

CROWHURST NEIGHBOURHOOD PLAN

Sites and Policies Information

October 2017



CROWHURST NEIGHBOURHOOD PLAN

-Your Vision our Future -

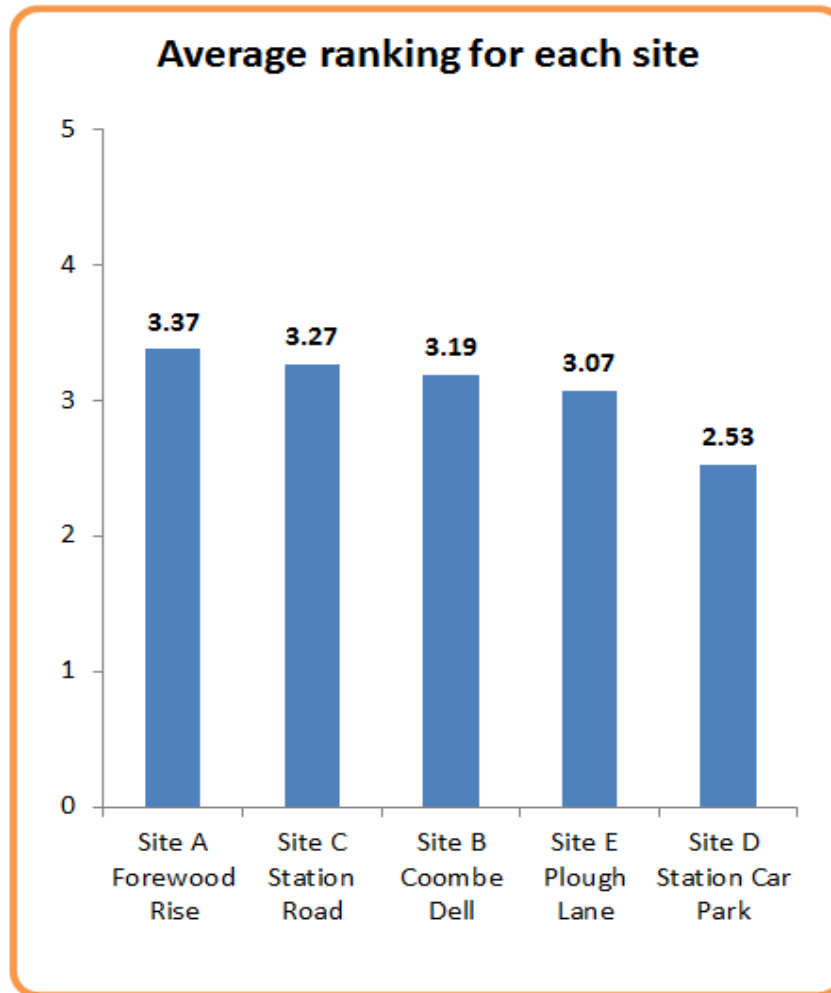
Context

- Character description
- Landscape character and sensitivity
- Technical considerations
- Survey feedback
- Practical considerations

Process

- Sites long list
- Technical assessment
- Consultation and feedback
- Shortlisting: 5 sites
- 2nd village survey

Average ranking for each site



Final site proposals

- Criteria
- Landowner observations
- Survey outcome
- Highways
- Viability check
- Landscape architect report
- Other gains?

SITE A - POWDERMILL VALLEY NORTHERN SLOPES LANDSCAPE STRATEGY
















Capacity Assessment Ranking: Low-Moderate

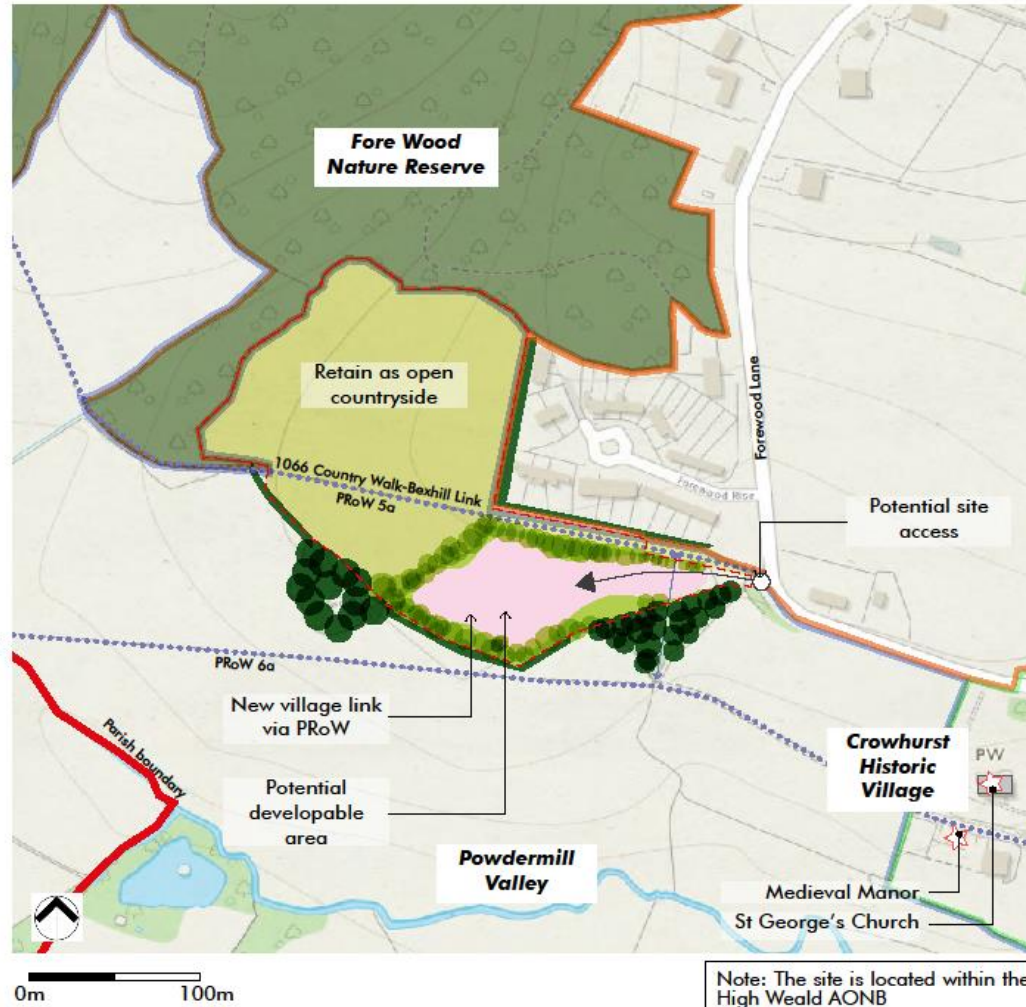
Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Maintain open area of countryside across western slopes to protect rural edge to ancient woodland and maintain tranquil characteristic of the valley and village setting.
- Some capacity for small scale development to be located on the lower south facing slopes south of the existing development.
- Route of 1066 Country Walk-Bexhill Link to be protected and any development would need to be sensitively designed to respect this rural path.
- Any development to provide connections to existing PRoW to increase permeability and create a countryside route to the village.
- Landscape buffer along countryside boundary to provide strong soft edge to help filter development into the existing landscape pattern and create habitat linkages.
- New development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.

Key

- | | | | |
|---|--------------------------------------|--|---|
|  | Site A |  | Potential developable residential area (approx. 0.67ha) |
|  | Existing trees (Indicative) |  | Access |
|  | Notable buildings |  | Open countryside |
|  | Listed buildings |  | Landscape buffer |
|  | Ancient woodland/SSSI/SNCI |  | Amenity Landscape |
|  | PRoW | | |
|  | LCA 1a Fore Wood Nature Reserve | | |
|  | LCA 1b Fore Wood Lane Settlement | | |
|  | LCA 2a Powdermill Valley Farmland | | |
|  | LCA 2b Crowhurst Historic Village | | |



Note: The site is located within the High Weald AONB

Site A – South of Forewood Rise

- Possible alternative name Powdermill Valley Northern Slopes
- Reduction in size of original site recommended due to landscape constraints
- Potential developable area of ~ 0.67 ha
- Appropriate density housing ~ 12 dwellings
- Own distinctive style
- Possible children's play area

- A mix of 2, 3 and 4 bedroom homes with 40% to be 2 bedroom homes
- Mix of styling – not “identikit”
- Provide 40% of the properties as affordable homes and these shall be secured by legal agreement for use by local people in perpetuity.
- A safe means of access to Forewood Lane is provided.
- The 1066 route is retained as part of the development and an attractive context to this route is achieved.
- The existing trees to the south shall be retained and protected with a new planting buffer which shall be located along the entirety of the southern and western boundary of the site
- Properties shall not exceed two storey and shall be designed having regard to the principles of Build for Life
- Sustainable Urban Drainage Scheme (SUDS) to be an integral part of the development

SITE C - CENTRAL CROWHURST LANDSCAPE STRATEGY
















Capacity Assessment Ranking: Low-Moderate

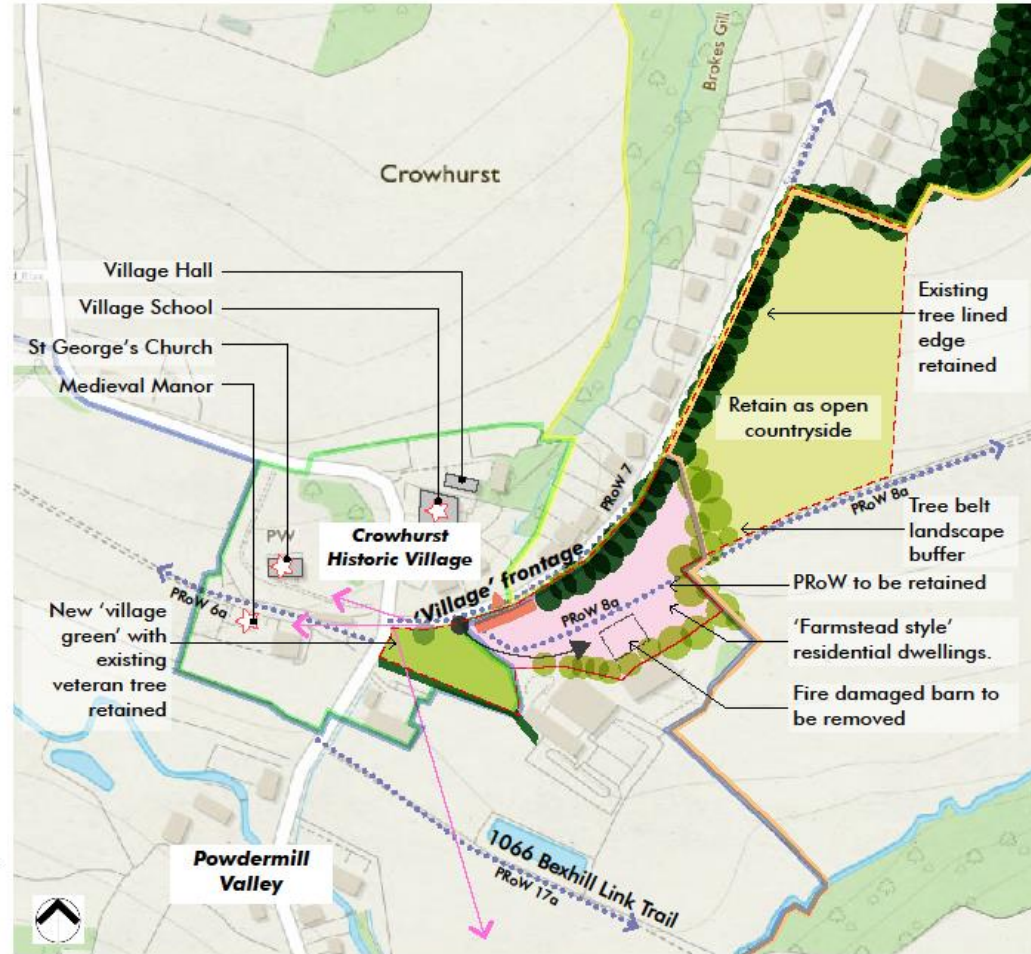
Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Potential for new village green to be established at western side.
- Northern part of the site to be retained as countryside to protect distinctive rural characteristic of the village and strong distinctive woodland edge between Station Road settlement and the adjacent fields.
- Enhancement of historic landscape setting of village by retaining greenspaces, important views, and removing derelict buildings which are a detractor in the landscape.
- Active frontages to create positive relationships between new settlement edge, historic village and Powdermill Valley to the south.
- Any new development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.
- Landscape buffer along countryside boundary to provide soft edge filtering the development into the existing landscape pattern.
- Entrance and access road as per existing farmstead.
- Existing PRoW (no. 8a) to be retained and accommodated in any development through sensitive design.

Key

- | | |
|--|---|
|  Site C |  LCA 2a Powdermill Valley Farmland |
|  Existing trees (Indicative) |  LCA 2b Crowhurst Historic Village |
|  Notable buildings |  Potential developable residential area (approx. 0.74ha) |
|  Listed buildings |  Open countryside |
|  PRoW |  New Village Green with SUDs |
|  Key Views |  Landscape buffer provision |
|  LCA 1c Station Road Settlement |  Access |
|  LCA 1d Brakes Coppice Farmland | |

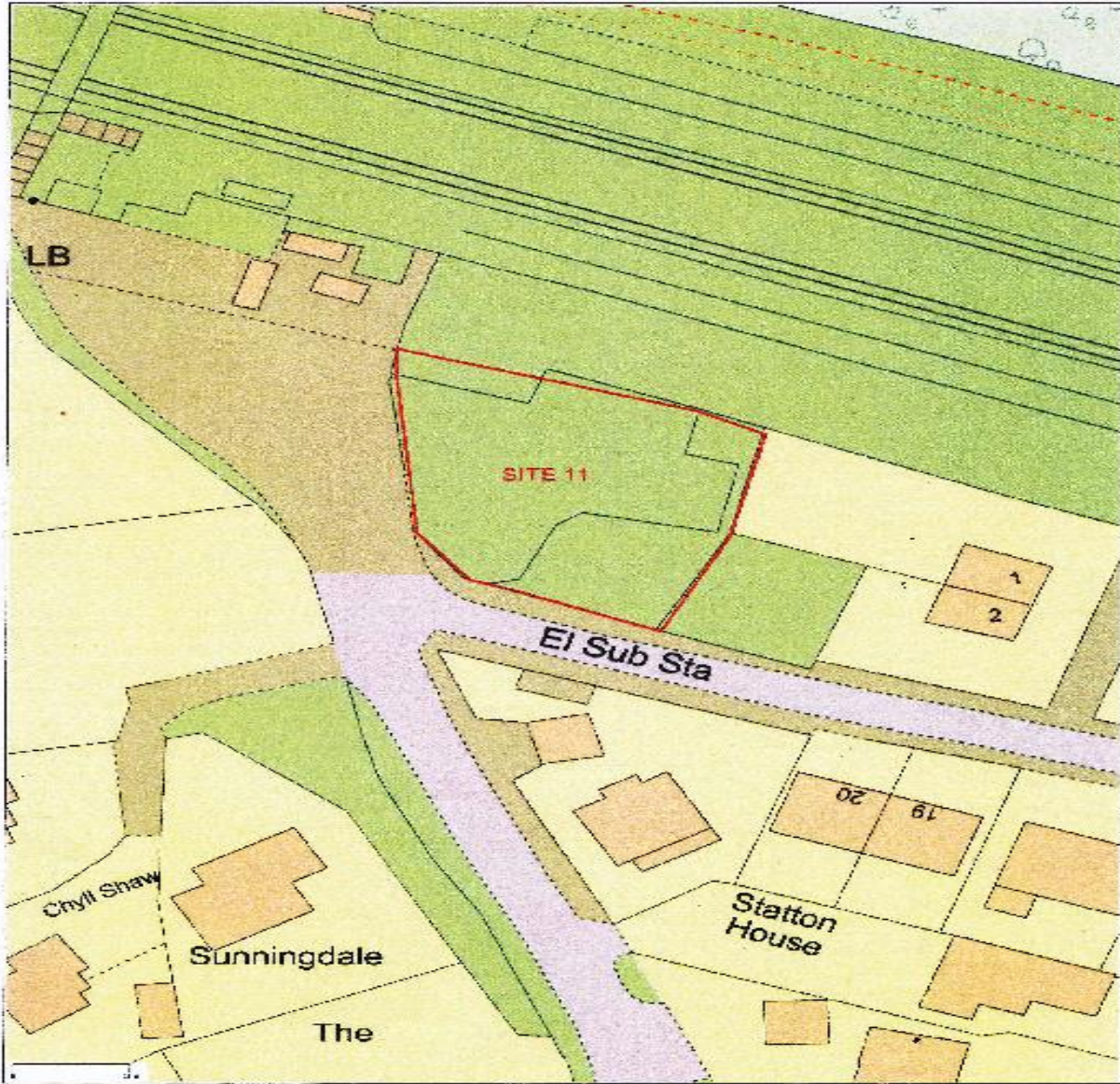


Note: The site is located within the High Weald AONB

Site C – East side, Lower Station Road

- Possible alternative name: Central Crowhurst
- Reduction in size of original site recommended by Landscape Architects
- Potential developable area of ~ 0.74 ha
- Appropriate density of housing $\sim 8-12$ dwellings
- Possible community area

- A proportionate mix of 2, 3 and 4 bedroom homes including 40% to be 2 bedroom homes suitable for the elderly, or as starter homes
- Provide 40% of the properties as affordable homes and these shall be secured by legal agreement for use by local people in perpetuity .
- A safe means of access to the site will be achieved to the relevant standards which enables access to both the farm and the residential development.
- The design principles shall be based on a rural vernacular farmstead style
- Include native planting buffers to the north and western boundaries.
- Incorporate the use of SUDS as an integral part of the scheme.
- The development will either provide or if not viable set aside land for a village green with a pond.
- The layout will ensure sufficient separation from the adjacent farm uses to maintain amenity of properties and the proper farming operations.
- The area to the north shall be maintained as open countryside.



Date Created: 11-3-2017 | Map Centre (Easting/Northing): 576096 / 112893 | Scale: 1:500 | © Crown copyright and database right. All rights reserved (100057032) 2017. © Ordnance Survey Data: Crown copyright and database right 2017

Site D – East of Station Car Park

- Possible alternative name??
- A mix of 1 and 2 bedroom flats.
- The building shall not exceed 2 storeys
- Sufficient space shall be retained to provide sufficient parking provision for both the development and the station car park .
- The development shall be supported by assessments relating to tree survey
- The development shall be supported by an appropriate landscaping scheme

SITE E - HYE HOUSE RIDGE LANDSCAPE STRATEGY













Capacity Assessment Ranking: Low-Moderate

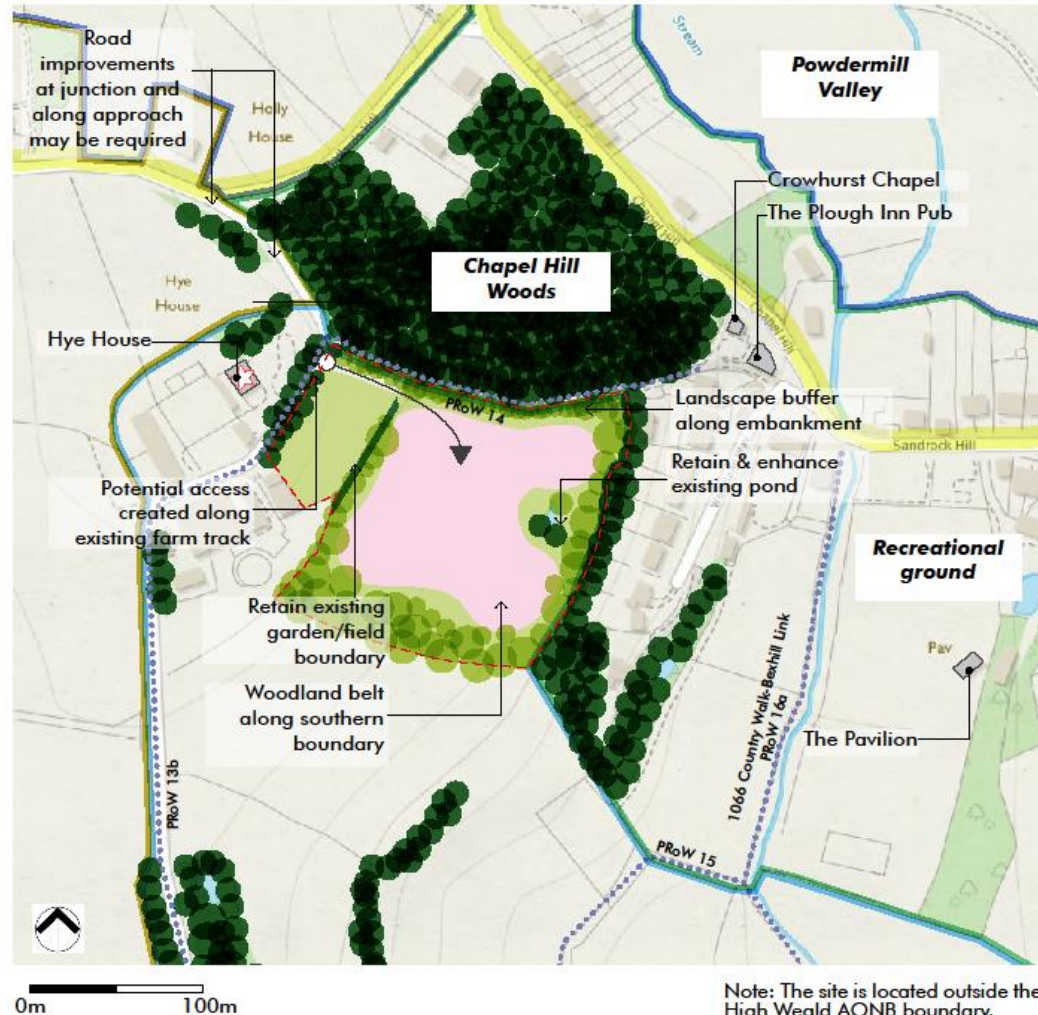
Positive key characteristics, overall character and qualities of the landscape are vulnerable to change. There may be some limited opportunities to accommodate residential development without detrimental effects.

Landscape Strategy

- Potential to integrate development into wooded slopes by creating woodland belt along the southern boundary and augmenting boundary planting to rest of site.
- Retain existing features such as hedgerow boundaries, trees and pond.
- Any new development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.
- Careful consideration must be given to the potential impact of the development and any associated highways improvements on the setting of Hye House.
- Low key vehicular entrance to the development sited along well-wooded farm track.
- Approach road may need improvements/widening.

Key

- - - Site E
-  Existing trees (Indicative)
-  Notable buildings
-  Listed buildings
-  AONB boundary
-  PRoW
-  LCA 2a Powdermill Valley Farmland
-  LCA 2c Plough Inn Settlement Area
-  LCA 2d Southern Powdermill Valley Farmland
-  LCA 4a Watermill Valley Farmland
-  Potential developable residential area (approx. 0.7ha)
-  Access
-  Landscape buffer provision



Note: The site is located outside the High Weald AONB boundary.

Site E – Between Plough Lane and Royal Oak Lane

- Possible alternative name: Hye House Ridge
- Anticipated access to site is not currently available so moved to reserve list
- Potential developable area 0.7ha(tbc)
- Review potential and alternative access if one of the other sites does not come forward during plan period

SITE B - FOREWOOD LANE LANDSCAPE STRATEGY

Capacity Assessment Ranking: Moderate

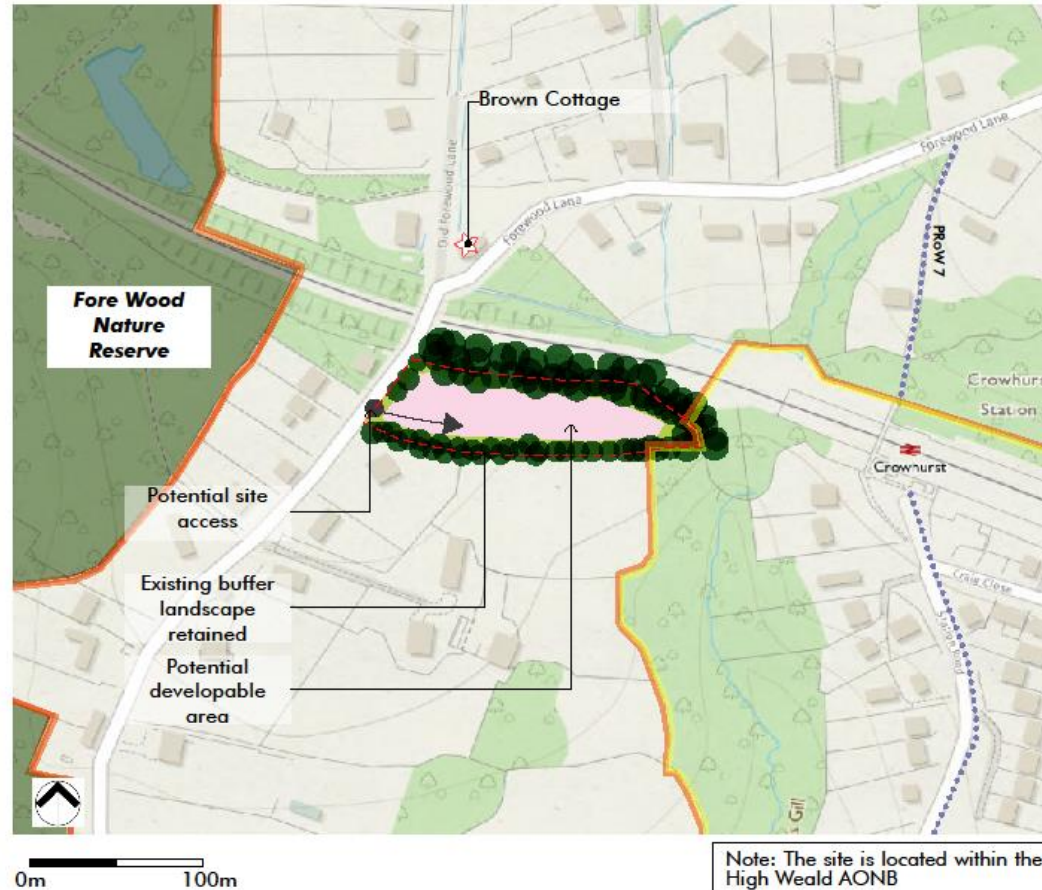
Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape has some ability to absorb development, it is likely to cause some change in character. Care would be needed in locating residential development. It may be able to be accommodated in some parts of the area eg 'rounding off of a settlement' or in 'infill sites'. May be suitable for small settlement extensions, assuming appropriate mitigation.

Landscape Strategy

- Retain existing boundary vegetation which provides a well-wooded enclosed landscape with new development contained within.
- Existing entrance off Forewood Lane may need to be improved/widened to provide suitable access.
- Manage/maintain existing trees and vegetation for ecological enhancement.
- Existing bungalow and garage to be removed.
- New development to reflect rural village and farmstead characteristics through use of vernacular architecture, detailing, layout and scale, avoiding suburbanisation.

Key

- Site B
- Existing landscape buffer (indicative)
- Listed buildings
- Ancient woodland/SSSI/SNCI
- PRoW
- LCA 1a Fore Wood Nature Reserve
- LCA 1c Station Road Settlement
- LCA 1b Fore Wood Lane Settlement
- Potential developable residential area (approx. 0.4ha)
- Access



Note: The site is located within the High Weald AONB

Site B – Combe Dell

- Site withdrawn from NP process
- Although few landscape worries, other issues meant development of less than 6 dwellings most appropriate – under the NP sites allocation limit

Draft Policies

- Environmental
 - CE1 – Landscape Character
 - CE2 – Biodiversity
 - CE3 – Natural Features
 - CE4 – Blue infrastructure
- Design
 - CB1
- Heritage
 - CH1
- Economic Prosperity and Community
 - CC1 – Community Facilities and Greenspaces
 - CC2 – Businesses
 - CC3 - Infrastructure

Policies

Draft Policy CE1

The land located outside of the defined development boundary as shown on the plan will be protected and conserved for its landscape character and its contribution towards to the wider character of the Parish. Opportunities for the enhancement of the landscape will be encouraged and supported.

Development will only be permitted if it meets the following criteria:

1. It conserves the landscape character of the village and the Parish area including the Character of the High Weald Area of Outstanding Natural Beauty or its setting.
2. It does not result in the erosion of or adverse impacts upon the identified protected village gaps and important open spaces as demonstrated on the proposals map

Aims/Environmental recommendations

Protect and enhance the rural and peaceful character of village

Identify areas of green space, woodland and heritage sites to be protected from future development

Protect and enhance biodiversity, nature and wildlife in and around village

Maintain distinctive views + connections with countryside+ heritage sites

Protecting boundaries to avoid coalescing with neighbouring villages

Draft Policy CE1

- 3. The development does not impact on important valley views as defined on the proposals maps**
 - 4. The development falls within one of the development types considered acceptable within the countryside as set out in the Rother Development Plan**
- Any scheme which will achieve an enhancement of the AONB or landscape character will be supported and priority in any planning decision will be given to the protection and conservation of the local landscape character**

Aims / Environmental recommendations

Views should not be impeded

Maintain distinctive views + connections with countryside+ heritage sites

Protect and enhance biodiversity, nature and wildlife in and around village

Draft Policy CE2

Any new development will be required to demonstrate the biodiversity of the site and its surroundings is conserved and opportunities for the enhancement of the natural environment are maximised. Any new development is required to meet the following criteria:

1. New development to be supported by an initial ecological appraisal and any further ecology surveys
2. The design of the scheme should be informed by current ecological interests and opportunities to create enhancements on the site .
3. Existing wildlife corridors should be conserved and retained and new wildlife corridors should be created as part of the new development, where possible.

Aims/Environmental recommendations

Encourage further biodiversity in any development . ie wildflower verges

Balance of wooded and open countryside should be maintained

Any development should take into account that wildlife doesn't recognize parish boundaries and that they should remain porous

Any development takes into account long established human and wildlife pathways.

Draft Policy CE2

- 4. Opportunities to connect with wildlife corridors on adjacent land should be explored and if possible porous boundaries used**
- 5. New development should take opportunities to incorporate new habitat within buildings such as those integral within the structure of the building and across the site.**
- 6. Any new planting should incorporate native planting and those which are defined as good pollinators for native species.**
- 7. Any new drainage should be wildlife friendly and opportunities should be grasped to combine SUDS and wildlife opportunities**

Aims/Environmental recommendations

Environmentally sensitive gardening and farming to be encouraged

Draft Policy CE3

New development will not be permitted where it results in the loss of natural features which are important from a landscape or ecological perspective. This can include but is not limited to Veteran/ Aged Trees, Ancient Woodland, important Hedgerows and Ponds. New development will be expected to:

- 1. Retain such features as part of the development scheme and use these features to inform the design and layout**
- 2. Demonstrate these can be protected/enhanced over the construction and lifetime stages of the development.**
- 3. Development would be expected to comply with the Standing Advice of Natural England in relation to buffer zones and conservation of these features.**

If on the basis the benefits of the development are considered to justify the removal of such features, development would only be permitted if suitable compensation measures were put in.

Aims/Environmental recommendations

Where disruption occurs steps should be taken to mitigate this in an environmentally sensitive way

Any development should encourage porous property boundaries and show awareness of significant plants, ponds and woodlands

Draft Policy CE4

The existing network of streams, ponds, springs and rivers shall be maintained and protected and there will be a presumption against development within areas at risk of flooding. Any new Development will be required to ensure flooding is not increased elsewhere within the village and that new development incorporates Sustainable Urban Drainage Systems which shall be managed in priority order.

1. No development will be permitted within the identified flood zone or where development will increase flood risk elsewhere
2. Any new development will be expected to incorporate the use of SUDS unless it can be demonstrated this is not practicable.
3. The design of the SUDS shall have an emphasis on landscape in order it can be integrated within the development and shall grasp opportunities to maximise any biodiversity opportunities this presents. This will drain the drain the site to the same, or less than its existing run off rate

Aims/Environmental recommendations

Natural boundaries which alleviate flooding should be maintained and possibly increased in future development

Alleviate and manage risk of flooding

Draft Policy CB1

- 1. Any new development should respect adjacent property in terms of the scale, topography, setting, character, landscape and architectural form and materiality and should have regard to the recommendations of the Character and Heritage Assessment 2017**
- 2. Development should not impinge on the amenity of neighbouring properties in terms of overlooking or overbearing impacts**
- 3. Development should secure a good standard of housing and new housing shall comply with the National Floorspace Standards**
- 4. The development shall have regard to the wider settlement pattern in which the site is located.**

Aims

To promote the principles of high quality and good design that encourages local context and rural character

To build homes that are an appropriate type, size and style for the rural character of the village and are sensitive and sympathetic to existing homes and the surrounding countryside

Draft Policy CH1

The preservation of the built heritage of the village is of key importance to the village. New development will be required to preserve the heritage value of the village and wider Parish through the following points:

- 1. must preserve or make positive contribution to the setting of any listed building or scheduled monument**
- 2. be required to have regard to the historic development of the village and preserve this historic settlement character**
- 3. will not be permitted which involves the loss of any heritage asset or non-designated heritage asset including those identified by the Character and Heritage Assessment 2017**
- 4. Development which secures the long term future of a heritage asset will be supported having regard to local and national policies.**
- 5. Any planning application will be expected to be supported by an assessment relating to archaeology**

Aims

To promote the principles of high quality and good design that encourages local context and rural character

Draft Policy CC1

Existing community facilities and new opportunities for community buildings, facilities and infrastructure will be supported. Community buildings include the Plough PH, the school and sports facilities, the village hall, Youth Centre, Parish Room and recreational ground. The policy will support the existing and future prosperity of the community by the following criteria:

1. Support new developments that promote the long term viability of an existing community facility
2. Support new community facilities within the village boundary and exceptionally outside where an overriding need and local support can be demonstrated
3. Encourage investment and maintenance of existing routeways including the 1066 way and creation of new routes
4. Protect existing greenspaces and sporting and play facilities and encourage inclusion of these within new development

Aims

To support and enhance community facilities that will meet current and future demands i.e. village hall, recreation gnd, village pub, village shop

To support the village primary school as well as social and educational opportunities, facilities and activities for children and young people

To support health services, facilities and activities that help to encourage everyone to lead healthy and active lifestyles

Promote and encourage neighbourliness to help reduce feelings of isolation

Draft Policy CC2

The plan will support existing businesses within the Parish as well as encouraging new economic activities which are compatible with the rural environment of Crowhurst and which maintain the special qualities of the Parish. The following types of development will be supported subject to compliance with other policies of the plan:

- 1. Development which will support the viability of an existing business or represent sustainable growth**
- 2. New opportunities through conversion of existing buildings within the countryside area of the Parish or small scale new build development within the village**
- 3. New small scale tourism opportunities including temporary uses where these protect the character of the landscape**
- 4. Development which supports home working or reduces out commuting such as live-work units**

Aims

To support local businesses

Draft Policy CC2..

Development would also be required to comply with the following:

- 5. Where possible development should seeks to contribute to any wider village strategies or initiatives, where possible, such as the Heritage trail.**
- 6. Any new development relating to new businesses would be expected to be supported by a robust business plan**
- 7. All development would be required to comply with the other policies within the plan having regard to landscape, ecology and access considerations.**

Draft Policy CC3

Any development would be expected to be supported by the necessary infrastructure and also provide access for existing and future residents to key facilities and village assets in order to promote safety and an inclusive community. The following criteria should be met:

1. Safe pedestrian and vehicular access to the key parts of the village and public transport links.
2. Adequate drainage including surface and foul drainage
3. Be supported by good internet connections
4. Ensure development delivers a proportional contribution towards any educational, social and community to meet any demands generated by the development
5. Ensure development supports access to the countryside and has adequate access to playspace and sporting facilities

Aims

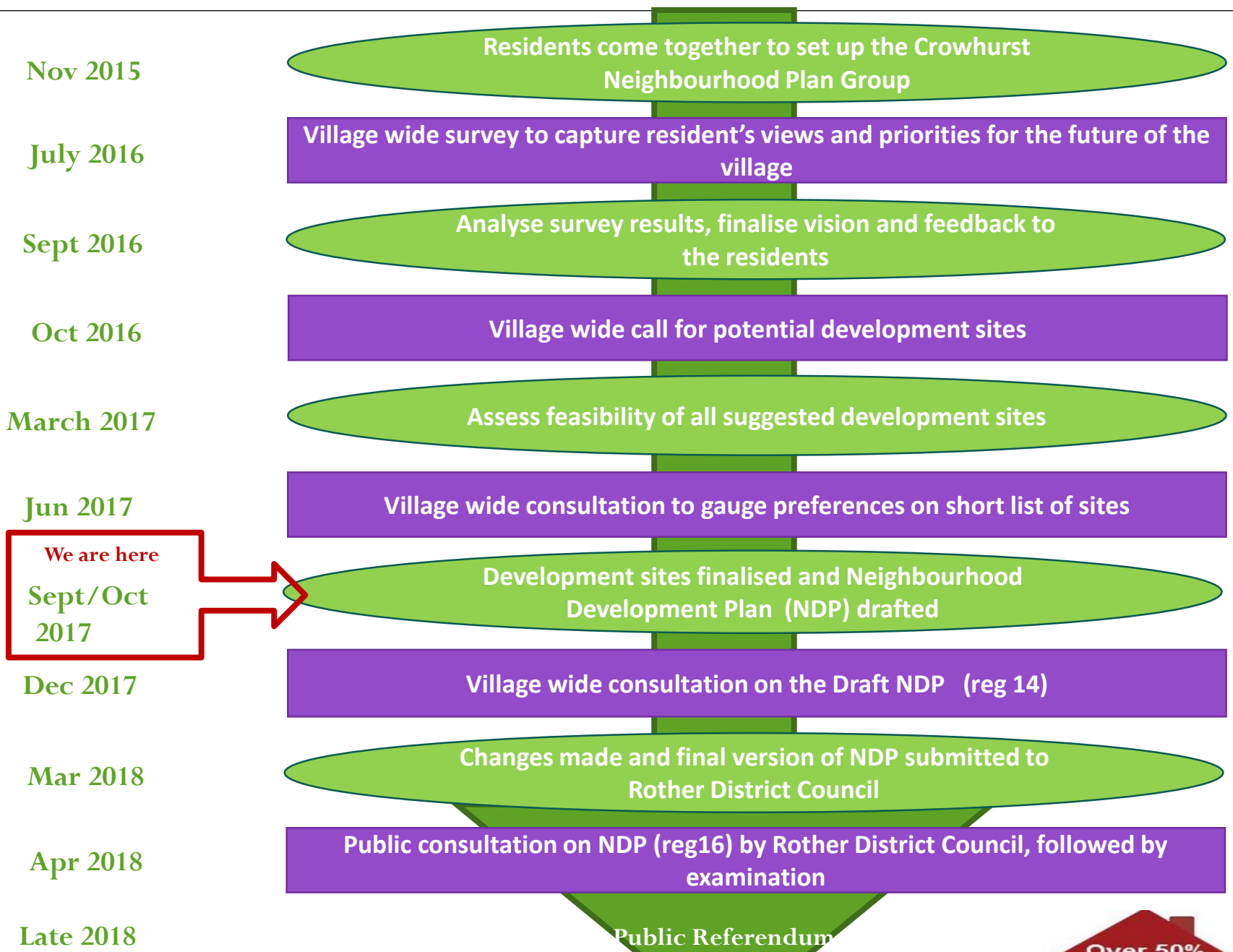
To improve road safety for all users

To seek ways to manage parking issues

To improve sewage and drainage

To improve mobile phone coverage and broadband connectivity

To ensure new housing is supported by the necessary infrastructure: sewerage, drainage, electricity/gas supply, broadband, parking



If there is more than a 50% YES vote, the plan will be “adopted” and developers must adhere to it

