



# Peasmarsh Neighbourhood Development Plan

## ... Briefing on the Draft Plan



# INTRODUCTION

The process for creating NDP's is governed by government regulations.

We have nearly reached the 'Regulation 14' public consultation.

The draft, which is nearly ready, must be put out for consultation to a range of parties :

- us, the residents;
- RDC;
- a range of Statutory Consultees;

# INTRODUCTION

One of the key elements of the Plan is the policies that are set out therein.

They carry legal weight when decisions on planning applications are made so it is important to get them right.

This is your chance to consider those policies before they go for consultation.

# REGULATION 14 DRAFT

The Plan has a total of 10 sections :

- 1 Introduction
- 2 Peasmarsh : an Historic Rural Parish
- 3 Landscape, the Environment and Heritage
- 4 Transport and Infrastructure
- 5 Business and the Local Economy
- 6 Housing
- 7 Site Allocation
- 8 Design and the Built Environment
- 9 Implementation and Monitoring
- 10 Community Aspirations

# REGULATION 14 DRAFT

## Section 1 : Introduction

Section 1, *Introduction*, is primarily there to introduce the Plan to those who are not particularly familiar with NDP's, setting the scene.

It is only 4 pages long, one of which is the parish map, and includes our Vision and Objectives statement.

# REGULATION 14 DRAFT

## Section 1 : Introduction

To remind you : this is our vision for the Plan :

Peasmarsh parish will continue developing its thriving, safe and friendly rural community through sustainable development.

The Plan will reflect the needs of and enhance / improve the significant environmental assets of the parish whilst developing its economic viability and its rural surrounding. It will also respect our location in the High Weald Area of Outstanding Natural Beauty.

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## Section 2 : Peasmarsh

Section 2, *Peasmarsh : an Historic Rural Parish*, is primarily there to introduce the parish to those who are not particularly familiar with it.

It is relatively short at 7 pages in length.

Whilst it describes the parish in a good light, it pulls no punches when it comes to the things which are not right, particularly the poor infrastructure.

# REGULATION 14 DRAFT

## Section 2 : Peasmarsh

A copy of Section 2 has been on the PNDP website for comment from you since mid-August but, to date, nobody has commented.

As many views of the parish as possible are needed to ensure that the description is accurate and reflects what we all think.

# REGULATION 14 DRAFT

## Section 3 : Environment and Heritage

Section 3, *Landscape, the Environment and Heritage*, is the first main section of the Plan.

It discusses the setting of the parish within the greater landscape, its environment and its heritage assets – whether or not listed.

There are seven policies listed in the section :

# REGULATION 14 DRAFT

## Section 3 : Environment and Heritage

L1 :

### **Conserve Landscape and Heritage Asset Settings**

Development proposals should protect, enhance, restore and leave as a legacy for future generations the rich heritage and landscape character which is enjoyed by all.

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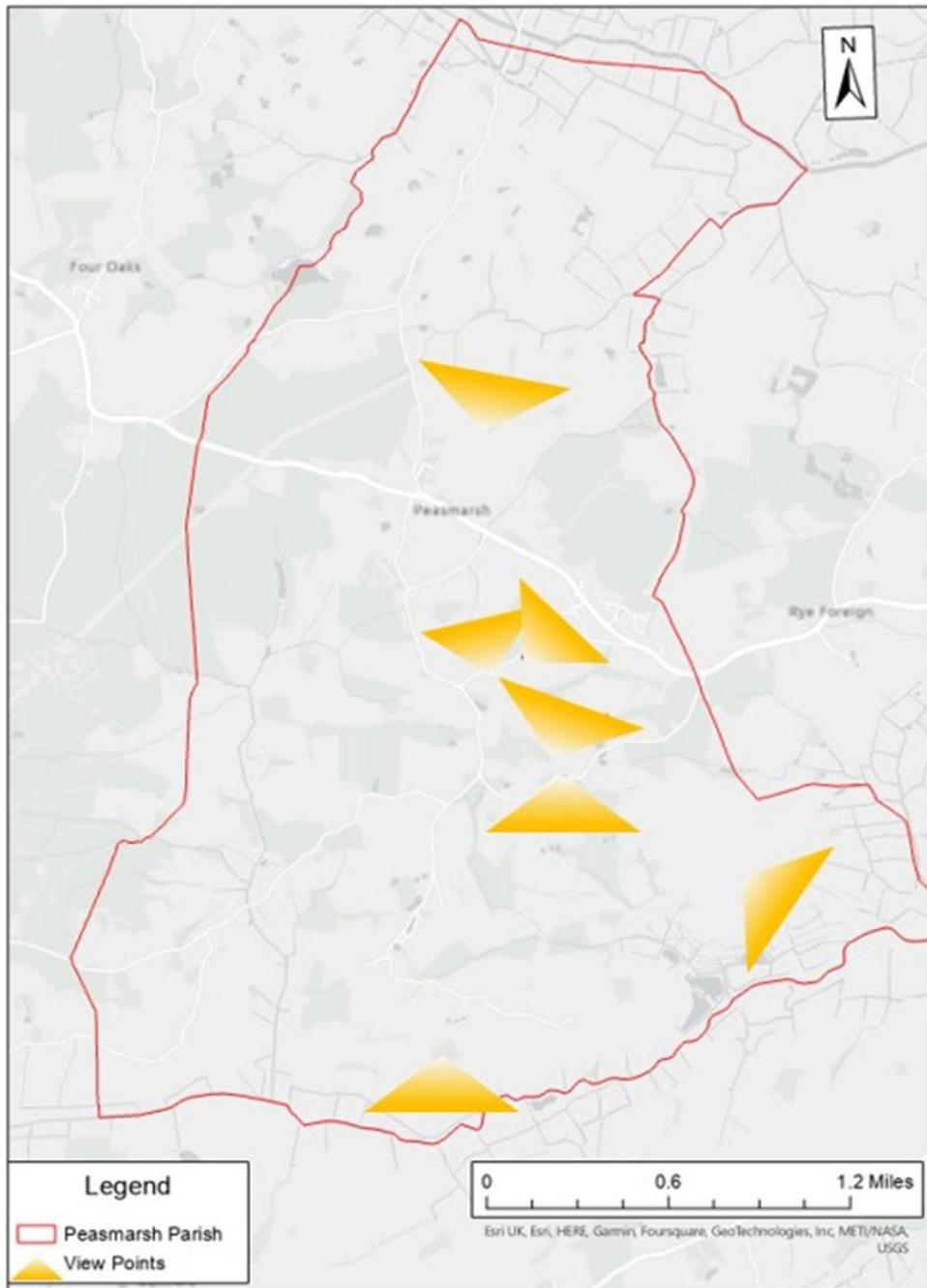
## Section 3 : Environment and Heritage

L2 :

### **Protection of Locally Significant Views**

As appropriate to their scale and nature, development proposals within the shaded arcs of the views mapped in Map 3.9 should be designed in a way that safeguards the locally significant view or views concerned.

Development proposals in parts of the parish beyond these view arcs should identify and, where possible, integrate views across the High Weald, in particular where these can be enjoyed by the general public.



- from Old Winders across the Rother Valley;
- from Clayton Farm towards Rye and the sea;
- from Sharvels' fields across the Rother Valley;
- from Tillingham across the valley to Udimore;
- from Bushy towards Tanhouse;
- from Bushy towards Dungeness;
- from the the Church towards Wittersham;
- from the Church towards Fairlight / Hastings;
- from Cornerways looking north, south and east.

Source : PNDP / local knowledge

**Map 3.9 : Locally Significant Views**

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## Section 3 : Environment and Heritage

L3 :

### **Protection of Trees and Woodland**

Development proposals must safeguard the future health and retention of ancient woodland, protected trees and veteran trees. Development proposals which would unacceptably impact on the future health and retention of ancient woodland, protected trees and veteran trees will not be supported.

# REGULATION 14 DRAFT

## Section 3 : Environment and Heritage

L4 :

### **Protection of Biodiversity**

All development must contribute to a net gain in biodiversity of more than 10% within the site as required by and measured in accordance with the Environment Act of 2021. If this is not possible within the boundary of the development it must be achieved :

- on neighbouring land
- or
- within the Parish

# REGULATION 14 DRAFT

## Section 3 : Environment and Heritage

L5 :

### **Protection of Habitats**

Development proposals must safeguard the future health and retention of habitats, particularly the priority habitats listed in Table 3.2 and shown in Map 3.2. Development proposals which would unacceptably impact on the future health and retention of habitats will not be supported.

<b>Priority Habitats</b>	<b>Area (ha)</b>	<b>% of Parish</b>
Lowland heathland	2	0.1%
Traditional orchard	7	0.5%
No main habitat but additional habitats present	19	1.2%
Good quality semi-improved grassland	23	1.4%
Coastal and floodplain grazing marsh	117	7.4%
Deciduous woodland	327	20.7%
<b>All Priority Habitats</b>	<b>495</b>	<b>31.3%</b>

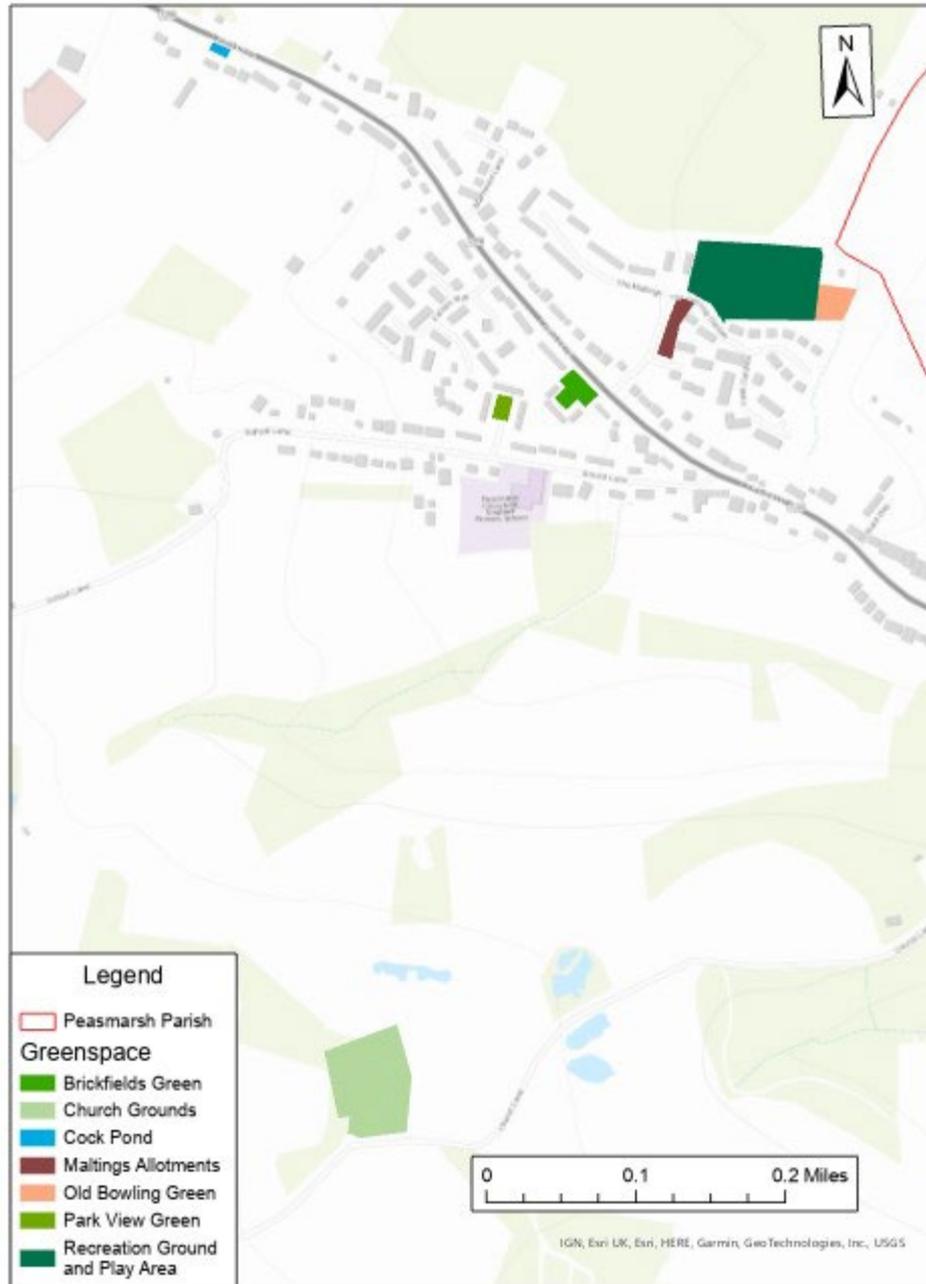
# REGULATION 14 DRAFT

## Section 3 : Environment and Heritage

L6 :

### **Protection of Local Green Space**

The Plan designates local green spaces as shown on Map 3.11. Development proposals within the designated local green spaces will not be supported.



Recreation Ground

Old Bowling Green

Maltings Allotments

Church Grounds

Brickfield Green

Park View Green

Cock Pond

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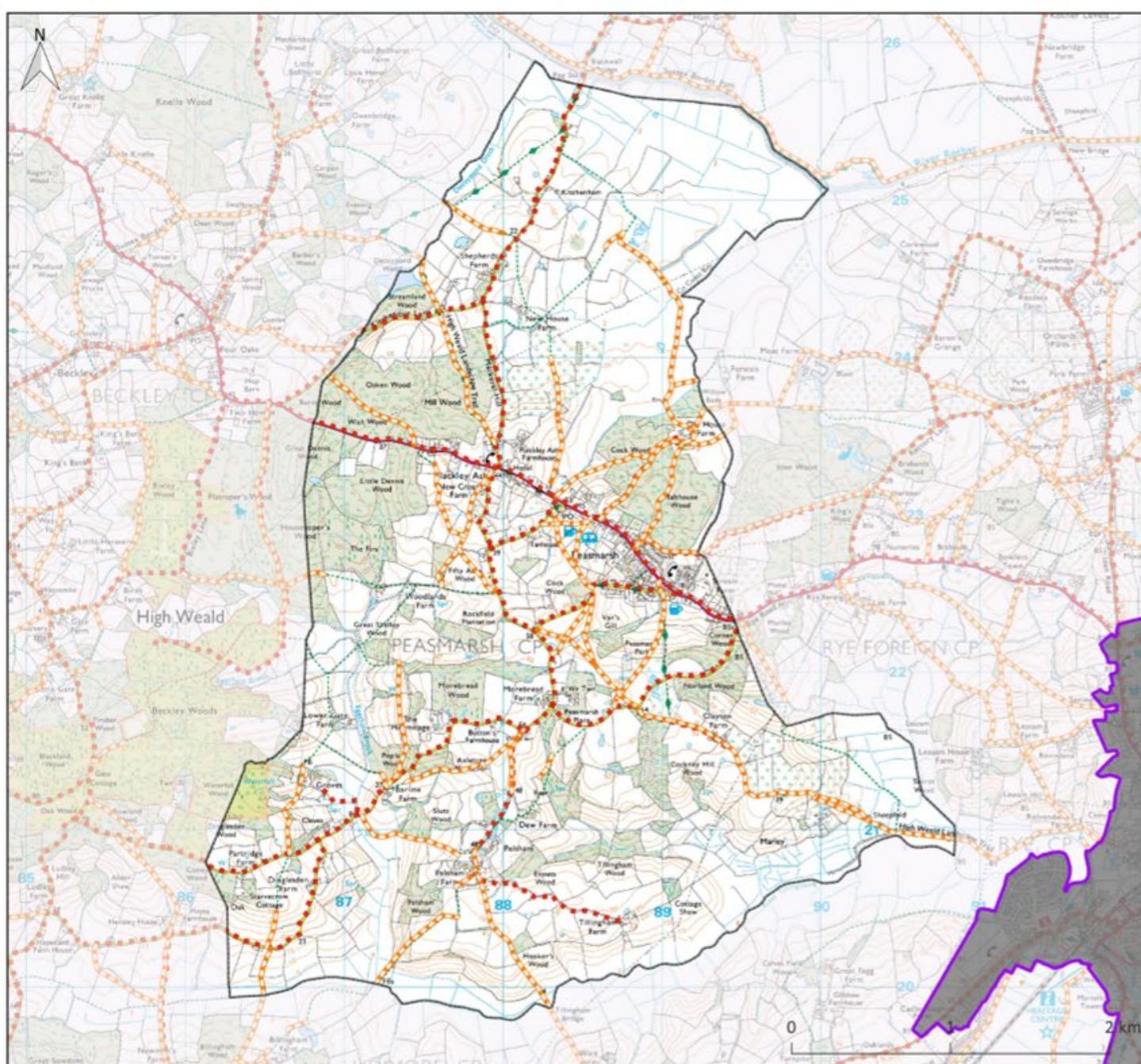
## Section 3 : Environment and Heritage

L7 :

### **Retain and Improve Public Access**

The Plan encourages green infrastructure for all developments. Green infrastructure outside of new developments will also be supported. That includes traffic-free routes and improvements to the local public access networks with particular consideration of the historic routeways as shown on Map 3.7.

# High Weald AONB Landscape Character: Historic routeways Peasmarsh Parish



**Key**

- - - Historic routeways - roads (R1)
- - - Historic routeways - PROW (R1)
- Area of parish outside the High Weald AONB for which data is not displayed or not available (NB: only applicable where parishes straddle the AONB boundary)
- High Weald AONB boundary

**Summary Character Description:**  
The High Weald AONB is characterised by ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.

**Management Plan Objectives**  
*R1 Objective: To maintain the historic pattern and features of routeways.*  
*R2 Objective: To enhance the ecological function of routeways.*

For further info please refer to the High Weald AONB Management Plan, which may be downloaded from our website (see address below).

Researched and produced by the High Weald AONB Unit

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## Section 4 : Infrastructure

Section 4, *Transport and Infrastructure*, discusses the state of infrastructure in the parish and sets out nine policies intended to improve it :

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I1 :

### **Recording of Infrastructure Issues**

In order to ensure that PPC is aware of any problems that arise with infrastructure and can feed back to suppliers and planning authorities collective knowledge of such issues :

- establish and publicise a central point for the collection of information to monitor infrastructure issues in Peasmarsh;

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I2 :

### Bus Service

In order for Peasmarsh to operate as a service village, improvements in the provision and use of the bus service will be achieved supported by :

- i) Advocating for improved public transport connectivity for the village to include :
  - a) reliable, more frequent and integrated services allowing travel to larger service centres;
  - b) extended provision from early morning to later evening including weekends, at affordable fares in order to provide sustainable transport options for commuting, access to services [especially health] and social purposes;
  - c) consideration of patients needing to reach health service destinations;

followed by ...

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I2 CONT. :

### **Bus Service**

In order for Peasmarsh to operate as a service village, improvements in the provision and use of the bus service will be achieved supported by :

- ii) Promoting integration of the bus service with other bus services and the rail service at the Rye transport hub;
- iii) Seeking community transport solutions on a range of fronts including connections from Ore/Hastings and Hampden Park/Eastbourne stations to the respective hospitals;

All of the above will be undertaken at district, county and national level.

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I3 :

### **Improving Road Safety and Traffic Impact**

Improvements in safety and reductions in the speed of traffic through the village will be supported by :

- i) Working with police, volunteers and ESSC in order to continue to reduce the speed of traffic through the village;
- ii) Promote the installation of measures to slow traffic through the village, using design features in keeping with the rural nature of the parish;
- iii) Mitigate the negative impacts on non-motorised transport users including improvements to pedestrian footpaths and cycle ways;

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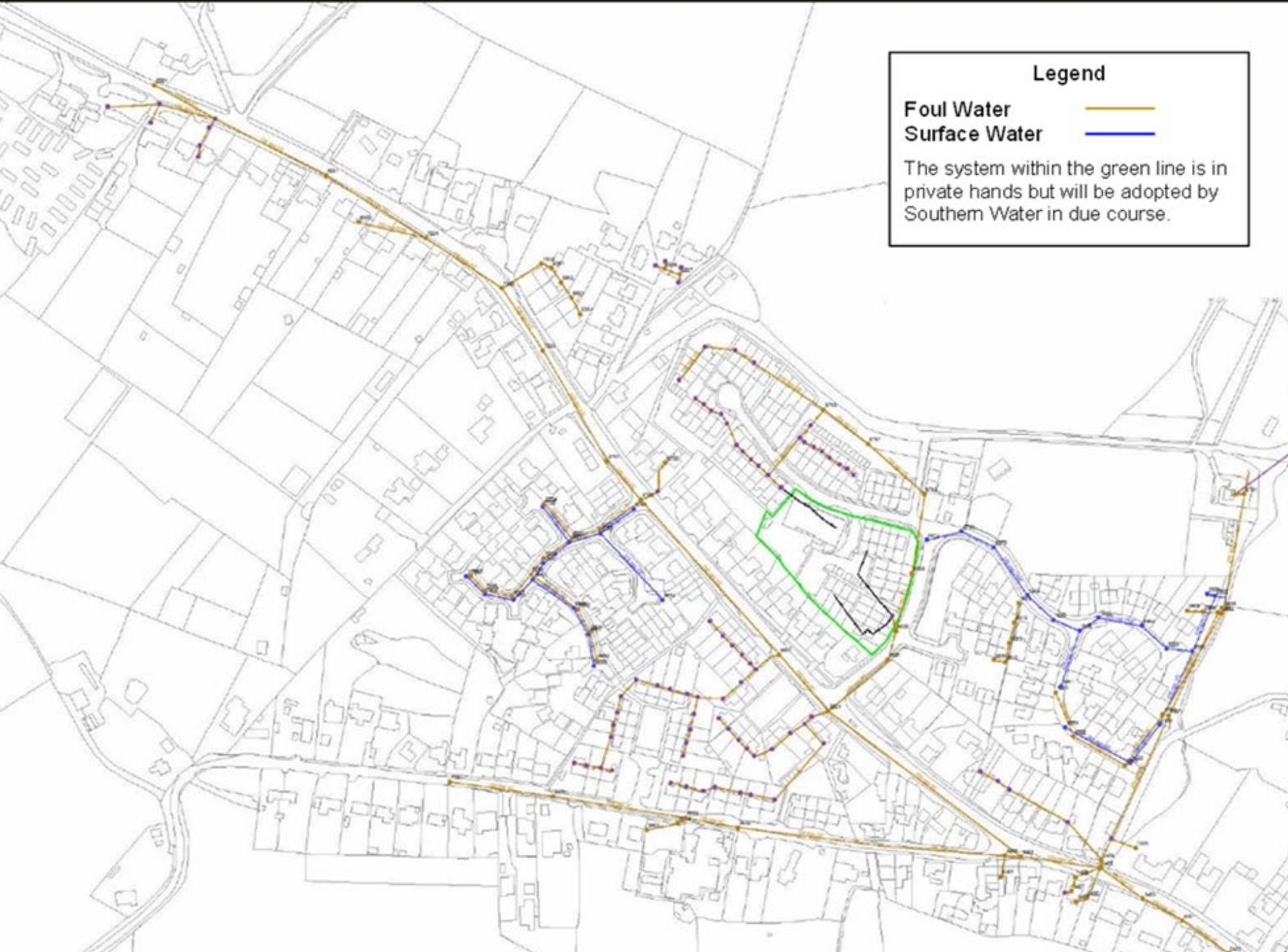
## Section 4 : Infrastructure

I4 :

### **Sewage System Improvement**

Any further developments will be opposed until such a time as independent capacity checks by qualified professional advisers have been undertaken and any improvements required are operational. This is essential due to the current identified problems of regular foul water overflow and pollution incidents in the neighbourhood plan area.

Improvements in the system will be achieved by promoting, at district, county and national level, the extension of the local network to include all of the village.



**Legend**

- Foul Water** ————
- Surface Water** ————

The system within the green line is in private hands but will be adopted by Southern Water in due course.

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I5 :

### **Surface Water Drainage**

Development will only be supported where it is demonstrated that surface water drainage will not add to existing site runoff or cause any adverse impact to neighbouring properties and the surrounding environment as required by Design Code 3.3 in Addendum D6 : Peasmarsh Villagescape and Design Codes.

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I6 :

### Power Supply

The issue of intermittent outages of the power supply inhibits Peasmarsh operating as a service village and creating barriers to future investment. Improvements in the system will be supported by :

- i) Promoting, at district, county and national level, improvements to the local reticulation to substantially improve the reliability of supply;
- ii) Similarly promoting an absolute requirement for key infrastructure installations, including sewage and water pumping stations, cell phone masts and telephone / broadband exchanges, to have secure supplies in the same way as expected of say hospitals with automatic switching in of permanently installed reliable standby generation;

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I7 :

### **Telecommunications**

The limited nature of telecommunication facilities inhibits Peasmarsh operating as a service village and creates barriers to future investment. Improvements in the system will be supported by :

- i) Promoting, at district, county and national level, improvements to the local broadband and cells phone services, particularly in the parts of the parish not in the village;

followed by ...

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I7 CONT. :

### **Telecommunications**

Proposals that deliver the expansion of electronic communication networks and high-speed broadband and improvements to telecommunications will be supported where :

- i) the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures;
- ii) the number of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network;
- iii) the development has been sited and designed to minimize the impact on the character and appearance of Peasmarsh and the AONB;

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I8 :

### **Developer Obligations**

Where there is a perceived capacity constraint in respect of any utility provision, developers must set out what changes and improvements are required and how they are to be delivered. This should be made public, included as a condition of planning approval and implemented prior to the commencement of the development.

# REGULATION 14 DRAFT

## Section 4 : Infrastructure

I9 :

### **Access to Secondary Education**

Improvements in access to secondary education will be supported by :

- i) Lobbying for sustained improvements to the closest ESSC schools, including the provision of sixth form facilities at one or other;

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

Section 5, *Business and the Local Economy*, explores business in the parish and sets out four policies to improve it :

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

E1 :

### **New Business Space Development**

The development of new business space to improve the sustainability of business and provision of employment opportunities in the parish will be supported for use classes A1 to A5, B1 and C3 [for holiday lets] as defined in the Town and Country Planning (Use Classes) Order 1987 as updated in April 2021.

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

E2 :

### **Adaptation of Existing Buildings for Live/Work**

Development proposals for the conversion of properties for live/work will be supported. Proposals for Commercial Business and Services (Class E) that involve the use of part of a building, small-scale free-standing buildings within the curtilage of a building, extensions to a building, or the conversion of outbuildings will be supported subject to the following criteria

- all activities are undertaken predominantly by the occupants of the dwelling;
- additional buildings, extensions or conversions should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction;

followed by ...

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

E2 CONT. :

### **Adaptation of Existing Buildings for Live/Work**

Development proposals for the conversion of properties for live/work will be supported. Proposals for Commercial Business and Services (Class E) that involve the use of part of a building, small-scale free-standing buildings within the curtilage of a building, extensions to a building, or the conversion of outbuildings will be supported subject to the following criteria

- the employment element does not adversely impact upon road safety or substantially increase traffic volume; and
- appropriate car parking is provided within the site.

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

E3 :

### **Rural Building Conversion for Business Use**

Proposals for conversions of suitable redundant farm or other buildings for business uses will be supported, provided that :

priority is given to agriculture related business use;

- the proposals do not have a significant adverse impact on the landscape of the AONB;
- the buildings are not in an isolated location where there is no nearby built development and are capable of conversion rather than requiring rebuilding;
- the design approach is appropriate and sympathetic to the building and its surroundings;
- traffic, access, landscaping and general amenity considerations are satisfied;

# REGULATION 14 DRAFT

## Section 5 : Business and Economy

E4 :

### **Promotion of Sustainable Tourism**

Proposals that involve tourism facilities which respond to identified local needs and are of a scale and location in keeping with the rural character of the parish will be supported, provided that :

- existing attractions or accommodation are enhanced to meet customer expectations; or
- the supply of quality serviced and self-catering accommodation is increased; and
- the proposal does not result in a reduction to the parish housing stock;

# REGULATION 14 DRAFT

## Section 6 : Housing

Section 6, *Housing*, examines the problems with housing in the parish. Although it sets out three policies, it is really the forerunner for Section 7, *Site Allocation*, :

# REGULATION 14 DRAFT

## Section 6 : Housing

H1 :

### **Housing Mix**

Housing development that responds to local needs by including a mix of housing in size, type and tenure with priority focussed on medium and smaller homes will be supported.

To avoid further exacerbating the housing imbalance in the parish, proposals to extensively extend or redevelop existing smaller houses, especially single story dwellings, will not be supported.

# REGULATION 14 DRAFT

## Section 6 : Housing

H2 :

### **Rural Exception Sites**

Exception housing development delivered through rural exception sites will be supported subject to detailed requirements of national guidelines and other policies in this Plan being met.

# REGULATION 14 DRAFT

## Section 6 : Housing

The National Planning Policy Framework defines rural exception sites :

Small sites used for **affordable housing in perpetuity** where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by **accommodating households who are either current residents or have an existing family or employment connection**. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

# REGULATION 14 DRAFT

## Section 6 : Housing

H3 :

### **Conversion of Rural Buildings to Residential Use**

Planning applications for conversions of suitable redundant farm or other buildings outside the built-up area boundary to residential use will be supported, provided that :

- i) the proposals are consistent with protecting the character and landscape quality of the High Weald AONB;
- ii) the buildings are not in an isolated location where there is no nearby built development and are capable of conversion rather than requiring rebuilding or disproportionate extension;
- iii) the design approach is appropriate and sympathetic to the building, surroundings and wider context;
- iv) traffic, access, landscaping and general amenity considerations are satisfied;

# REGULATION 14 DRAFT

## Section 7 : Site Allocation

Section 7, *Site Allocation*, discusses the possible sites and then uses three policies to allocate and control them :

# REGULATION 14 DRAFT

## Section 7 : Site Allocation

S1 :

### **Development Size**

No development shall be larger than 10 dwellings unless it can be shown that :

- i) exceptional circumstances exist; and
- ii) it is in the interests of the parish stakeholders;

No subdivision of a large site into blocks of 10 dwellings will be accepted.

# REGULATION 14 DRAFT

## Section 7 : Site Allocation

S2 :

### Allocated Sites

The Plan allocates the following sites for residential development :

- |                     |   |
|---------------------|---|
| PM01 Flackley Ash : | rural exception site, up to 10 dwellings          |
| PM02 Woodside :     | rural exception site, up to 10 dwellings          |
| PM04 Orchard Way :  | development boundary extension, up to 5 dwellings |
| PEAL01 Cornerways : | development boundary extension, up to 7 dwellings |

Developments of more than three houses shall only take place on allocated sites.

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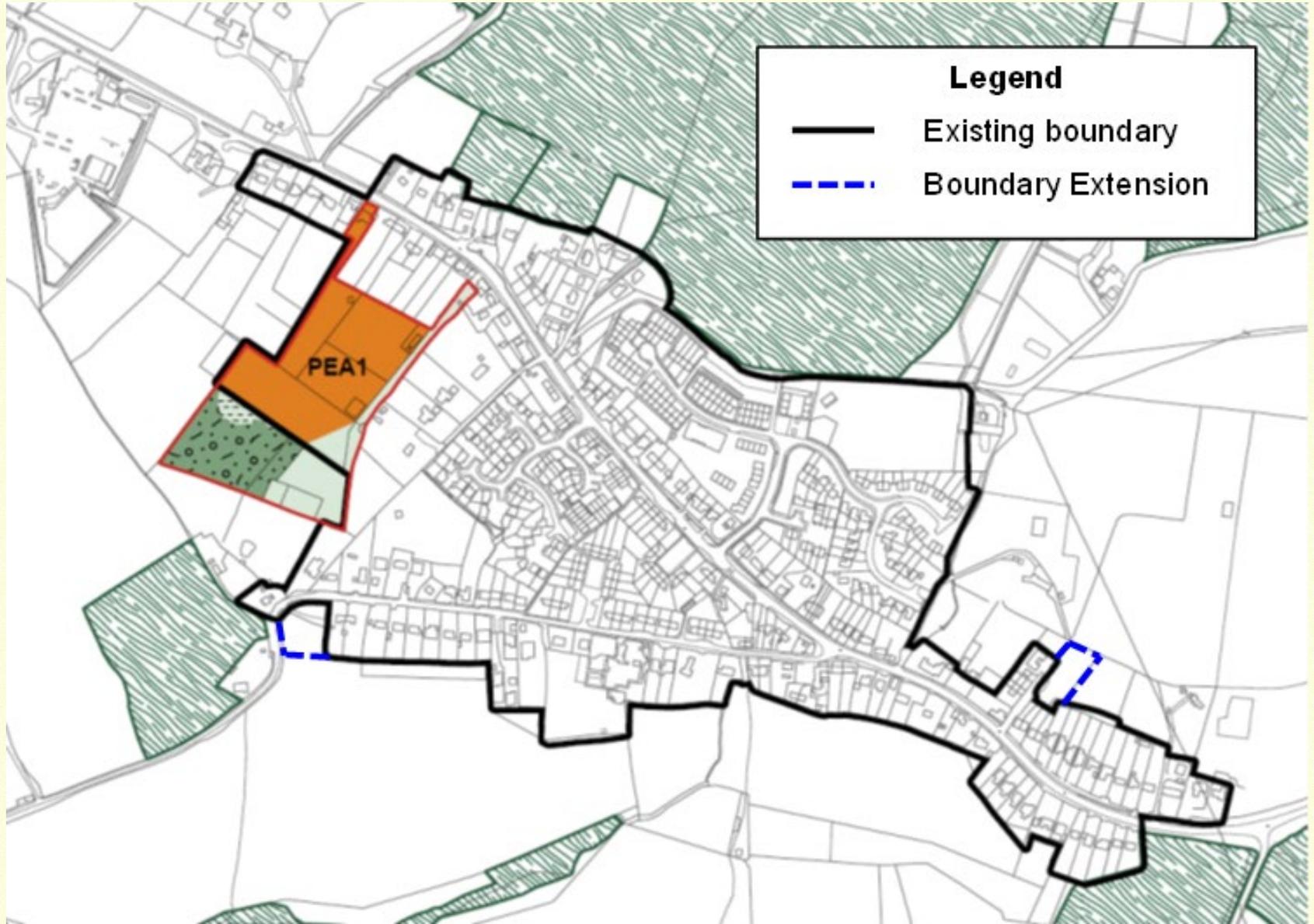
## Section 7 : Site Allocation

S3 :

### **Development Boundary**

The Peasmarsh development boundary is hereby extended as shown in Figure 7.2. The extent of the boundary shall not be changed without the express approval of Peasmarsh Parish Council.

Any development outside of the boundary, with the exception of agricultural conversions, must comply with the guidelines for rural exception sites. In this context affordable housing shall be let or sold at no more than 50% of the commercial rate for the particular property.



Source : extract from RDC DaSA 2019, Policies Map Inset Map 12: Peasmarsh

## Map 7.2 : Development Boundary and Extensions

# REGULATION 14 DRAFT

## Section 8 : Design

Section 8, *Design and the Built Environment*, sets out the requirements for the design of new developments of all sizes through a set of five policies :

# REGULATION 14 DRAFT

## Section 8 : Design

D1 :

### Existing Setting

Development must conserve and enhance the character area in which it is located. Developments which do not conform with the following will not be supported :

- i) Designs must demonstrate how the local context has been considered and that they reflect the character and vernacular of the area using architectural variety in form and materials.
- ii) Building design inappropriate to the area must be avoided. Innovation in design will be supported only where this demonstrably enhances the quality of the built form in a character area.
- iii) Development proposals must address the criteria in Design Code 3.2, as appropriate to their scale, nature and the location of development.

# REGULATION 14 DRAFT

## Section 8 : Design

D2 :

### **Placemaking**

Development must demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural and historic environment.

Development proposals must demonstrate how they have considered and addressed the matters in Design Code 3.3 as appropriate to their scale, nature and location.

# REGULATION 14 DRAFT

## Section 8 : Design

D3 :

### **New Homes**

Development must demonstrate a high quality of dwelling designs, which respond and integrate well with their surroundings and meet the changing needs of residents.

Development proposals must demonstrate how they have considered and addressed the matters in Design Codes 3.4 and 3.5 as appropriate to their scale, nature and location.

# REGULATION 14 DRAFT

## Section 8 : Design

D4 :

### **Energy Efficiency and Sustainability**

The design and standard of any development is required to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects.

Development proposals which incorporate the sustainable design features below as appropriate to their scale, nature and location will be supported, where measures will not have a detrimental impact on character, landscape and views :

- i) incorporate on-site energy generation from renewable sources;
- ii) optimise site and house orientation in order to assist with passive solar design and any relevant renewable energy solutions;
- iii) use high quality, thermally efficient building materials;

followed by two more slides ...

# REGULATION 14 DRAFT

## Section 8 : Design

D4 CONT. :

### **Energy Efficiency and Sustainability**

Development proposals which incorporate the sustainable design features below as appropriate to their scale, nature and location will be supported, where measures will not have a detrimental impact on character, landscape and views :

- iv) install energy efficiency measures such as loft, draft and wall insulation and triple glazing;
- v) reduce water consumption through the use of grey water systems;
- vi) provide low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures [such as insulation and low energy heating systems], on-site zero carbon technologies [such as solar tiles] and, only where necessary, off-site measures to deal with any remaining emissions;

# REGULATION 14 DRAFT

## Section 8 : Design

D4 CONT. :

### **Energy Efficiency and Sustainability**

Development proposals which incorporate the sustainable design features below as appropriate to their scale, nature and location will be supported, where measures will not have a detrimental impact on character, landscape and views :

- vii) install lower wattage light sources;
- viii) provide adequate, future-proofed electric vehicle charging points for each dwelling;

# REGULATION 14 DRAFT

## Section 8 : Design

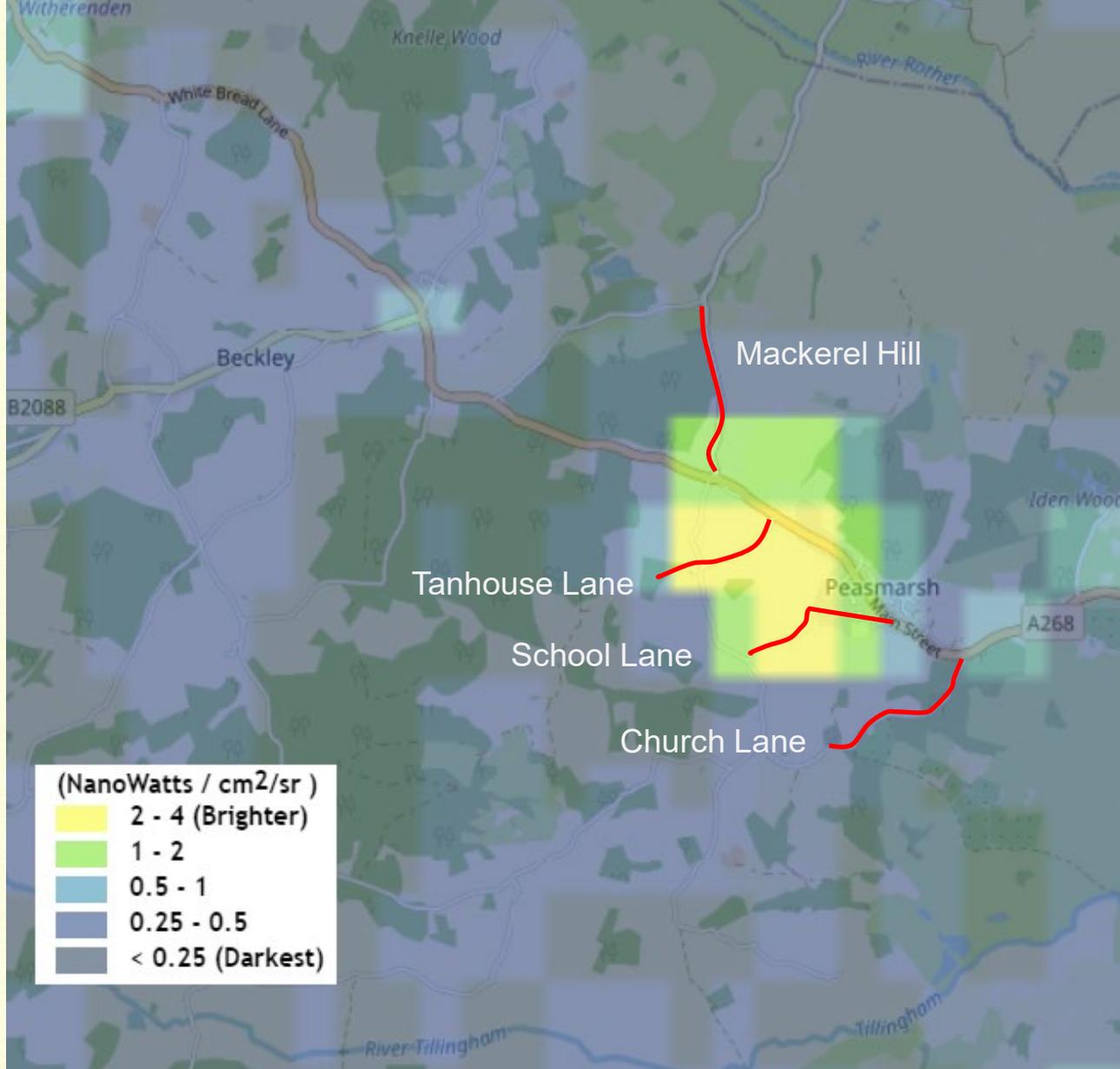
D5 :

### **Dark Skies**

All proposals for external lighting must demonstrate an essential purpose to the occupier or beneficial impact to the community and have regard to the current policies and guidelines of the High Weald AONB and RDC.

All lighting should be designed to minimise light spill.

Where it can be demonstrated as meeting an essential purpose, external lighting [including temporary lighting and lighting of sports facilities] should be of a sensitive and proportionate nature. The impact of all external lighting should be minimised in terms of direction, power, colour and duration. A lighting plan submitted with the proposal should set out how this is to be achieved.



**Map 8.2 : Map of Radiance Emanating from Peasmarsh Parish**

# CONSULTATION

The documents are expected to be complete by mid-October so the official consultation period is likely to be from Oct 17 to Nov 25, possibly from Oct 24 to Dec 2.

The documentation is too massive to distribute except electronically : everything will be on the website.

Current thinking is that hard copies of the Plan will be available to read in Jempson's restaurant on request and in the Memorial Hall at certain days and times.

# CONSULTATION

The most important part of consultation is feedback.

There will be a feedback form – ideally no more than 1 double sided sheet of A4 – but you will be free to write in if you prefer.

There will also be an online feedback system.

## REMAINING TIMESCALE

The feedback will inevitably lead to changes to the Plan.

The thinking is that all of December will be needed to document the feedback, develop responses and change the Plan as necessary.

The Plan will then be submitted to RDC, probably early in January 2023.

It then has to go back out to consultation. That too lasts six weeks and is expected to be complete by mid- to late February.

## REMAINING TIMESCALE

Once the second consultation is finished there may be a need to make further minor adjustments but if not then the Plan is submitted for examination.

It is not yet clear how long the Examiner will take to undertake the examination.

Only when the Examiner is satisfied can RDC arrange the Referendum when we all get a chance to vote on the Plan.