

BARCOMBE NEIGHBOURHOOD PLAN

2010 - 2030

JULY 2018

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Vision Statement

Barcombe in 2030 will have retained and enhanced its character to support a flourishing, vibrant and sustainable village. The Neighbourhood Plan will have improved the balance of residential accommodation locally to better-fit local needs, by providing housing, which is suitable for smaller families and young people wishing to live independently and older people wanting to downsize and remain in the community. Any new development should therefore support Barcombe to be thriving community of modest scale, in harmony with its rural surroundings.

Residential development in the parish over the period will be focused at Barcombe Cross. New building will be of a scale and appearance that is sympathetic to the established character, but in a way that is authentically modern and relevant to rather than synthetically historic, imitation or pastiche. The style of architecture should be of its time and celebrate and exemplify the use of local and sustainable tradecrafts

Barcombe Neighbourhood Plan

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1. Introduction and Background to Barcombe Neighbourhood Plan (Housing) 2018

The Barcombe Neighbourhood Plan has been designed to determine the nature of housing development in the Parish during the period from 2015 to 2030. In doing so Barcombe is taking the opportunity presented to communities to have more control over development in their areas under the Localism Act [2011] and the related Neighbourhood Plan Regulations [2012].

Neighbourhood Plans are a government initiative aimed at local public participation in the planning process, and, once adopted, the policies contained in a Neighbourhood Plan become an integral part of the planning constraints on development in that area. However it must be noted that a Neighbourhood Plan cannot contradict or over-ride national or district Council planning policy, and so is intended to add detail and reflect local knowledge.

Following an application by Barcombe Parish Council [BPC] in January 2015, Lewes District Council [Lewes DC] designated the whole of the parish of Barcombe as a Neighbourhood Area. Thereafter BPC asked for volunteers to form a Neighbourhood Plan Steering Group [SG] and adopted terms of reference for this group. A SG was subsequently formed and took advice from a planning consultant appointed by BPC on the preparation of a Neighbourhood Plan [NP] for the parish. From the outset the SG felt that its priority should be the issue of new housing in the parish, and it was agreed to focus the group's efforts on that pressing topic. Other NPs have adopted a much wider remit, developing a plan that includes transport, employment, schooling, health and other topics, and the decision by the Barcombe SG to focus on housing does not preclude a broadening of its remit in the future ¹.

At the time that the SG was formed Lewes DC's proposals for new housing [set out in the draft Part 1 of the Joint Core Strategy of the Lewes Local Plan] was just 10 new dwellings in Barcombe Cross for the period up to 2030. Such a small amount of new homes could probably be achieved through 'piecemeal' growth of the local housing stock. However by 2016 an amended version of that document was adopted by Lewes DC that allocated 'at least 30' new dwellings to Barcombe Cross.

At the same time that this allocation was announced, Lewes DC's assessment of available housing sites in Barcombe [part of the Strategic & Economic Land Availability Assessment, or SHELAA, that all local authorities are required by the government to compile and maintain] was indicating that just one location in Barcombe Cross was considered fully suitable for housing development, and that this location coincidentally offered the potential to provide at least 30

¹ It should be noted that comprehensive reviews of facilities, services etc. in Barcombe were carried out through "Parish Appraisals" in 1986, 1996 and 2009. Although non-statutory in nature, these Appraisals, particularly that in 1986, led to a number of initiatives benefitting the community.

dwelling. This was the location on the southern edge of the village comprising 3 parcels of land known collectively as 'Hillside & Bridgelands'.

At this point the question arose for the SG as to the need for a NP, since it appeared that, at a stroke, Lewes DC had established the size and location of Barcombe's forthcoming housing development. Faced with this situation the SG decided to seek the views of Barcombe residents regarding future housing provision, and a questionnaire was prepared and circulated to all households in the parish. Distribution, collection and analysis of the results took place in Autumn 2015. Subsequent discussion with Lewes DC officers on the results of the survey indicated that, while policies adopted in Part 1 and the forthcoming Part 2 of their Joint Core Strategy would provide a significant degree of control over development, there was still a worthwhile level of detail that could only be provided by a NP. At this stage several members of the SG withdrew leaving a small number of original members to consider future action. It was generally felt that the results of the Housing Survey together with the landscape sensitivity of the sites warranted the detailed local consideration that only a NP could offer, and consequently a proposal was made to BPC in April 2016 that a new SG be formed to produce a NP focusing only on housing development on the sites identified by the SHELAA [ie sites at Bridgelands/ Hillside now referred to as BA/01, BA/02 and BA/03²]. BPC accepted this proposal and after appropriate publicity during Summer 2016 a new SG was formed in October charged with this specific remit.

During the period to December 2017 the SG gathered evidence relevant to the community and to housing provision, prepared draft policies for local housing and worked up a Design Statement. These documents, along with data relevant to Barcombe from the 2017 SHELAA and draft Part 2 of the Lewes Joint Core Strategy, formed the basis of a Public Engagement Event held in Barcombe village hall in January 2018. The outcomes of this well attended event are described in the Consultative Statement given in Section....

Since January the SG had endeavoured to clarify its findings in the light of feedback from the Barcombe public who attended the Engagement Event, and to turn them into a draft document to present to the whole of the parish for further consultation, before finally proceeding to a public vote on whether it can go forward for formal adoption.

2. Legislative Background.

The Barcombe NP is being developed under the Localism Act (2011) and the following Neighbourhood Planning (General) Regulations (2012) designed to regulate the formation and approval of neighbourhood plans.

² Draft Lewes District Joint Core Strategy Part 2, November 2017

3. Barcombe Parish – Historical Background

The Parish covers some 1800 hectares of land in the area lying some 4-5 miles to the north of Lewes between the A26 and A 275. Its boundaries are with the Parishes of Ringmer (at the River Ouse at Barcombe Mills) in the east and Newick in the north, and with Chailey and Hamsey/Cooksbridge in the west and south respectively.

The Parish was first recorded in the Domesday Book of 1086 where it is referred to as “Bercham – hath three and a half Mills and a church”. The name “Bercham” is said to refer to fields of barley and this interpretation is carried forward in a current translation of “Barcombe” as bar (derived from baer – beer or a place where barley was grown, and combe (derived from comb – a valley)^a. The mills referred to in the Domesday Book produced flour and the “half-mill” is thought to represent one mill straddling the river with one part in Isfield and the other in Barcombe.

In Norman times the Hundred of Barcombe (a medieval administrative district) was in the Rape of Lewes which William the Conqueror leased to his son-in-law, William de Warrenne. De Warrenne and his wife Gundreda founded the Cluniac Priory at Lewes and built themselves a summer house at Cowlease near what is the present southern boundary of the Parish^b.

Barcombe is also known as “The Village in Three Places”^a, a reference to the number of settlements within its boundary. Of these, the older of the settlements is “Barcombe (Church Road)” containing at its southern end the Parish Church, St Mary the Virgin, whose construction started in the late 1100’s. In medieval times this area would have been the centre of a manorial complex based at Court House. Barcombe also had manors based at Camois Court and Balneath^c. The second settlement at Barcombe Mills grew up around the River Ouse and its 4 mills as described in the Domesday Book. The “Mills” suffered various losses during the 20th century, e.g. the last mill was destroyed by fire in 1939, the railway line from Lewes and Barcombe Mills Station closed in 1969 and the “Anglers Rest” pub was converted to a private house during the 1990s. Today Barcombe Mills remains a settlement consisting of some 20 houses built on the west side of the Ouse. The third and largest settlement is Barcombe Cross consisting of some some 350 houses and is the main centre of the parish offering various facilities and services. All available evidence³ from medieval buildings surveys and maps from the early 1700s indicates that Barcombe Cross has always been a main centre with its location on a hill top together with road connections to the north, south and east³. From 1882 until its closure in 1955 Barcombe Cross had a railway station on the Lewes - East Grinstead line. The transport facilities lost on the closure of the railway station in the 1950s would have been replaced by the growth in road transport and travel during the latter half

³ Claims^{a,d} that Barcombe Cross Village was founded by, or enlarged by, villagers from Barcombe (Church Road) escaping the medieval plague of the mid-1400s have not been confirmed by work carried out on a Roman villa near the Parish Church^c. These studies demonstrate that there was no significant medieval settlement by the Church other than the manor house, Court House.

of the century. Its heritage and geographical location has in turn led the Village to be the centre of a Conservation Area and granted a Development Planning Boundary in the 2003 Lewes District Plan. Today it is classed as a “Service Village” with an additional housing allocation for the period to 2030 at the lower end of the range 30 – 100^e .

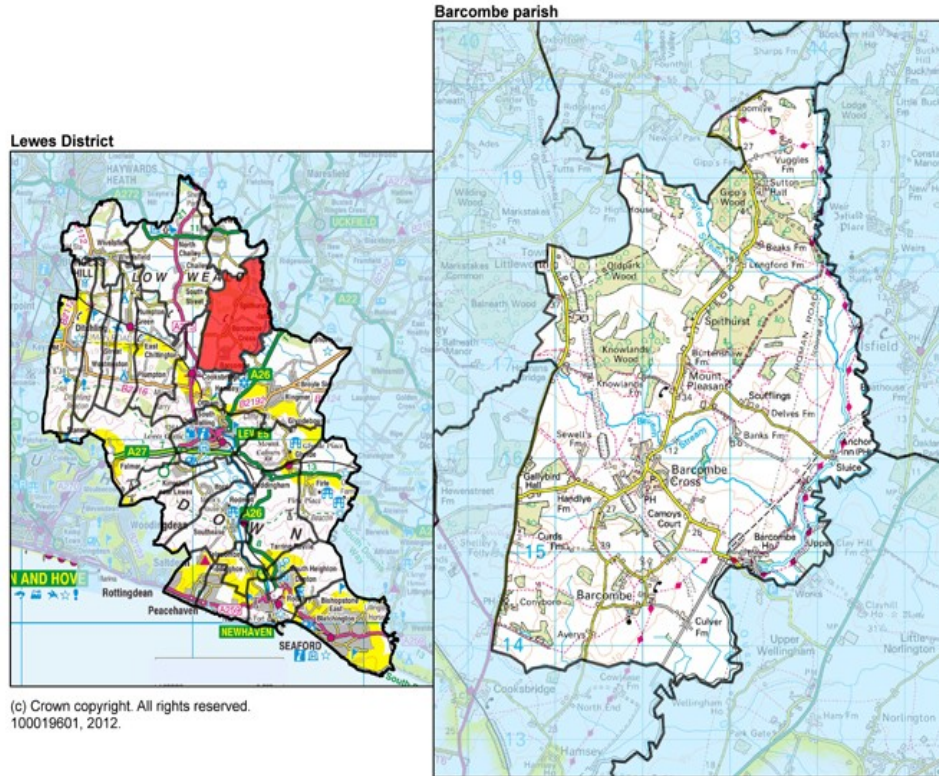
The Parish also includes the smaller settlements of Spithurst to the north and Town Littleworth to the north west.

Reference sources:

- a. Village Net http://orig.villagenet.co.uk/?v=barcombe_east%20sussex
- b. Barcombe Cross Conservation Area Appraisal; Lewes District Council; 2009
- c. Barcombe & Hamsey: <http://www.bandhpast.co.uk/project.php>
- d. <https://en.wikipedia.org/wiki/Barcombe> (May 2018)
- e. Lewes Local Plan Joint Core Strategy, Part 1 (2017)

4. Geographic Area Covered by the Barcombe Neighbourhood Plan

The Barcombe Neighbourhood Plan relates to the whole of the civil parish of Barcombe (see Map 1a)



**Map 1a: Barcombe Parish
in Lewes District**

Map 1b: Barcombe Parish

5. Community Profile

a. Overview. Barcombe is one of the larger parishes in the Lewes District located on the north east flank of its area. A population of under 1500 lives within the parish boundaries, the majority being located in Barcombe Cross Village and the remainder in a number of smaller settlements or hamlets, e.g. Barcombe Mills, Spithurst, Town Littleworth.

This population is found to form an above average number* of family households, few of which have no personal transport. Thus, Barcombe is predominately a car owning community with a higher than average number of households having 2 or more vehicles. Barcombe shows an above average level of residents with degrees and a corresponding lower level of those without qualifications. A very substantial proportion of residents are in professional and managerial occupations and there is an above average level of self-employment. The main areas of employment are in health/social work, retail activities and education. As in the rest of East Sussex the majority of those not in employment are retired. At the other end of the scale, Barcombe shows a below average level of unemployment and in turn a low number of residents seeking benefits. Limited numbers of those in work do so in the parish or travel long distances, the majority travelling intermediary distances to work presumably in towns such as Lewes, Uckfield, Haywards Heath and Brighton & Hove. Households in Barcombe show high incomes, even after housing costs are deducted. The large number of family households could be a factor in the observed high household incomes and car ownership.

While the parish does possess a number of services (shop/PO, pub, school etc.) other important facilities are located outside Barcombe. Together with limited opportunities for local employment and a basic local public transport system, the need for personal transport is understandable.

Supporting data are given in the following pages.

* in this Overview “average” refers to data from District or County areas or from England as a whole.

Sources.

East Sussex in Figures (www.eastsussexinfigures.org.uk)

Rural Community Profile for Barcombe; ACRE 2013

Rural Settlement Study; Lewes DC and South Downs National Park; 2013

b. Demographics

The dataset for the Parish of Barcombe shows the 1473 residents identified in the 2011 Census having the age profile given in Table 1.

Table 1

Geography	Total Population	AGE				
		0-14(%)	15-29(%)	30-44(%)	45-64(%)	65+(%)
<i>E. Sussex</i>	526,671	16	16	17	28	23
<i>Lewes D.</i>	97,502	16	15	17	29	23
<i>Barcombe</i>	1,473	21	12	19	29	19

The majority of Barcombe residents were found in the 45-64 age range, a situation identical to that found at District and County levels*. However, compared with District and County the Parish had more residents in the 0-14 and 30-44 bands and fewer in the 15-19 and 60+ year olds groupings. A population density of 0.8 persons per hectare reflects the rural nature of the Parish (cf. the urban biased densities of District and County at 3.3 and 3.1 persons per hectare respectively.)

* Note: in contrast the 2012 Lewes District Rural Settlements Study states that 34% of the population lie in the 45-64 age group and suggests future demands for housing and other facilities for the elderly.

c. Change in Total Population

During the period 2001-2011 the net flux of people in and out of Barcombe Parish peaked at 8.5% in 2006/7 and again at 9% in 2010. After 2010 the percentage change fell dramatically to 4%. In contrast, the County and National figures showed a near linear increase to reach 6-7% change by 2011.

d. Households

In 2011 the 1473 residents of the Parish were found to form 589 households. (A household means one person living alone, or a group of people living at the same address who share a kitchen and a living room). The distribution among the various sub-types of households is shown in Table 2.

Table 2

Geography	HOUSEHOLD SUB-TYPE			
	Number of households	One person households (%)	Family households (%)	Other households (%)
<i>East Sussex</i>	231,905	33	61	6
<i>Lewes D.</i>	42,181	30	64	6
<i>Barcombe</i>	589	20	75	5

These data indicate that in all three geographical areas the majority of residents formed family households. Barcombe Parish has significantly more family and fewer one person households than District or County.

e. Economic Status of Residents.

In 2011 the 16-74 age range for Barcombe consisted of 1018 persons and of these 719 were economically active. Their employment category is given in Table 3a.

Table 3a

		EMPLOYMENT CATEGORY (%)				
Geography	% 16-74 year olds	Full-time	Part-time	Self-employed	Home workers	Public sector
England	70	39	14	10	13	34
Lewes D.	70	34	15	14		
Barcombe	71	32	14	20	9	28

These data indicate the same trends at Parish, District and national levels with full time and public sector employment dominant. Barcombe showed the highest level of self-employment.

The reasons for unemployment are given in Table 3b.

Table 3b

		REASONS FOR UNEMPLOYMENT (%)				
Geography	% 16-74 year olds	Sick or disabled	Caring for home or family	Retired	Student	Other
E. Sussex	32	13	13	56	12	6
Lewes D.	30	11	13	58	12	6
Barcombe	29	13	18	55	11	4

Again similar trends are shown for all geographical areas with the majority category being retired people. Barcombe in 2011 did show a greater percentage in the Caring for Home/Family category.

f. Occupations

In the years prior to 2012 the proportion of working age Barcombe residents claiming benefits was consistently lower than the corresponding County and National levels, e.g. in August 2012, 8%; cf. 14% (County and National). Taking the working population of the Parish as some 700 people, the majority (16%) were employed in health and social work, followed by employment in retail (13%) and education (13%). The type of occupations involved is given in Table 4.

Table 4

OCCUPATION (%)				
Professional	Managerial	Admin/Secr	Skilled Trade	Elementary
39	14	9	13	7

The total Professional/Managerial component (53%) is significantly higher than that at County and national levels (30-40%).

g. Qualifications and Skills

Of the 1473 residents aged 16 and above in 2011:

- 15% had no qualifications (cf. 23% nationally and in East Sussex)
- 45% had degree level qualifications (cf. 26-27% nationally and in East Sussex)

h. Household incomes

At the time of the 2011 Census the average weekly household income for Barcombe adjusted for variations in household size was estimated as £950, compared with £667 (East Sussex) and £673 (nationally). After housing costs were taken into account the Barcombe average was still substantially higher, viz. £580 compared to £452 and £423 respectively.

i. Out of Work

The criteria used to determine the number of people out of work are those seeking Jobseekers Allowance (those who are unemployed) and Employment Support Allowance (those who are out of work due to sickness). In 2011 the data for working age adults in Barcombe were as follows:

- Jobseekers Allowance 2% (cf. 4% nationally)
- Employment Support Allowance 4% (cf. 6% nationally)

The Unemployment to Available Jobs Ratio showed that in November 2012 there were 83 claimants per job in Barcombe compared with 343 nationally.

In the decade prior to the 2011 Census the proportion of working age Barcombe residents claiming all DWP benefits was consistently lower than the County or National levels, e.g. in August 2011 8% (Barcombe) compared with 14% (East Sussex, England)

j. Access to Private Transport

Data on the access to a car by the 580 households in Barcombe in 2011 are given in Table 5.

Table 5

	NUMBER OF CARS PER HOUSEHOLD (%)				
Geography	None	1	2	3	4+
England	26	42	24	6	2
E. Sussex	22	47	26	6	3
Barcombe	8	36	41	13	3

In contrast to County and nationally, Barcombe was predominantly (90%) a car-owning community including significantly higher proportions of 2 and 3 car households.

k. Distance travelled to work

Table 6

Geography	Distance travelled to work (km.)		
	% Homeworking	% Less than 2 km.	% 40+ km.
England	4	20	9
East Sussex	5	23	9
Barcombe	9	6	5

With a higher proportion of homeworkers than County or nationally Barcombe had a lower proportion of workers travelling short or long distances to their employment. Consequently, most workers travelled intermediate distances presumably to such as the local towns.

l. Distance and Travel Time to Services

a. Table 7 shows the distances local residents had to travel in 2011 to key services compared with the situation found nationally.

Table 7

Geography	Distance (km.)				
	Post Office	Pub	GP	Sec. School	Job Centre
England	1	0.5	1.2	2.1	4.6
Barcombe	0.8	0.7	5.6	6	8.4

These data indicate that a number of services are found in the village (Post Office and Pub) but on the whole key services are found outside the parish.

b. Table 8 shows the average travel times taken by Barcombe residents in 2011 to reach nearest key services by public transport or walking compared with County and National averages.

Table 8

Geography	Average Time (mins.)							
	Job centre	Further Education	GP	Hospital	Primary School	Sec. School	Super-market	Town centre
England	10	17	10	30	9	15	9	17
E. Sussex	11	22	11	35	10	16	10	17
Barcombe	18	42	14	18	9	25	15	14

With the exception of the local Primary School, these times again reflect that most services are located outside the parish.

6. Evidence on Housing

Issue: What kind of housing will be needed in future in terms of tenure and type and will local people be able to afford it ?

The data used below are taken from the *Housing Market Assessment for Lewes (Lewes DC, 2008)*, the *2013 ACRE Rural Community Profile for Barcombe*, the *2014 Lewes DC Affordable Housing Need Assessment 2013-18*, and reports in 2017 from Lewes DC Housing Department to Cllr. I. Linington for the Neighbourhood Plan. Updates of certain data are taken from East Sussex in Figures (ESiF, 2017).

a. Type of existing housing in the local area

The 2011 Census shows a total of 622 units of accommodation in the parish. Their breakdown into different types of housing is given in Table 1.

Table 1

	HOUSING TYPES					
Geography	Detached	Semi-detached	Terraced	Flats (purpose built)	Flats (other)	Caravans etc.
Barcombe	259	188	119	33	21	2

Table 2 compares in percentage terms the data in Table 1 against average values for England and East Sussex.

Table 2

	HOUSING TYPES (%)					
Geography	Detached	Semi-detached	Terraced	Flats (purpose built)	Flats (other)	Caravans etc.
England	22	30	19	17	5	1
East Sussex	32	24	18	16	9	<1
Barcombe	42	30	19	5	3	<1

Thus, following county and national trends detached, semi-detached and terraced properties predominate in Barcombe. However, Barcombe has a greater proportion of detached dwellings and a lower level of flats compared with county and national averages.

b. Housing Tenure

The 2011 Census showed that of the 589 properties surveyed in Barcombe 403 were owner occupied, 102 social rented, 62 privately rented and 22 in other forms of renting. The distribution of this housing among different tenure types is shown in percentage terms in Tables 3 and 4 and compared with the average values for England and East Sussex.

Table 3

Geography	TENURE TYPE (%)			
	Owner Occupied	Social Rented	Private Rented	Other Rented
England	64	18	15	5
Barcombe	68	17	11	4

Table 4 shows a comparison of data for owner occupation and renting in Barcombe as percentages against local authority and national averages.

Table 4

Geography	TENURE TYPE (%)			
	Owner Occupied	Local Authority Rented	Housing Assoc. Rented	Other Rented
England	64	9	8	18
East Sussex	70	5	6	19
Barcombe	68	13	4	14

With the exception of a higher level of local authority renting Barcombe data follow national and county trends.

c. Affordability

Background. As demonstrated by the *Housing Market Assessment for Lewes (Lewes DC, 2008)*, in general house prices rise from the urban coastal areas towards London. As a result, compared to many of the Districts on the South Coast Lewes District remains a relatively high priced location. Specifically, in 2007 average house prices in Lewes District were notably lower than those in neighbouring Mid Sussex (£292,300) but similar to those in adjoining Brighton & Hove (£271,600) and Wealden District (£266,000). They were, however, considerably higher than those in East Sussex (£237,600) and marginally higher than the South East average (£286,300). Considerable variation existed in average house prices across East Sussex and the Sussex coastal area. Within the Lewes District itself there is a marked differential in house prices, viz. from the less expensive coastal belt to the south to the pricier rural areas to the north. However, Barcombe Parish, lying to the east of the District, is located in an area showing the second highest level of house prices (£270,000 - £300,000 in 2006). The pattern of prices among housing types was found to be similar in the areas studied. Detached houses were far the most expensive, followed by semi-detached properties (except in Brighton & Hove where terraced house were the second most expensive). Flats/ Maisonettes were the least expensive house in all areas.

Barcombe. The *2013 ACRE Profile* compared the prices of properties in the Parish using median values (rather than averages); in 2009 the prices of the four main tenure types were found as given in Table 5 compared with the national averages. In the main, these median values showed an upwards trend during the period 2003-2009.

Table 5

Geography	HOUSE PRICES/TENURE TYPE			
	Detached	Semi-detached	Terraced	Flats
England (Average)	£320,268	£211,043	£174,653	£131,110
Barcombe (Median*)	£340,000	£250,000	£239,500	£136,725

* meaning the middle term of a series of values arranged in order of magnitude

For all classes of tenure Barcombe properties show values higher than national levels.

An indication of local property values can be obtained from the distribution of Barcombe dwellings among Council Tax Bands A to H compared with the county and national averages (Table 6). (From 2013 ACRE Profile)

Table 6

Geography	DWELLINGS IN COUNCIL TAX BANDS (%)							
	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
England	25	20	22	15	16	5	4	1
East Sussex	15	18	23	19	14	7	5	1
Barcombe	5	9	25	16	15	14	16	2

While Barcombe shows the proportions in Bands C to E to be similar to those at national and county levels, the overall distribution is skewed in favour of higher value properties (Bands F to H) at the expense of those of lowest value (Bands A and B).

For Barcombe properties the lowest Council Tax price Bands (A, B, C) are represented by 29, 55 and 151 dwellings respectively (see Table 5)

d. Local Housing Survey

In 2015 Barcombe Parish Council through its Steering Group carried out a housing survey in the parish using a questionnaire circulated to each household with the monthly publication, Barcombe News and made available on the Parish Council Web-Site (www.barcombepc.net). The main outcomes were as follows.

- From the 590 houses and population of 1475, 299 individuals responded through completed questionnaire forms or on-line.
- Majority of respondents were in the 40-64 age range
- 78% of respondents owned their property and 60% lived in Barcombe Cross village

- 47 respondents said would be considering moving in the next 10 years so as to live elsewhere (30%), live within 5 miles of Barcombe (35%) or continue to live in Barcombe (35%)
- Of those who declared they wished to move within the Parish 43% preferred 3 bedroomed, 28% 2 bedroomed and 19% more than three bedroomed houses
- Reasons for moving:
 - down sizing (33%)
 - find more family space (17%)
 - to set up own home (14%)
 - retire (13%)
 - Barcombe Cross becomes overcrowded (10%)

e. Housing Market, Affordability and Housing Supply; Lewes District

House prices.

As shown in Table 5 for all classes of tenure in Barcombe property values are higher than national levels. In order to focus on those trying to gain access to the housing ladder a comparison can be made between the “lowest quartile” (lowest 25%) of house prices with the lowest quartile of household incomes. The 2014 Lewes Affordable Housing Report states that at District level the lower quartile house prices have increased during the period 1997 to 2014 from 4.2 to 10.3 times the lower quartile income. In 2016 this ratio had increased to 11.41, making the Lewes data the highest in East Sussex (ESiF, 2017).

Local incomes.

Median household incomes in the Lewes District are slightly higher than the England and Wales and East Sussex averages. In the wards similar and adjacent to Barcombe, i.e. Newick, Chailey and Wivelsfield (there are no separate figures for Barcombe), the median income at 2014 was 23% higher than the England and Wales average. Figures for Barcombe are, however, available in the 2013 ACRE Profile. These show that the average weekly household income (adjusted for household size) to be £950, compared with £667 for East Sussex and £673 nationally. After housing costs are taken into account the Barcombe average is still substantially higher, viz. £580, cf. £452 (East Sussex) and £422 (nationally)

Affordability

The 2013 ACRE Profile uses the affordability ratio to compare house prices with earnings. For East Sussex the ratio reported is 16.2, compared with 15.4 for England as a whole, indicating that at the time of the 2011 Census at both at county and national levels the lowest quartile house prices are 15-16 times as high as the lowest quartile incomes. Similarly, the 2014 report uses a comparison of local median incomes and low wage incomes to determine the affordability of private sector housing for local working households. Even in the lowest rental area in the Lewes District an annual income of £34,800 at 2014 income levels would be have been needed to afford the rent without subsidy from Housing Benefit for the lowest income households.

At a low annual income of £20,000 the percentage of income required for an entry level rent would be between 40-50% of income.

The 2014 report also concludes that sale prices for the Lewes District are higher than entry level prices for England and Wales overall. In 2014 entry level prices for one bed homes were affordable at median incomes however two bedroom houses were not and neither one nor two bedroom houses were affordable to people on low incomes, i.e. below £20,000 at 2014 levels.

The role of the private sector in meeting housing need

The conclusion from the evidence given above is a situation where no part of the District is now affordable at low incomes, making renting in the private market or local authority sector the only options for many families. However, in 2007 the mean monthly private rents in Lewes District were the second highest (£986) in the county to Wealden District (£998) (cf. East Sussex, South East and England as a whole, viz. £803, £994, £852 respectively) (ESiF, 2017). In addition, the private sector is failing to meet the need for affordable housing as there is a limited supply of homes for rent in the district and housing costs are often only affordable through the subsidy provided by housing benefit for each of the comparison BRMA (Broad Rental Market Area) towns (of which Lewes is one).

The role of local authority associated housing in meeting housing need

This section deals specifically with the situation in the Parish of Barcombe. First, the current Lewes DC Housing Stock in Barcombe consists of the following.

Table 7

Type	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Bungalow	9	15	0	0	24
House	0	15	15	2	32
Flat	8	13	0	0	21
Total	17	43	15	2	77

In addition, there are three Housing Association developments at The Willows (Phases 1 and 2) and at Sidehills. They provide the following accommodation, nominees for which are selected from the DC Register ("Waiting List").

- Willows Phase 1: 4 x 2 bedroom houses
2 x 3 bedroom houses
(4 are shared ownership properties)
- Willows Phase 2: 4 flats (2 x 1 bedroom; 2 x 1 bedroom)
8 houses (4 x 2 bedroom; 4 x 3 bedroom)
(2 of 2 bedroom houses are shared ownership properties)
- Sidehills (for older people): 7 x 2 bedroom bungalows

Second, the latest housing register available in September 2017 identifies the waiting list applications for Barcombe as follows;

Table 8

Bedroom Need	Currently living in Barcombe	Not living in Barcombe	Total
1 bedroom	2	10	12 (18)*
2 bedroom	4	6	10 (13)
3 bedroom	1	6	7 (6)
4 bedroom	3	0	3 (3)
Total	10	22	32 (40)

* 2016 figures in brackets

Register refers to those who don't currently live in but are waiting to be found Council accommodation and transfer to those who currently reside in Council accommodation but wish to transfer to another Council property. These figures do not take account of overcrowding and concealed households, single parent households are likely to be the most overcrowded.

Of the 32 applicants 21 are housing register and 11 are transfers. There are 10 households (5 transfers and 5 housing register) currently living in Barcombe who wish to remain in the parish. Of the other 22, 10 households currently live in a rural parish and the remaining 12 do not have a local parish connection, do not live in a neighbouring parish but are on the waiting list.

There is little, if any, turnover of council properties in Barcombe.

While such data indicate a year by year variation, they clearly show that the greatest demand for those on the waiting list for Barcombe is for one, followed by two, bedroomed properties. (In the District as a whole 50% of applicants register demand for one bedroom properties.)

Supply of Affordable Housing

The overall supply of Affordable Housing within local housing development in the District for the period 2013/14 to 2017/18 for existing committed housing development schemes is 864 units with 157 units of these being planned affordable housing (18.17% of total residential units)

Specifically;

2016/17 from a total of 127 residential units with 20 affordable units.

2017/18 of 162 residential units with 25 affordable units.

In June 2017 it was reported⁴ by the Head of Housing of Lewes District Council that 1494 applications had been made across the district to go onto the housing waiting list. In order to clear the backlog of priority housing, register B and A to C applicants, and with an average addition of new 549 applicants within the period of up to 2018, a further 389 units have to be provided in every year for five years.

The predicted total of 157 in total for five years shows that those 30 - 40 registrations from Barcombe in just one year alone are highly unlikely to have their housing needs met.

⁴ A. Chequers: Lewes District Churches HOMELINK Annual Meeting, 8th June 2017; www.lewesdistrictchurcheshomelink.org.uk

f. Possible location of new housing

With little, if any, land remaining for building within the present Planning Boundary at Barcombe Cross additional housing to meet identified needs will require an extension of the Boundary (see Housing Policy), e.g. the sites at Bridgelands/Hillside considered in both the 2015 and 2017 SHELAA as having potential for housing development. The ranking of preferences for housing on those sites given by respondents in the 2015 Barcombe Housing Survey (www.barcombepc.net) was as follows: 05BA (34%) 07BA (21%), 06BA (20%), 03BA (16%). In answer to a separate question, the least preferred of the SHELAA sites was 06BA (61%). On the other hand, when asked about their preferences for other sites in the Parish for housing, the majority of respondents (70%) chose the field opposite the Village Hall bordering the eastern section of the existing Planning Boundary and which was not put forward for consideration in the 2017 SHELAA

g. Conclusion

The evidence presented in this and the Community Profile sections shows housing in Barcombe to be largely owner occupied, detached and available at prices above the national averages. Residents on low incomes have little opportunity to buy or rent their own properties without some form of financial support. At the same time there are strong interests within and outside the Parish in acquiring accommodation in Barcombe. Any future housing development should, therefore, take into account these pressures. Not only is there a need to provide small housing units, particularly with 1-3 bedrooms, but also that a significant proportion be of an affordable category. Based on current evidence, Housing Policies to achieve such aims, including the 40% affordability quota of Core Policy 3 of the Joint Core Strategy, are advocated. However, in view of the notional building start dates (2022) for Sites 003BA, 05BA, 07BA and 08BA given in the 2017 SHELAA, it is recommended that further detailed reviews of the housing needs of Barcombe be carried out before that date.

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.

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.

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.

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 Life¹² 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

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*

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

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).

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.*

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

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.

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.

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.

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

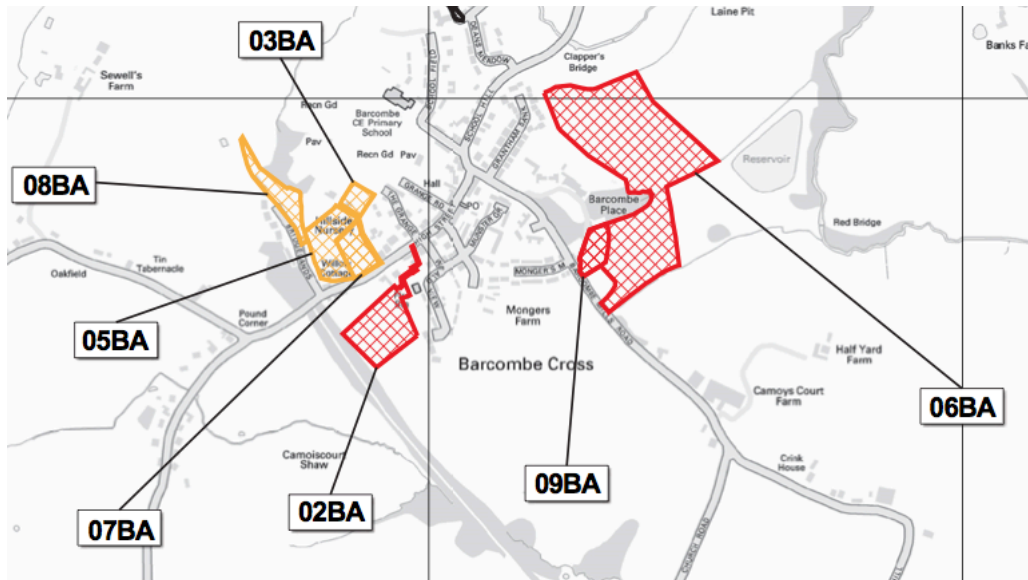
Justification for Policy 6

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.

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

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)



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 17th century onwards. The style for shaped lower edges on the tiles was very popular in the 19th and 20th 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.

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.

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.

APPENDIX 1

Well-Being, Water and Wildlife (tbc)

Barcombe Neighbourhood Plan Design Statement.

What is a design statement?

Design statements provide a context for new development, based on local character and sense of place. They are intended to help manage change, at whatever scale it occurs. They are not about whether development should take place; that is a job for the local plan. They are about how planned development should be carried out, so that it is in harmony with its setting and makes a positive contribution to the local community and environment (Countryside Commission 2012).

Following consultation and gathering of evidence to support the development of the Barcombe Neighbourhood plan this document identifies the key themes listed below. These themes support the formation of a consistent and coherent narrative thread that will guide design philosophy and development principles for the village. They provide a clear baseline assessment and analysis of current conditions. Together with corresponding design guidelines they will help to ensure new development in the village is sufficiently characterful and characteristically 'of Barcombe'. They should also be consistent with the overarching village vision statement for the neighbourhood plan:

Draft: Village Vision Statement (version March 2017).

Barcombe Parish in 2030 will have retained and enhanced its character to support a flourishing, vibrant and sustainable village. The Neighbourhood Plan will have improved the balance of residential accommodation to better fit local needs, by providing housing suitable for smaller families, young people wishing to live independently and older people wanting to downsize and remain in the community. Any new development should therefore support Barcombe as a thriving community of modest scale, in harmony with its rural surroundings. Residential development in the parish over the period will be focused at Barcombe Cross. New building will be of a scale and appearance that is sympathetic to the established village character, but in a way that is authentic and relevant to its contemporary context, rather than superficially historic, imitation or pastiche. The style of architecture should be of its time and should celebrate and exemplify the use of local, sustainable materials and significant vernacular building crafts.

Guiding themes

A vibrant community

Barcombe is seen as a desirable place to live. It has a mixed constituency, with villagers who have family ties going back generations living alongside more recently settled members of the community. Time spent living in the village averages in decades. Barcombe has an identifiable community spirit. Over a third of polled village participants commented on the need to retain a 'village feel' and that any significant development should recognise this. (Barcombe Housing Survey 2015). The survey also suggested that there is strong residents' support for development at a level appropriate to sustaining the community and its services - providing new opportunities for affordable housing without diminishing village character or contributing to 'creeping urbanisation'. The size, spatial structure and pattern of the settlement, as well as the density and mixture of housing provision, plays a vital role in fostering social cohesion and community spirit.

A rural hilltop village

This design statement will focus on Barcombe Cross, having been identified as requiring housing development by the Lewes District Plan 2017. It is clearly identifiable as a nucleated hilltop village, with all three roads leading distinctively uphill into its centre and High Street. There are far-reaching views on all sides of the village over the unspoilt countryside of the Low Weald and its characteristic 'big skies' (ESCC Landscape character assessment, 2015). The South Downs form a dramatic backdrop to views from the south side of the village. (Pictures and map of key inward/outward views) Barcombe Cross is part of a matrix of small Low Weald rural settlements that give a strong sense of historic landscape. The village can be seen, discretely emerging from surrounding trees, from several local vantage points, including the expansive views across the Ouse valley from Lewes and the South Downs. Any future plans should consider the visual impact of housing development upon these key views.

Soft transitions

Barcombe Cross has a distinct centre, with well-used services and social hubs that interrelate and are situated in a way that currently enable supportive relationships between people. Whilst the village experiences increased traffic at peak times through its main arteries, the current arrangement of narrow roads, on-street parking, residential cul-de-sacs and pavements, slows traffic to a relatively safe speed. A network of back alleys, footpaths and pavements allow pedestrians multiple safe, quick routes to services, public spaces and to visit their neighbours. 'Soft edges' (Jan Gehl, 2010) - small semi-private front gardens along residential roads - allow for increased social interactions and a feeling of safety. This is seen as contributing to the overall well-being of the village and is valuable in ensuring social cohesion. (Pictures)

Network of social hubs

There are many hidden social spaces in Barcombe, as well as the more conventional semi-private spaces of the shop and post office, pub, primary school, day nursery, churches, cricket pavilion and village hall. Public open spaces include the much-loved recreation ground, tennis courts, bowling green and allotments – all of which play host to and are well-cared for by very active clubs, societies and community groups. The playground on the rec is small but well used by younger children, although LDC figures and village survey results reveal a shortfall in equipped play space. Meanwhile, the more informal public spaces of ‘Wild About Barcombe’, the bike jumps, and the lower field all provide space for un-organised recreation for older children. Similarly, the network of tree lined footpaths, stream beds, quiet dead end lanes and even the smallest roadside benches and bus stops prove vital to rural children and young people as places to meet, play out and socialise unsupervised. Finally, seating at the front of the Royal Oak pub, and the adjacent area where the weekly visits from specialist catering outlets, the bench outside the village shop, the steps of the cricket pavilion and the school gate all become key focal points for the social life of all ages and the whole village in fine weather.

Dark night skies & tranquility

A lack of street lighting is notable in Barcombe and is identified as having low levels of light pollution and subsequent dark skies (ref; 0.25-0.5 nanowatts per cm sq/sr in England’s Dark Skies / CPRE). This is distinctive in comparison to many villages nearby. It also supports the village’s ‘rural’ character and provides enabling habitats for nocturnal wildlife within the village boundary. Data suggests that Barcombe is also a village of relatively high tranquillity – a characteristic defined by *“openess to the landscape, perceived naturalness, lack of noise and disturbance, and presence of features such as rivers or views”* as opposed to detracting factors such as *“the visibility of urban developments and roads, noise and light pollution, and other overt signs of human impact”* (State of the South Downs National Park, 2012).

Old and new

The oldest dwellings in Barcombe Cross are Mongers Farm House at 1420 and the Old Forge at I think 1450, in comparison to the older, nearby ‘Barcombe’ settlement where the oldest section of the parish church dates as early as the 12th Century. Historically, building design in Barcombe Cross is of mixed character and vernacular (ref landscape assessment) with 47 listed buildings in the civil parish, as well as houses indentified as of local and historical interest (LDC-Barcombe Cross and Barcombe Conservation Areas), post-war developments, and modern buildings are well represented. The new village hall is identified in The Buildings of England (Antram Pevsner 2012) as *“a building of good contemporary design...with sustainability important in its design”*, it has won critical acclaim and presents Barcombe as having a progressive attitude towards community building(s). This is situated alongside more historic areas of conservation status that provide visual amenity and reference characteristic Sussex building styles and materials. Area of archaeological priority? – see local plan.

Mixed media

The vernacular of the village and its material, visual language is mixed. This ranges from red bricks, tiles and timber of the Weald to the Downland flints and sandstones of Spithurst and Newick. The high street has many historic types of cladding materials including bricks, tile-hanging, painted timber boarding, painted corrugated iron and render. This rich diversity of ground floor exterior detailing, with appealing textures, forms and materials, enhances the feeling of being part of an organic settlement that has grown with the narratives of its residents. The post-war buildings tend to be brick and tile-hung and are largely unseen from the high street, constructed in purpose-built cul-de-sacs.

Sustainable services

Services such as the village shop, public house, school and bus provision face on-going threats and challenges. These amenities remain critical to the lifeblood and well-being of the village community and are highly valued in supporting social cohesion. The village community showed how much it values these amenities by collectively raising in excess of £385,000 in summer 2017 from local residents to purchase the village shop and post office. A board of directors has been appointed from the local residents, and a local village couple put themselves forward and have been retained to run the shop and post office. The village fund raised for Wild About Barcombe (circa £100,000) and the **new village hall**. The village has embraced and supports local care home Bevenview for young people with significant and complex needs and has considered these needs in many new developments and initiatives. The village has a retained fire station, which needs continued resource of young people to replace those who retire.

Natural boundaries

Barcombe Cross is encircled by sites of significant ecological value and natural capital. (ref). There are natural boundaries and gateways to the village - disused railway lines, woodland corridors and water systems, which are characteristic and identifiable features of the village. Ephemeral springs rise in the village and feed tributaries of the Bevern stream and subsequently the Ouse. Woodland screens at 'Sidehills', the old Lewes-Sheffield Park railway line, Barcombe Place designated area of conservation woodland, riverside trees at Clappers Bridge and several preservation order status trees provide wildlife habitats, important ecological corridors and visual amenity at the village edge. *"An abundance of trees, woods and hedges reinforce local experiences of remoteness and tranquillity"* across the surrounding landscape (ESCC Landscape character assessment, 2015).

Green & blue infrastructure

The density of development in Barcombe Cross has reduced green space within the village boundary (with exceptions) and the community has funded provision of Wild About Barcombe and The New Village Hall, which have sought to provide environments of value to both people and wildlife. Nature conservation areas and nearby managed woodland identifiable in the village provide valued feature creating natural or semi-natural networks of green and blue (water) corridors that maintain

and enhance ecosystem services (EU report / Naumann et al, 2011). This concurs with established research identifying the inter-connected social, health and well-being, economical and environmental benefit to communities afforded by the provision and integration of green and blue infrastructure. Rivers, streams, ponds, ditches and springs provide key landscape and identity characteristics of Barcombe and greatly benefits the community and visitors to the village, even whilst occasionally imposing risk at times of excessive rain and flooding.

'Eco-logical'

The 2009 Barcombe Action Plan clearly identified sustainability issues as being of significant concern and this has manifested in a range of initiatives and developments that have sought to address composite issues, including: affordable housing, an eco-focused village hall, Wild About Barcombe and Barcombe Community Energy Plan and Group. Whilst these kinds of interventions have not always been systematic or part of an overall governing strategy, they demonstrate a local appetite for a pragmatic and logical approach to supporting the needs of people through the use of principles of efficiency and sustainability.

Progressive

Local identity should be as important today as it was in the past (Countryside Commission, Village Design Statements 2012).

"Sometimes a landscape seems to be less a setting for the life of its inhabitants than a curtain behind which their struggles, achievements and accidents take place. For those who are...behind the curtain, landmarks are no longer only geographic but also biographical and personal." (Berger, 1967)

Issues

- Flooding and the management of water is of concern; beyond routine, notable and sometimes significant flooding events at Barcombe Mills, water courses across the village suffer from localised flooding and run off issues.
- Peak oil and reliance on non-renewables
- Diminishing green and social space and deficit of equipped play.
- Traffic – increase in by-passing traffic North of Lewes between the A275 and A26 with significant flows at peak times.

Opportunities

- Deliberately embracing the eco-systems services, community and well-being potential offered by reflecting and enhancing the natural capital and ecological amenities that can be designed into future development. The maintenance of a progressive identity for the village as well as associated benefits provided.
 - Exemplary management of water reducing risks attributed to increasing excessive rainfall and periods of drought. Mitigate against local flooding and reduced speed of run off, storage of water and water for public and natural amenity.
 - To engage both of the former opportunities to support well-being, social engagement, social cohesion and community.
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Development guidelines

1. New building will be of a scale and appearance that is sympathetic to the established character, but in a way that is authentically modern and relevant rather than synthetically or superficially historic, imitation or pastiche.
2. The style of architecture should be of its time and celebrate and exemplify the use of local and sustainable materials and significant tradecrafts.
3. Minimise the ingress of 'urban' characteristics and clutter in favour of vernacular material methods and modest management of highways.
4. Seek to maximise affordances offered by integrating 'eco-logical' principles to dwellings and domestic development that support more sustainable and efficient building use and consumption of resources.
5. To integrate multi-functional green infrastructure that deliberately acknowledges the value of eco-system services in providing concurrent benefits to society, economy, culture and ecology. A pro-active approach to landscape management - planning for restoration and enhancement of existing habitats, in addition to their conservation as an integral part of housing development design.
6. Seek to provide alternative routes and modes of travel between places of significance in the village to avoid use of roads. Prioritise walking (or cycling) and in provide opportunity for social and environmental interaction. Sustainable transport corridors between Barcombe and other villages and towns.

7. Ensure 'soft edges' between dwellings and space between private and public space (and subsequently any road or traffic) to support social interaction, shared space and security.
 8. Development will ensure sustainable and resilient management of water as a resource and in contributing to pollution and flooding. Demonstrably considering adaptation to changes enforced by climate change such as habitat changes, water catchment, tree diseases etc.
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APPENDIX 2

Barcombe Neighbourhood Plan Consultation Statement **Public Engagement Event: 14 January 2018**

Background. In 2015 in consultation with members of its then Steering Group Barcombe Parish Council decided that its Neighbourhood Plan would focus only on housing development in the Parish as identified in the Lewes District Joint Core Strategy (JCS) Part 1 (adopted June 2016) and its forthcoming Part 2. A new Steering Group was formed to gather evidence and prepare a Neighbourhood Plan on this basis.

The last public consultation on housing provision in the parish took place in 2015 when a survey was carried out via a questionnaire circulated to all households in the Parish. The results were published in Summer 2015 (see planning section in www.barcombepc.net). Following the publications of the 2017 SHELAA in Autumn 2017 and the draft versions of the Lewes JCS Part 2 and associated documents in November 2017, the new Steering Group held a Public Engagement Event (PEE) on Sunday 14 January 2018. The aim was to consult on the evidence gathered during 2016/17 and to display details of the proposed housing development in Barcombe for the period to 2030 as given in the 2017 SHELAA and the Draft JCS Part 2.

Publicity. Announcements of the PEE were made in “Barcombe News” (monthly parish magazine circulated to all households in Parish), “Village News” section of the weekly “Sussex Express”, Village Notice Boards, Barcombe Community Facebook Page and local web-sites (Parish Council; University of Brighton Community21). A banner announcing the PEE was placed near the Village Sign at the northern end of the High Street. Invitations were sent by email to all parish organisations listed in “Barcombe News”.

Venue. Barcombe Village Hall: Main Hall

Format. The PEE was based on a series of large posters displayed vertically in the Hall together with “table-top” map and free writing space. Also on display were examples of building materials. The posters referred to the following topics:

- Barcombe Neighbourhood Plan (including 2017 SHELAA identified sites)
- Sites and Boundaries (based on 2017 Draft JCS Part 2 allocations)
- Housing Materials and Types (associated with table top display of building materials)
- Design Statement
- Social Spaces and Paths
- Wild Life, Water and Woodland

“Table-top” displays covered the following subjects:

- Building materials
- Free writing space
- Map of Barcombe Cross Village

- Summaries and full copies of documents drafted by the Steering Group (Community Profile; Housing Profile; General Housing Policies; Bridgelands/Hillside Specific Policies; Design Statement)

Prior to the weekend of the PEE copies of the documents drafted by the Steering Group (Community Profile; Housing Profile; General Housing Policies; Bridgelands/Hillside Specific Policies; Design Statement) were posted on the Parish Council and University of Brighton Community21 web-sites.

In addition, postcard sized cards were available in the Hall referring to (1) contact details for the Steering Group and Neighbourhood Plan stages; (2) feedback contact cards (with collection bin at Hall exit door).

Times. Two start times were publicised, viz. 2 and 3 pm. Welcome addresses and information about the PEE were given at 2.30 and 3.30 pm by the Parish Council Chairman and Chairman of the Steering Group.

Attendance. It was estimated that a total of some 120 residents attended the PEE with representation from many parts of the Parish, i.e. Barcombe Mills, Church Road/Mill Lane, Hamsey Road, Spithurst and Barcombe Cross.

Outcomes. The comments received are detailed in the accompanying papers. The main points are as follows.

1. The number of Comment Cards expressing satisfaction with the PEE exercise.
2. Many of the comments were highly individualistic and numerous dealt with topics outside the remit of the Steering Group. The attention of the Parish Council has been drawn to several of the latter.
3. Virtually all of the comments dealt with the Barcombe housing allocations (number, sites) made in the JCS Part 1 and draft Part 2 and associated themes. None dealt with the Policy and Profile papers drafted by the Steering Group, although many of the public consulted these papers. An explanation may lie in the PEE being the first opportunity for the Barcombe public to view and discuss the housing allocations (both numbers and sites). No responses were received by email.
4. The main identifiable single issues were as follows.
 - Affordable housing particularly for young people. This supports policy statements in the draft General Housing Policies; ACTION - undertake further considerations with a view to strengthening proposals.
 - Housing for elderly. A mixture of views from the need for properties for down-sizing to a home for the elderly. These support policy statements in the draft General Housing Policies; ACTION - undertake further considerations with a view to strengthening proposals.
 - Car parking/traffic generation/traffic calming. Car parking is included in the draft General Housing Policies but many points made are rather outside remit of Steering Group.

ACTION - investigate if mini-roundabouts could be proposed in Neighbourhood Plan.

- Footpaths. In the main this topic is outside the remit of the Steering Group but does support proposals in Bridgelands/Hillside Site Specific Policies for footpaths to Village facilities.
- Wildlife. Effect of development on wildlife highlighted.
ACTION - need further clarification of issues for inclusion in Neighbourhood Plan.

Steering Group
Barcombe Neighbourhood Plan
February 2018