with ancillary accommodation to form 2 x 2 bedroom dwellings, with retained residential curtilages, retained access to Slugwash Lane, and off road parking.	Same development as LW/20/0165	Same development as LW/20/0165



LW/18/0371	Shoulders North Common Road Wivelsfield Green East Sussex RH17 7RJ	2no two storey detached houses to be built on the land that is currently an outdoor floodlit tennis court	REF	Wivelsfield Parish Council objects to the above application on the same grounds as cited for the previous application on this site, .The application does not address housing need in the village, which has been more than met by the Cala Homes development of 75 dwellings which is nearing completion.2. There is certainly no further need for large homes of this type.3. There is concern that, with the proposed size of the dwellings and large pitched roofs, neighbouring properties would feel overlooked and may suffer a loss of privacy.4. Shoulders is not 'surrounded by' residential development or adjacent to the planning boundary.5. The access road is very narrow (and, since we understand another property in the vicinity previously had an application turned down for an additional access point, it would be unfair to allow one in this case).	WNP heavily cited in rejection of the proposed development	WNP noted and applied
LW/20/0696	Somerset House Green Road Wivelsfield Green East Sussex RH17 7QA	Change of use from B1 to C3 - Conversion of building to provide 14 no. 2 storey dwellings with associated parking and landscaping	APP	At its meeting of 2 November, Wivelsfield Parish Council resolved to support the above application for 14, two-storey dwellings. It would however be grateful if the following matters could be given consideration:1. We would like the number of electric vehicle charging points to be increased from 12 to 15 please (to allow one per dwelling, plus one potentially for a visitor).2. We would be keen to enter into a discussion with the developer (in conjunction with East Sussex Highways) to see if a contribution might be made to improving road safety in the vicinity, as Eastern Road and Green Road will be impacted by additional traffic movements from the development.3. We would welcome building links with the developer and on-site team, to ensure that the community is kept informed at every stage of the project and so that we have a clear point of contact to liaise with.	WNP superseded by permitted rights Note: Excluded application for 26 flats	WNP superseded by permitted rights
LW/19/0119	South Colwell Cottage Colwell Lane North Wivelsfield East Sussex RH17 7SR	Proposed replacement single storey two bedroom dwelling	APP	no comments found	WNP not referred to in officer report, however the noted conditions are in general conformance with the WNP.	WNP requirements met where concurrent with LDC policies

LW/20/0188	Springbank Slugwash Lane Wivelsfield East Sussex RH17 7RG	Erection of infill dwelling on garden plot	REF	At its meeting of 1 June, Wivelsfield Parish Council resolved to object to the above application for an infill dwelling for the following reasons: The development would be outside the planning boundary. The line of building would be inconsistent with other buildings. It would conflict with the green appearance of the corner of this junction. Furthermore, the Council has been advised that no planning notice was displayed outside the property, to allow people their democratic right to comment upon the application and therefore it seems the consultation process was flawed.	WNP Policy 5 taken into consideration  Note: Was also refused on appeal. WNP Policy 5 taken into consideration. Appeal Decision states: WNP 'the development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be permitted...	WNP noted and applied
LW/19/0657	Uplea Green Road Wivelsfield Green East Sussex RH17 7QA	Erection of a single dwelling along with associated access, parking and hard/soft landscaping	REF - granted at Appeal	Wivelsfield Parish Council considered the above application at its meeting of 7 October and resolved to object to it on the following grounds: This application is not considered to be substantially different to that of LW/19/0135, which was refused on several grounds, including The subdivision of the plot and erection of a dwelling would result in a development that would be out of keeping with the spacious pattern of existing development in the locality to the detriment of the appearance and character of the surrounding area, and would unduly impact on the residential amenities of the adjoining neighbours due to overshadowing, noise, odour and traffic generation contrary to policies ST3 and ST4 (Design), CP2 (Housing type, mix and density) and CP11 (Built and Historic Environment) of the Lewes District Local Plan. It is felt that the subdivision of this plot continues to pose the problems referred to in the extract above; namely that the proposed dwelling is too large for the plot, is out of keeping with the local environment and would detrimentally impact on the residential amenity of surrounding dwellings. There is a question mark over how sewage would be dealt with and it is felt that this should have been addressed prior to the application being submitted. Additionally, residents are concerned about the impact of such a proposal on surface water flooding. However, without prejudice to the above arguments which alongside neighbour objections, it is hoped will result in the application being refused, should consent be given, the Parish Council would wish to see provision of electric charging points as a condition of development	Refused on grounds of character and design. WNP not noted in officer report refusal, but this would conform with policy 5. Granted on appeal again with no mention of WNP in Appeal Decision report, but the inspector felt it was not out of character and therefore would meet design and character requirements - thereby meeting policy 5.	WNP not noted, but met. Policy 2 is met if LDLP1 is satisfied

LW/20/0083	Weatherlys Eastern Road Wivelsfield East Sussex RH17 7QH	Demolition of existing dwelling and outbuildings. Replacement two storey dwelling and garage with associated landscaping area	APP	The Council objected to the application as they noted concerns in relation to the increased run off from roof space and hard standing areas and that the proposed soak away would not be adequate to deal with the additional water. It was suggested that the planning authority request additional drainage reports and consult with Southern Water on the application, to prevent possible future flooding issues in the area.	Comments quote: The Wivelsfield Neighbourhood Plan (WNP) was 'made' (adopted) on 7 December 2016 and forms part of the development plan. As with Policy DM1 (Planning Boundary) of the LPP2 highlighted above, Policy 1 (A Spatial Plan for the Parish) of the WNP seeks to restrict housing development outside the planning boundary if proposals are consistent with the "countryside policies of the development plan". The scale, density, massing, height, landscape design, layout and materials to be used in development proposals should reflect and enhance the character and setting of the application site to ensure compliance with Policy 5 (Design). Where possible, linkages between the site and road linkages and public routes to green spaces should be created and suitable car parking spaces should be provided (minimum of 2 spaces, unless it can be demonstrated why fewer are more appropriate). Compliance with the requirements of this policy will be for the case officer to assess and in doing so particular attention should be paid to the impact of the increase in height, scale and massing of the proposed dwellinghouse and any resulting impacts on the established hedgerows and other landscape features. If the	Replacement of existing building - In Ditchling Parish but WNP taken into consideration
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					<p>case officer is satisfied with the arboricultural report submitted, trees should not result in a conflict. Policy 6 (Green Infrastructure &amp; Biodiversity) of the WNP requires that where appropriate, development proposals must contribute to and enhance the natural environment; this may include habitat resources for wildlife, such as bat or Swift boxes or creation of wildlife corridors, for example. It will be for the case officer to assess if and what is appropriate. Further surveys/reports may need to be carried out if there is likely to be an impact on protected species. This policy also seeks to support proposals that protect or enhance key features in the Parish, such as hedges, wildlife corridors and woodlands. From a Planning Policy perspective, the proposed development is considered to be generally consistent with policies within the development plan, albeit a EVCP should be provided to be in line with current Council guidance. Further details are also likely to be required in order to satisfy the requirements of Policies 5 and 6 to the satisfaction of the case officer.</p>	
LW/17/0788	The Royal Oak Ditchling Road Ditchling Common Ditchling	Erection of three dwellings with associated access and landscaping	REF	Opposed to plan on multiple grounds	refused variation of LW/15/0827	WNP noted and applied but not able to prevent development

	East Sussex RH15 0SJ					approved before WNP
LW/17/0789	The Royal Oak Ditchling Road Ditchling Common Ditchling East Sussex RH15 0SJ	Full application for 4 dwellings with associated access and landscaping	REF	Opposed to plan on multiple grounds	refused variation of LW/15/0828	WNP noted and applied but not able to prevent development approved before WNP
LW/18/0200	The Royal Oak Ditchling Road Ditchling Common Ditchling East Sussex RH15 0SJ	Extension and conversion of existing garage building to create a 2-bedroom bungalow with associated access and landscaping	APP	Objection: Wivelsfield Parish Council objects to the application. A previous application (LW/17/0788) to create three dwellings on this site, was turned down, and the Parish Council does not believe that this application is sufficiently different to warrant permission now being approved. Rather the Parish Council believes that its original objections to the former application are still valid in relation to these new plans.		Now not possible because applications LW/17/0789 &0788 went ahead
LW/20/0518	Willow House South Road Wivelsfield Green East Sussex RH17 7QN	Change of use from partial hair salon (A1) to dwelling (C3)	NREQ	Not required	Change of use didn't require comments	WNP n/a
LW/19/0387	2 St Michaels Cottages Ditchling Road Ditchling Common Ditchling East Sussex RH15 0SJ	Erection of a four bedroom dwelling in the side garden of 2 St Michael's Cottage	REF	Wivelsfield Parish Council objects to the above application on the following grounds: The Council previously had concerns about the proposals on the basis of the size of the plot and access to it. The Council feels that these issues have still not been addressed. There is a concern about drainage as the land lies low in this area. The proposed development site is outside the planning boundary and therefore conflicts with Policy 1 of the Wivelsfield Neighbourhood Plan	Within Ditchling Parish, WPC comments sought. Also refused at appeal	WNP noted and not further development

LW/20/0210	Land To The North Of Theobalds Road Burgess Hill East Sussex	Erection of three detached dwellings, with garages and associated landscaping	REF	<p>Wivelsfield Parish Council strongly objects to the above application for the erection of three detached dwellings with garages (and indeed the principle of development on this site), just as it did for the previous application (LW/19/0474) which was withdrawn. The Council's objections are as follows: 1. The proposed development would be outside the planning boundary, and is therefore contrary to Policy 1 of the Wivelsfield Neighbourhood Plan.2. Whilst this policy has a proviso that 'proposals for housing development outside the boundaries will only be granted if they are consistent with the countryside policies of the development plan', points 12-15 below highlight the ways in which this application has entirely flouted these countryside policies, rather than seeking to conform with them, and therefore development on this site should not be considered.3. The housing allocation of 100 homes sought for this area of Wivelsfield Parish by Lewes District Council has already been fulfilled and more dwellings are not required.4. Further development along Theobalds Road is inappropriate.5. This has already been acknowledged by the removal of a proposal for ten new dwellings at Oakfield from the draft Local Plan Part 2. 6. Theobalds is a private road and recognised bridleway and is only constructed as such. 7. As a bridleway it is a much used and treasured local amenity.8. However, the road is already overburdened with traffic to the existing homes and businesses and, owing to how narrow it is, walkers/riders are often forced to step into the entrance of private driveways to avoid vehicles travelling along it. 9. Theobalds Road is wholly inappropriate for heavy goods vehicles and would be totally unsuited to accommodating the kind of site traffic that any new development would require. 10. The road is long and narrow and has very limited passing places. 11. Valebridge Road, onto which Theobalds Road comes out, is an increasingly busy route in and out of Burgess Hill and can be dangerous to turn out onto. This has recently been compounded by the increase in vehicle movements occasioned by the building of Medway Gardens and the Rosery (two new developments in our Parish which lead directly on to Valebridge Road and which have fulfilled the majority of the 100 new homes allocation). 12. The owners of the proposed development land should be held to account for having cleared the land of trees without, we believe, the necessary felling licence and before any ecological studies had taken place. 13. Prior to the clearance of the land, it was home to deer, bats, owls and a myriad of other creatures, which have all gone as a result of their natural habitat being destroyed. 14. It seems a deliberate attempt to essentially defraud the planning system, by removing all wildlife from the area prior to carrying out any ecological studies, in order to secure a report saying that the site is of low ecological value in the hope of removing this as a possible barrier</p>	WNP noted and cited in decision to refuse	WNP noted and applied
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				<p>to planning consent. 15. This proposal is therefore entirely at odds with Policy 6 of the Wivelsfield Neighbourhood Plan (Green Infrastructure &amp; Biodiversity), which seeks to prioritise the protection and enhancement of local wildlife features.16. The planning application, being opposite the Grade II* listed Theobalds Farm, would detrimentally impact upon the environment of this heritage asset.17. The proposals, in this regard (and in relation to the wider context of Theobalds Road), flout the requirement of Policy 5 of the Wivelsfield Neighbourhood Plan to 'reflect and enhance the character and scale of the surrounding buildings and of distinctive local landscape features.' 18. Surrounding infrastructure is already overburdened. This has been exacerbated by the allocation/building of 100 new homes within the western part of Wivelsfield Parish which rely on Burgess Hill/West Sussex infrastructure and further compounded by the fact that CIL and Council Tax revenue for these homes go to Lewes, not to the authorities that provide the roads and services in this area. 19. There is also significant concern about the impact that the removal of so many trees, coupled with the erection of more dwellings and impermeable surfaces would have on local flooding. Properties along the southern side of Theobalds Road already have issues with surface water flooding and beyond the proposed development site there is no ditch to accommodate the additional run-off/water that would formerly have been absorbed by the many trees on the site. The Parish Council fully supports the comments of the Theobalds Road Residents' Association regarding this application and hopes that it will be deemed entirely inappropriate for the proposed site. Without prejudice to the above objections, were consent to be considered, it has been suggested that, owing to Theobalds Road's unsuitability as an access route for any construction traffic and the need to protect the bridleway, a condition be imposed requiring all site materials/plant/temporary buildings (office/toilets) etc to be airlifted in.</p>		
LW/19/0474	Land To The North Of Theobalds Road Burgess Hill East Sussex	Erection of three detached dwellings, with garages and associated landscaping	WDN		repeat of LW/20/0210	Not applicable

LW/20/0281	Valebridge Valebridge Road Burgess Hill West Sussex RH15 0RT	Demolition of existing dwelling and outbuildings and erection of replacement dwelling and detached carport/garage with altered drive access and hard standing	APP	No comment from WPC	WNP referred to directly and by proxy through associated LDC policies	WNP noted and applied
LW/19/0728	Chideok Valebridge Road Burgess Hill West Sussex RH15 0RT	Proposed replacement dwelling and existing garage	APP	No comment from WPC	WNP referred to directly and by proxy through associated LDC policies, although only partially in Parish. Outside of boundary zone (policy 1) but permitted under 'replacement dwellings in countryside' regulations.	WNP noted and applied
LW/20/0489	Chideok Valebridge Road Burgess Hill West Sussex RH15 0RT	Outline application for two additional dwellings with access and layout reserved	REF	At its meeting of 7 September 2020, Wivelsfield Parish Council resolved to object to this application for two additional dwellings in the rear garden of this property. The Council felt that this would represent over-development, with the properties being rather 'squeezed in'. There was also a query raised as to whether there are any covenants on this land to prevent more than one dwelling per plot, as there are for other plots in the vicinity which, like this, originally formed part of the Valebridge Estate?	WNP policy 5 specifically referred to, and cited as a reason for rejection	WNP noted and applied
LW/20/0467	Cads Valebridge Road Burgess Hill West Sussex RH15 0RT	Erection of a replacement dwelling	APP	At its meeting of 7 September 2020, Wivelsfield Parish Council resolved to support the above application for the erection of a replacement dwelling	WNP policy 5 specifically referred to, and other policies by proxy with LDC regulations.	WNP noted and applied
LW/20/0465	Workshop Cads Valebridge Road Burgess Hill West Sussex RH15 0RT	Change of use from workshop to residential dwelling (class C3)	ANPR	Wivelsfield Parish Council supports the above application for a change of use from workshop to residential dwelling (class C3)		
LW/19/0436	Twin Oaks Valebridge Road Burgess Hill West Sussex RH15 0RT	Demolition of existing redundant outbuildings / storage and erection of ancillary accommodation to existing dwelling	APP	At its meeting of 1 July 2019, Wivelsfield Parish Council resolved to support the above application, but with a condition that the ancillary accommodation be tied to the existing dwelling in perpetuity, so that it may not be sold off as a separate dwelling	WNP is not noted directly, but the approval cites meeting LDC conditions and which are therefore in conformance with the WNP - including policy 1 where the development is tied tot he existing property	WNP met



LW/16/1040	Land To The Rear Of The Rosery Valebridge Road Burgess Hill West Sussex RH15 0RT	Demolition of The Rosery and the erection of 55 residential homes, with associated access, car parking, cycle parking, refuse/recycling storage and landscaping	APP	Wivelsfield Parish Council wishes to object to the above application on the following grounds:1. The proposal fails to comply with policy 1 of the Wivelsfield Neighbourhood Plan.2. The proposal fails to meet policy 2 of the Wivelsfield Neighbourhood Plan, as it is promotes a larger site than the Neighbourhood Plan supports, on greenfield land.3. Local residents have significant concerns about: a. The speed of the road: much of Valebridge Road is derestricted, meaning that cars come along it very fast causing a hazard for vehicles trying to turn out of driveways.b. The poor state of the pavement along Valebridge Road - which would be subject to increased foot traffic from a development of this size.c. Drainage - drains blocked with silt and building waste have contributed to flooding in the area.	The decision indicates that paragraph 184 of the NPPF overrides the WNP in respect of WNP Policies 1 and 2 where the JCS has stipulated building numbers. Other WNP policies are noted and indicated as being met.	WNP partially met, but overridden by the JCS and NPPF
LW/20/0422	Lakedene Theobalds Road Burgess Hill East Sussex RH15 0SX	Conversion of detached garage to residential annexe (resubmission following LW/20/0134)	APP	(resubmission following LW/20/0134). The Council resolved to object to this application as it shares and supports the concerns expressed by local residents in relation to: Drainage, Surface water flooding, Access during any building work. The Council felt that it is of paramount importance that the current issues relating to drainage and surface water flooding are remedied and adequate proposals for dealing with the additional impact of a new dwelling put forward, before this application is considered for approval.	More of a conversion than a new build, with WNP referred to by proxy through LDC policies	WNP noted and applied by proxy