

## **Barcombe Neighbourhood Plan**

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## 7. General Housing Policies

### Policy 1: Parameters for Housing Allocation

The Barcombe Neighbourhood Plan supports new housing development of at least 30, and up to no more than 50, new housing units in the Neighbourhood Plan Area on allocated and windfall sites during the period from 2010 to 2030. Development, other than windfall, extensions and conversions, will be in Barcombe Cross.

#### Justification for Policy 1.

Policy 1 makes provision for an appropriate level of new housing to support the future needs of the Parish in line with the Lewes District Council Joint Core Strategy Policy 1 and anticipated Local Plan Part 2. Core Policy 1 of Part 1 stresses that the overall and parish/town specific housing allocations, which in the case of Barcombe is 30 units at Barcombe Cross, are minimum values. The Barcombe Neighbourhood Plan supports this provision but the small scale development involved is expected to result in a total of up to 50 units, a level which it is considered the community and the landscape and infrastructure can absorb, i.e. through social and environmental sustainability. The reasons are set out below.

The current housing stock associated with the settlement of Barcombe Cross represents 55% (342) of the dwellings identified in the Parish in the 2011 Census; most (98%) are located within the Village Planning Boundary defined in the 2003 Lewes Local Plan. This situation has arisen through gradual additions to the original post WW1 village, first of local authority housing and then subsequently by both local authority and private housing schemes in the 1960s, 1970s and 1980s. As a result, with the exception of a few small unconnected parcels of land amounting in total to less than 1 ha (?), substantial sites with potential for housing no longer exist within the Boundary. In order to meet the requirements of the housing allocation in Part 1 of the JCS, areas outside the present Boundary will require to be identified and the Boundary itself enlarged.

However, on environmental and landscape grounds the land surrounding Barcombe Cross is considered to be capable of accommodating a limited amount of additional development. The 2014 Joint Core Strategy background paper, "Justification for the Housing Strategy", stated "the ridge-top location of the village, which offers extensive views north and east across the countryside of the Low Weald, limits opportunities for further housing growth in the village without substantial harm to its rural character and landscape setting". These features were outlined in the District Council's 2012 Landscape Character Assessment and 2013 Rural Settlements Study, the former concluding that the capacity of the landscape surrounding the Village to accommodate development was in the main low to negligible, and the ability of the landscape to cope with the visual effect of development was regarded as being from medium to low. Barcombe Cross was therefore not included in the Assessment paper's group of Low Weald villages considered to have the greatest potential for growth.

Thea Davis 9/8/2018 11:23

Comment [1]: This suggests a "cap" has been placed on development. If there are legitimate, tested constraints to development the NP will need to be backed up with sufficient evidence

As judged by the 2015 Barcombe Housing Survey, the Barcombe Community demonstrates a positive response to the prospect of future housing development, a reflection of the understanding that communities need to change in order to survive. For example, 67% of respondents indicated their willingness to accept no more than 50 additional houses (cf. 8% for not more than 100 houses; 25% against any extra homes) over the plan period of 20 years. This degree of housing growth is roughly similar to that experienced, and accommodated by, Barcombe Parish during the past 5-6 decades and thus represents an escalation in housing provision.

As described in the Section "Community Profile" the village of Barcombe Cross has, or is in close proximity to, a number of basic facilities which are well used by the existing population. However, together with a limited public transport system (bus) and served by an extensively used network of C and minor roads, these facilities would be overwhelmed by a large increase in population. This was recognized in the Core Strategy's relatively limited allocation of new housing to the village, a reflection of the sustainability of the settlement. (N.B. The allocation to Barcombe in the original draft of Part 1 of the JCS consisted of 10 additional houses. The allocation was subsequently increased to "at least 30" only in the final adopted Strategy.) There is, therefore, an argument to be made for growth at a level which is not only appropriate to the sustainability characteristics of the location but which can be absorbed by the settlement and the community.

For the reasons given above, it is envisaged that the additional housing development in Barcombe during the period 2010 to 2030 will be in the range 30-50 units.

Thea Davis 9/8/2018 11:28

**Comment [2]:** This is not suitable to use as a reason behind the policy. This is a local opinion and should inform policy but policy should be based on fact

Thea Davis 9/8/2018 11:30

**Comment [3]:** Agreed. However the level of growth has been set in the local plan and is backed up by evidence supporting the local plan

## Policy 2: Housing – General Principles

Proposals for new housing will be supported provided the following criteria are met:

### 2.1 Scale, massing and height of buildings

**Scale:** individual developments (excluding windfalls) consisting of at least 11 and no more than 30 houses would be preferred.

**Height:** buildings to have a maximum of two stories, plus roof space which may provide living accommodation.

Thea Davis 9/8/2018 11:32

**Comment [4]:** Where is the evidence behind these numbers? This suggests a large unplanned site – why?

### 2.2 Design and Layout

- Variety of design in a proposed development will be supported but it must respect the design of any adjacent buildings and the spatial, visual and historical context in which it resides, including Barcombe Cross Conservation Area, and as described in the Barcombe Neighbourhood Plan Character Assessment.
- Housing design based on criteria\* from Lifetime Homes and/or Building for Life<sup>12</sup> will be supported
- The general shape and size of buildings, including roof pitches, to respect the local character of the surrounding area as described in the

Thea Davis 9/8/2018 11:33

**Comment [5]:** This needs to be tested in a thorough character appraisal

Thea Davis 9/8/2018 11:33

**Comment [6]:** This may conflict with NPPF

Barcombe Neighbourhood Plan Character Assessment and Village Design Statement.

- New housing to be built to Lifetime Homes standards\*.

*\*Lifetime Homes: an inclusive approach to the design of houses so that they are suitable or could be easily (and cheaply) adapted to changing needs of disabled, older people etc. [www.lifetimehomes.org.uk/pages/welcome.html](http://www.lifetimehomes.org.uk/pages/welcome.html)*

*Building for Life12: a 12 point approach to assessing the location and exterior design of new housing. [www.designcouncil.org.uk/resources/guide/building-life-12-third-edition](http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition)*

### 2.3 Materials

Materials used in external elevations and roofs must respect the local character of the surrounding area as described in the Barcombe Neighbourhood Plan Character Assessment.

Hard and soft landscape materials to be used to reflect local landscape character and distinctiveness and the use of locally characteristic native planting to maximise landscape and wildlife benefits.

### 2.4 Car Parking

All new housing developments to include a minimum number of off-street car parking spaces per dwelling relevant to the size of the property, e.g. 1 and 2 spaces for 1 and 2-3 bedrooms respectively, the final number being determined by the County Council's parking calculator.

#### Justification for Policy 2.

Barcombe Cross is a small "hill-top" village located in the Sussex countryside, a large proportion of which is contained in a long established Conservation Area. For many years development has been confined in the main to the area within a Planning Boundary defined by the previous Lewes District Plan. Subsequent development within this Boundary has resulted in a lack of available land capacity to allow further significant expansion of the village. In order to satisfy the housing numbers allocated in the new Lewes District JCS additional development will have to occur on the periphery of Barcombe Cross with an amended Planning Boundary. Consequently, such new development should be required to integrate with the spatial, visual and historical context in which it resides, and reflect the design and layout of adjacent buildings, particularly in locations bordering the Barcombe Cross Conservation Area.

The general principles described in Policy 2 are designed to provide a statutory basis for such physical integration to occur. In addition, Policy 2 defines a necessary role for new development to provide affordable housing including homes for both young families and retired residents, a substantial number of the latter having expressed an interest in "down-sizing" to smaller accommodation (Reference to Demographics Section).

Thea Davis 9/8/2018 11:35

Comment [7]: May conflict with NPPF but preference can be included

Thea Davis 9/8/2018 11:36

Comment [8]: It is advisable that this point is left to the parking calculator to deal with.

Thea Davis 9/8/2018 11:37

Comment [9]: Supported by policy in JCS

## Policy 3: Housing – Housing type, affordability and availability

### 3.1 Housing Density

New housing in Barcombe shall be designed to a maximum density of 136 habitable rooms\* per ha, which is broadly commensurate with the maximum density of dwellings per ha stated in the Lewes District Development Plan.

#### Justification for Policy 3.1

The 2015 Housing Survey in Barcombe provides evidence of a requirement amongst existing village residents for smaller dwellings – whether for couples and young families starting out in their own home or older people moving on from the family home in retirement – as opposed to larger, ‘executive’ style houses that have been a feature of many recent village developments in the region.

In order to avoid creating a disincentive for developers building smaller new homes in Barcombe the development density limits set by this Plan will be expressed in habitable rooms\* per hectare [as opposed to dwellings per ha].

*\*Habitable rooms. Any rooms used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.*

Thea Davis 9/8/2018 11:38

**Comment [10]:** There is no density requirement in the development plan with regard to habitable rooms

Thea Davis 9/8/2018 11:41

**Comment [11]:** In principle this is supported

### 3.2 Provision of Affordable Housing

40% of new accommodation in all new schemes of 11 dwellings or over shall be provided in the form of Affordable Housing, the calculation being on the basis of the total number of dwellings proposed for the new development.

The physical appearance of the different tenures in any new scheme shall be indistinguishable from one another and the tenures shall be spatially integrated.

#### Justification for Policy 3.2

In order to support the Vision of a socially balanced community in Barcombe in the future, housing provision for people on low incomes and, in particular, those trying to establish their first home must be given a high priority

Thea Davis 9/8/2018 11:39

**Comment [12]:** No longer consistent with NPPF – now 10 dwellings

### 3.3 Social Housing Allocation.

Allocation of the new affordable housing should take into account the need to attract and retain key workers in a number of occupations within Barcombe Parish, most notably retained firemen and women serving the Barcombe Fire Station and teachers and teaching assistants at Barcombe School.

### **Justification for Policy 3.3**

Both the Parish Council and the Steering Group have received representations particularly from Barcombe Fire & Rescue Service regarding the need for local accommodation for key workers in any new housing developments.

### **3.4 Housing for Older People**

New developments shall have regard for the local demand for housing designed for older people wishing to “downsize” into smaller, more convenient dwellings within the same locality.

The following basic requirements will be required:

- A convenient internal layout with level thresholds, wheelchair-friendly door widths, a ground floor level-access shower room, potential for [if not provision of] a ground-floor bedroom and a guest bedroom with en-suite facilities.
- Door and window furniture, taps, light switches and kitchen /bathroom equipment all designed for the convenience of those with limited mobility /dexterity.
- A garden space designed for easy access and with low maintenance requirements.
- The potential for [or provision of] smart technology to assist the homeowner with daily chores and communication.

### **Justification for Policy 3.4**

The Vision of a socially balanced community also demands that adequate housing provision is made for the widest possible age range within the community. The 2015 Housing Survey in Barcombe provides evidence of a significant number of older people in the village seeking to move to more convenient accommodation while remaining in Barcombe.

It is appreciated that ‘more convenient accommodation’ may encompass a wide range of housing models, from nursing or care home, through sheltered and Extra Care sheltered housing, to independent living accommodation [the ‘Category 1’ flats and bungalows as they were once known]. All of these models exist to some extent in both the private and social housing sectors, providing a somewhat bewildering choice for many older people and their relatives.

However most of these models are only viable at a scale some way beyond the new development being proposed in Barcombe, even if it were assumed that older people’s housing is the only priority in the village. Sadly it is likely to remain the case that for an older person requiring a move into a care or nursing home or into sheltered or Extra Care accommodation, leaving the village is the only option.

‘Independent Living’ accommodation for older people, on the other hand, is not dependent on scale, and should be considered an essential component of the housing mix in all new developments wherever possible. This applies to all tenure types, whether outright sale or rental.

Thea Davis 9/8/2018 11:42

**Comment [13]: Supported. Please reference and use existing evidence to support the NP**

It has to be acknowledged that the aspirations of older people wishing to 'downsize' or move to more convenient accommodation in retirement are not easy to characterise or to generalise about, and there is certainly no 'one-size-fits-all' solution to the housing needs of this cohort. In the case of housing for sale it will be up to the developer to assess likely demand, but certain basic requirements can be assumed as indicated in this policy.

### 3.5 Priority for Local Home-seekers

New housing for sale in all new developments of 5 units or more should be made available, and advertised, for purchase by existing parish residents or close family relatives for a period of 2 months prior to those units being made available to the general public.

#### Justification for Policy 3.5

The 2015 Housing Survey in Barcombe provides evidence of a significant number of existing residents in the parish and their close relatives seeking to move within the parish in the event of suitable accommodation being available. Such continuity in the population of the parish is consistent with the Vision for Barcombe and is to be encouraged.

Thea Davis 9/8/2018 11:44

**Comment [14]:** This generally not something that can be delivered by policy

### Policy 4: Housing on "Windfall" Sites and Backland Development

Windfall development is defined as any residential development that is given approval on land or buildings not specifically allocated in Part 2 of the JCS. It may include backland and tandem development.

4.1 Proposals for developments on previously developed "brownfield" or unallocated sites will be supported provided they are small, well designed residential schemes which do not have a detrimental effect on the surrounding area and neighbouring properties.

4.2 In principle development will be supported on sites of less than 5 dwellings on previously developed land.

4.3 Proposals for backland and tandem development in gardens of existing properties will be supported provided no potential loss of amenity of neighbouring properties can be shown, e.g. privacy, daylight, visual intrusion, car parking, landscape screening, additional traffic, resulting from the development

4.4 Any windfall development must have a direct highway frontage

4.5 Housing on sites identified in Clauses 4.1 – 4.4 should comply with all relevant aspects of Policy 2.

Thea Davis 9/8/2018 11:45

**Comment [15]:** Principle of inclusion is supported

Thea Davis 9/8/2018 11:46

**Comment [16]:** ?

#### Justification for Policy 4

In order to integrate new development with existing properties and buildings, it is necessary that all new housing on windfall and backland sites should follow the general principles set out in Clauses 4.1 – 4.5 and in Policy 2.

## Policy 5: House extensions

Proposals for extensions to existing dwellings will be supported provided the following criteria are met:

- The general principles set out in Policy 2 should be followed so that the scale, height and form fits unobtrusively with the existing building and the character of the street scene.
- Spacing between buildings to respect the character of the street scene
- Gaps which provide public views out of the village to surrounding countryside to be maintained
- Materials to be compatible with the materials of the existing building
- The traditional boundary treatment of an area to be retained and, where feasible, reinforced
- The privacy, daylight, sunlight and outlook of adjoining properties are safeguarded

### Justification for Policy 5

The criteria outlined above are required to allow integration of new development with existing properties and buildings.

## Policy 6: Conversions to housing

Proposals for conversion of buildings to housing will be supported provided the following criteria are met:

- The general principles set out in Policy 2 should be followed so that the scale, height and form fit unobtrusively with existing buildings and the character of the street scene, and there is no adverse and unacceptable impact on the landscape and visual amenity of the area
- Spacing between buildings to respect the character of the street scene
- Gaps which provide public views out of the village to surrounding countryside to be maintained
- The traditional boundary treatment of an area to be retained and, where feasible, reinforced
- The privacy, daylight, sunlight and outlook of adjoining properties are safeguarded
- Safe and convenient access arrangements to the site exist or can be created
- Sufficient off-street parking can be provided to ensure that highway safety is maintained

### Justification for Policy 6

The criteria outlined above are required to allow integration of re-developed buildings with existing properties and buildings and/or prevent adverse and unacceptable impact on the landscape and visual amenity of the area.

Thea Davis 10/8/2018 19:34

**Comment [17]: Please bear in mind that some conversions do not require planning permission, but can be permitted development**

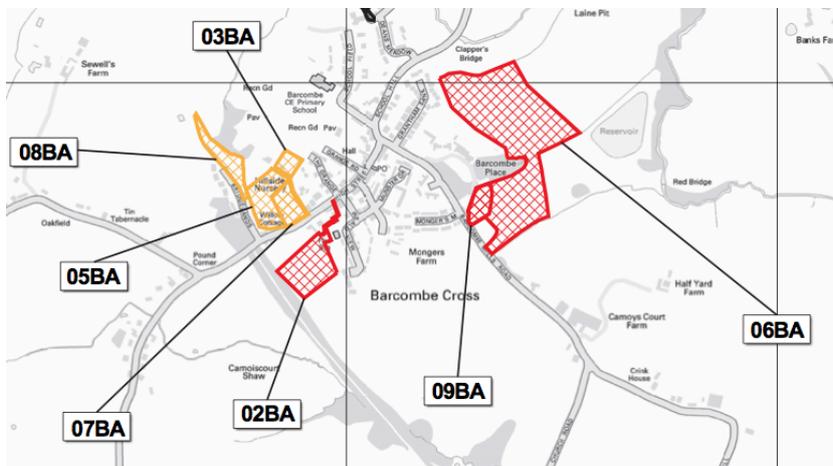
## 8. Housing Policies specific to sites at Bridgelands/Hillside Evidence and site-specific policy development

Thea Davis 9/8/2018 11:50

### a. Classification of sites at 'Bridgelands/Hillside'.

1. LDC SHELAA 2017 classification - 03BA/05BA/07BA/08BA (see Map 2)
2. Draft LDC Core Strategy Part 2 (Nov. 2017) – reclassification as sites BA/01, BA/02 and BA/03 (see Map 3)

Comment [18]: Generally it will not be possible for the NP to further influence allocated sites in a higher level plan. If the NP were allocating sites it would provide the control on development



Map 2: LDC SHELAA Site Classification 2017



Map 3: Draft LDC Core Strategy Part 2 (Nov. 2017) Site Classification

### b. Estimated housing provisions (Draft LDC JCS Part 2, Nov. 2017)

- Site BA/01 - 6 units
- Site BA/02 - 25 units
- Site BA/03 – 7 units

### **c. Reflection on evidence gathered regarding site / character:**

Several adjacent sites have been identified in the LDC Strategic Housing and Economic Land Availability Assessment (LDC SHELAA 2015) as potentially available for housing development (see Maps 2 and 3). These are sites originally referenced as 3BA / 5BA / 7BA / 8BA and now reclassified as BA/01, BA/02, BA/3. As these sites adjoin each other at the visually important south-west entry to the village, they are referred to in this Neighbourhood Plan collectively as “Bridgelands/Hillside” (BHS).

The BHS site offers good proximity to village amenities such as the school and recreation ground, allotments and ‘Wild About Barcombe’, and potential for a safe route (ref) to school and recreational opportunities avoiding use of the road, as well as potential to promote a reduction in vehicle movements.

Its development in whole or part for housing could contribute to the achievement of the allocation of at least 30 new housing units as set out in the LDC Local Plan Part 1 policy X while supporting the needs of the local community for housing for families, young people and downsizing accommodation for older generation (ref).

BHS typifies the character of Barcombe Cross as a ‘hilltop’ village (ref). It is a prominent and important element of the visual character of the village and provides a sense of arrival to the village and greeting when entering from the south-westerly direction. It is adjacent to the conservation area and overall it consists of a mix of current dwellings, some of which are of particular character and architectural interest, as well as landscape and natural features of significance (ref conservation map).

Due to the visual importance and physical relationship of these sites at the entry to the built up area of Barcombe Cross, as well as their relationship to the conservation area, it is considered important that these sites are considered carefully so that the future development of any part of the site relates positively not only to the rest of the site, but also to the physical character of Barcombe Cross and needs of the community as set out in this Neighbourhood Plan. These policies are intended to guide development at Hillside.

The objectives of policy for Hillside include, but are not limited to:

- Providing a variety of house type and size across Hillside, regardless of current ownership boundaries that reflects local demography and the needs outlined in the 2015 Barcombe housing survey.
- Ensuring that affordable housing is provided in line with LDC Local Plan Part 1 policy XX or through other mechanisms in support of local housing needs as evidenced by the village housing survey and any additional local and LDC evidence (ref).
- Enabling shared responsibility for affordable housing in proportion to each individual site and proportionate size to achieve desired

affordability whilst sharing the affordability burden and in support of overall viability.

- To promote collective responsibility for coherent design and reference to policies regardless of current ownership boundaries.

#### **d. Site Analysis of Hillside and relationship to Hillside policy.**

The approach to hillside from Southwest entrance to the village recognises the treeline adjacent to the old railway line, which presents itself as a visual village gateway, screen and border to the main development of Barcombe Cross (Policy 4).

The bridge over the former railway line is narrow and has a weight limit and needs considering in terms of its capacity. This entrance is noted as providing a 'welcoming' view to the High St that emerges as you continue towards the centre of Barcombe Cross.

The Old Station house was built in 1882 for the Lewes to East Grinstead railway line (also known as the Bluebell line). The line was closed in 1953, the tracks were lifted and the house was sold privately. The building is not listed, but is of high historic importance to the village and the railway line. It is a classic Victorian gothic design, with some elements of Arts and Crafts decoration such as the stucco relief panels in the eaves. The building has decorative vertical hung tiles referencing the vernacular of Sussex and Kent buildings from the late 17<sup>th</sup> century onwards. The style for shaped lower edges on the tiles was very popular in the 19<sup>th</sup> and 20<sup>th</sup> centuries, and many of the older buildings in Barcombe Cross have these tile designs. The building has tall, brick corbelled chimneys, painted stone window dressings and mullions, decorative ridge tiles and painted structural timber-work.

There are two historic buildings on the main road, opposite each other at the entrance to Bridgelands on the East side of the railway bridge. They are also the first buildings that appear after the Barcombe village sign. Both sit quite low to the road level, due to the formation of the bridge. They have slate roofs, which is a vernacular style from Lewes (not due to geology, but trade via boat with Devon and the West Country). The natural slate is also combined with dark grey ridge tiles to give a uniform tone to the roofs. The Willows (that sits at the base of the Hillside field) is timber clad, painted white with sash windows. It is single storey, which allows a view behind to the sloping field. Bridge Cottage is a symmetrical house with painted render (ashlar-struck to give the appearance of stonework), sash windows and 2 brick chimneys. This particular rendered finish is not common to the area, being mostly used on town houses especially in areas without a history of brick.

The Victorian railway bridge is constructed in red brick with inset panels. The large wall-capping bricks are bullnosed and made of a hard blue/grey fired clay from Staffordshire.

The large historic, brick house called Hillside is to the North of the Hillside field. It is visible from Bridgelands and the field, but not the main road. It is

similar to the Old Station house with vertical hung-tile, large corbelled chimneys and painted woodwork.

The modern houses visible from Hillside mostly appear as brick and tile-hung reproductions of historic styles. There is also now a recently completed conversion (Vine Slead) at the top of Hillside field that references the slate roofs, but has new, machined, horizontal cedar cladding with dark window frames.

The 'Willows' house is recognisable as a property of significance (ref) that is single storey and situated at a low level that helps to enable a view of the grass covered hill. This property has distinctive, original slate roof (as does house on opposite side of road ref).

The view from the entrance to village, of properties on the hillside beyond the paddock and facing the High St is not considered to be of amenity and sensitive development and design could enhance both aspects. However there is an opportunity to retain a 'green' sightline at the front of the paddock. Building heights can be determined via a projecting line from Willows cottage to the buildings adjacent to the access track which form the highest rooflines in area – thus heights would not exceed the natural sightline and current building precedent (Policy 3).

The site benefits from mature and feature trees (ref map). One is protected by formal tree protection order status (ref) but the BP sees the trees on the south-west side of the site as providing a natural border and visual amenity to village gateway and proximity to Old Station conservation area. (Policy 4)

The 2015 housing survey provides evidence of need for housing for families, young people and downsizing accommodation for older generation (ref). The BHS site offers good proximity to village amenities such as the school and recreation ground, allotments and 'Wild About Barcombe' and potential for a safe route (ref) to school and recreational opportunities avoiding use of the road and potential to promote a reduction in vehicle movements. (Policy 6).

Hillside and adjacent land currently provide wildlife and biodiversity amenity (ref survey) and the site further benefits from proximity to current, informal wildlife designated areas (ref Wild About Barcombe and old railway track). This should be reflected in any development as a means to retain natural amenity and to support overall sustainability referencing the plan vision statement (Ref). (Policy 1, 5)

The hillside gradient provides natural flow to Southern Water pond and drainage ditch, and waste water to mains sewer connections in Bridgelands. The hillside boundary drainage should also provide protection against excess surface water affecting properties in Bridgelands

**e. Resulting proposed policies:**

**Policy HS1.** Any development on BHS should adopt features with approaches that actively promote biodiversity to help counteract the loss of natural amenity. This should be evidence-able in both buildings and landscaping.

Thea Davis 9/8/2018 11:52

**Comment [19]:** This could become a more general policy for development, not for Hillside specifically

**Policy HS2.** Minimise the ingress of 'urban' characteristics such as signage and kerbs in favour of vernacular materials (for example stones sets). Management of highways should minimise signage and seek to retain a rural feel.

**Policy HS3.** Any development immediately facing the current Bridgelands dwellings should reflect their size and proportion in form.

**Policy HS4.** Retain TPO tree (ref) and tree screen on south west of BHS site (ref) and promotion of retention of trees and habitat in support of established natural amenity and promotion of additional habitats.

Thea Davis 9/8/2018 11:55

**Comment [20]:** There is existing protection/legislation for TPOs

**Policy HS5.** Development will minimise the use of synthetic lighting in keeping with the rural character of Barcombe as a recognised 'dark' place (CPRE) and to minimise the impact on wildlife (Lighting in the Countryside / DCLG).

**Policy HS6.** The BHS site should deliver at least one alternate route to local amenities such as the school and recreation ground, allotments and 'Wild About Barcombe' through the site and avoiding need to use the road.

**Policy HS7.** Seek to prevent extension of the village boundary beyond the railway bridge and use the tree screening as a natural demarcation of the border to Barcombe Cross.

Thea Davis 9/8/2018 11:54

**Comment [21]:** These points seek to control development covered by the emerging LPP2 and as such it is advisable to remove.

Thea Davis 9/8/2018 11:57

**Comment [22]:** This may not be entirely relevant to Hillside and could potentially be treated separately with supplied evidence.