



# Sedlescombe Neighbourhood Draft Plan

## Pre-Submission Consultation **Summary of Plan and Response Form**

**Our Vision** To make Sedlescombe a vibrant place that values its past but looks to the future where people are proud to live and work and be part of a caring community. To ensure the character and identity of the village is maintained and enhanced whilst allowing growth and encouraging a sense of community through well planned housing appropriate to the needs of the community.

**Sedlescombe has to find space for 35 houses** in groups of at least 6 houses in the next 14 years. Sedlescombe's Plan, whilst addressing the need for housing in the Plan period, both market and affordable, ensures that the historic core of the Village is protected as are the precious green spaces on the edges of the built up area. As well as development within the existing boundary, use of brownfield sites in the wider parish is a sensible and sustainable option. It will bring with it considerable community benefit for residents, businesses, charities and stakeholders creating new jobs and expanding and reviving employment space whilst reducing the need for travel. **Please find the key policies below.**

Neighbourhood Plan	Site	Number of Houses (maximum)	Type of Site	Community Support <sup>2</sup> to develop site	Benefit to Community
Policy 2	Sunningdale	10	Within Development Boundary	35%	Financial contribution to the costs of providing a pedestrian crossing in the village or of providing parking facilities at the multi-use games area. 40% affordable housing <sup>3</sup>
Policy 3	Pestalozzi	8	Brownfield <sup>1</sup>	90%	Fund rebuilding of volunteer accommodation. Low cost affordable accommodation for eligible staff.
Policy 4	Blackbrooks	12	Brownfield <sup>1</sup>	89%	On site low cost housing for eligible employees. Fund 8 new jobs and expand garden centre. Creation of a footpath to the village and highways improvements if needed. 40% affordable housing <sup>3</sup>
Policy 5	Sawmills	6 to 8	Brownfield <sup>1</sup>	88%	To fund the rebuilding and revitalisation of this important employment site. Additional community benefits to be agreed when site is redeveloped.
Policy 6	Parish Church	6	Greenfield	76%	Build a car park for the church to remove the danger on the B2244. Renewable green energy heating for the church and the new houses. Restoration of the church and creation of an open green space for all the community.
Policy 7	Red Barn Field,	None	Greenfield	41% definitely don't want land built on	Dedication as permanent green space to protect against development.
	Street Farm			44% definitely don't want land built on	

<sup>1</sup>**Brownfield** 78% of residents support development of Brownfield sites before development of Greenfield sites. <sup>2</sup>**Community Support** % residents support development based on top 5 preferred sites exhibited in September 2013. <sup>3</sup>**Affordable Housing** Allows flexibility for developers to provide either rented or shared ownership of Housing Association houses.