

Question 2- Policy SS1 Spatial Strategy

(a) The Parish Council supports the need for the proposed development boundaries to ensure that development comes forward in the most sustainable locations, and to protect the character and identity of our settlements, our valued landscapes, countryside and open spaces, and agricultural services. And that land outside of the defined development boundaries be considered countryside where countryside policies will apply, and development will only be permitted in a restricted set of circumstances in accordance with the policies of the local plan and the wider development plan.

Question 3- Policy SS2 Provision of Homes

(a) Paragraph 4.36- The Parish Council agrees that those settlements with more services and facilities, public transport and accessibility are more sustainable for development, and that Chalvington and Ripe should be categorised as a Type 6 Settlement (Residential settlement) in the draft Settlement Hierarchy because of these factors.

Page 71- Distribution of housing growth- Table 5 -Chalvington with Ripe has received a disproportionate allocation of housing growth as a Type 6 (Residential Settlement), with Committed Dwellings 142, and a Windfall dwellings allowance: 12, totalling 154, In comparison with other Type 6 Residential Settlements and even Type 5 Neighborhood Settlement. Chalvington with Ripe is targeted well above its weight in terms of new dwellings, either built or permissioned. We would like to see the windfall dwellings allowance of 12 reduced.

Question 18(a) draft policy CC5: Renewable and Low Carbon Energy

The Parish Council broadly supports the proposed policy, subject to the draft policy being amended so as to ensure that when considering any impact on the local environment of a proposal, significant weight is given to the cumulative adverse impact on the local environment of any other solar farms and networks that have been given planning permission or have been built out, in the locality of the proposal site. In our area, we are of the opinion that there is a saturation of solar farms, which is damaging to the character and quality of the Low Weald landscape in our area.

Question 30-Policy NE9 Agricultural Land-With a moderate likelihood of a large part of the parish consisting of best and most versatile agricultural land (BMV), the Parish Council agrees with the importance of protecting farmland, and supports the draft policy.

Question 31- Policy NE Light Pollution and Dark Skies Policy-

(b) The Parish Council broadly supports the policy in respect of dark skies. There are no street lights in Chalvington and Ripe. However, the draft policy should be amended so that significant weight is given to the need for natural light in a property, provided that suitable measures are put in place to minimise for any light escape at night, and reflectivity during daylight hours.

Question 34- Policy NE13 Water Environment and Water Infrastructure-

(a)The Parish Council agrees with the draft policy.

Question 36- draft policy HE1

(a) The Parish Council supports the draft policy and the importance of protecting the historic environment when this is affected by any development proposals.

Question 37-

(b) The Parish Council would like the draft policy HE2 on energy efficiency changed. With the phasing out of oil boilers, and the encouragement by Government for the use of heat pumps, solar panels, and for energy efficiency, the Council wants the last sentence of paragraph 7 amended to give 'significant weight' to the importance of energy efficiency improvements when weighed against the significance of the asset and/or its setting, or any features of special architectural /heritage interest that may be impacted.

Question 38- The Parish Council agrees with the draft policy HE3 Conservation Areas.

Question 55-Policy HO14 Rural Workers Accommodation

(a) The Parish Council agrees with the draft policy

Question 56- Policy HO15 Conversion of Rural Buildings to a Residential Use

The Parish Council agrees with the draft policy

Question 60-Policy HO18 Extensions to Residential Gardens

(b) The Parish Council would like to know the circumstances when the discretion to remove permitted development rights would be applied.

Question 61-draft Policy INF1: Infrastructure provision, delivery, and funding

(a) The Parish Council are broadly supportive of the draft policy but believe that there is a mismatch between the proposed housing development in the southern part of the district, and the funding of necessary improvements to infrastructure to support such development. The A27 between Lewes and Polegate, and the A22 between Hailsham and Uckfield are congested. The A22 is not part of the Strategic Road Network and therefore does not attract significant funding. There are no immediate plans to improve the highway capacity of the A27. The congestion on both roads is getting worse, this is particularly so the A22. This is leading to 'rat runs' during the ever extending peak hours, and when there is an accident through the adjoining villages, and is an increasing problem in Ripe and Chalvington.

Question 76-Draft policy EC4 Rural Economy

The Parish Council supports the draft policy, and wishes to see the encouragement of small businesses to include the provision of 'wework' type space for sole traders in the service sector or small service businesses to have office space.

Comment on Supporting Document

Initial Sustainability Appraisal- Appendix A11d -SHELAA Ref:345/3230 SITE: Follengers Field, Church Lane, Ripe

The Parish Council agrees that 'The site is rejected for allocation because development here would have a significant adverse effect on the established settlement character of Ripe, the surrounding listed buildings and the Ripe conservation area. Additionally, the poor public transport services for Ripe will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village.'

However, the Parish Council disagrees with the statement that '. However, development along the frontage part of the site along Church Lane may be suitable as sufficient scope exists to mitigate any impact development would have on the wider landscape.'

In the Summary of the Appraisal, it states that 'No significant effects are also likely against SO19 as although Uckfield is classed as a sustainable settlement in the settlement hierarchy as it is a larger centre, the site is a considerable distance from the facilities town centre and the only way to travel from the site is either via private motor vehicle or public buses. Additionally, the health services and facilities within Uckfield, mean that the clinical area working at 86% of existing capacity and therefore development of the site would have no significant effect against SO15. ' This is patently incorrect Chalvington & Ripe is classed in the draft Local Plan as a Type 6 settlement (residential settlement), one with few or no facilities and services, and where further development would be unsustainable. There are no health service facilities in Chalvington & Ripe.

The Parish Council is of the view that if there is development along the frontage of the site, then Church Lane will appear like an urban development, with houses on both sides of the road. Most importantly the open space that is so valued by the community for its amenity value will be lost, along with the long distance views across ground gently rising towards the High Weald. and the historic character of the village will be harmed. Follengers Field, where it joins Church Lane, is now in the Ripe Conservation area because it is an important open space and because of evidence of Roman agriculture - centuriation. Any development of this open green space will go against the principle of preserving and enhancing the character of the conservation area.