

# 1. Objectives of this consultation

- Provide an update on the results of the June consultation
- Opportunity for a more detailed consultation on the short-listed housing sites and other land uses with the land-owners
- To understand which of the sites should go forward into the plan

**Results of this consultation will be used to finalise the Pre-Submission Plan which will be submitted for formal consultation in mid January.**

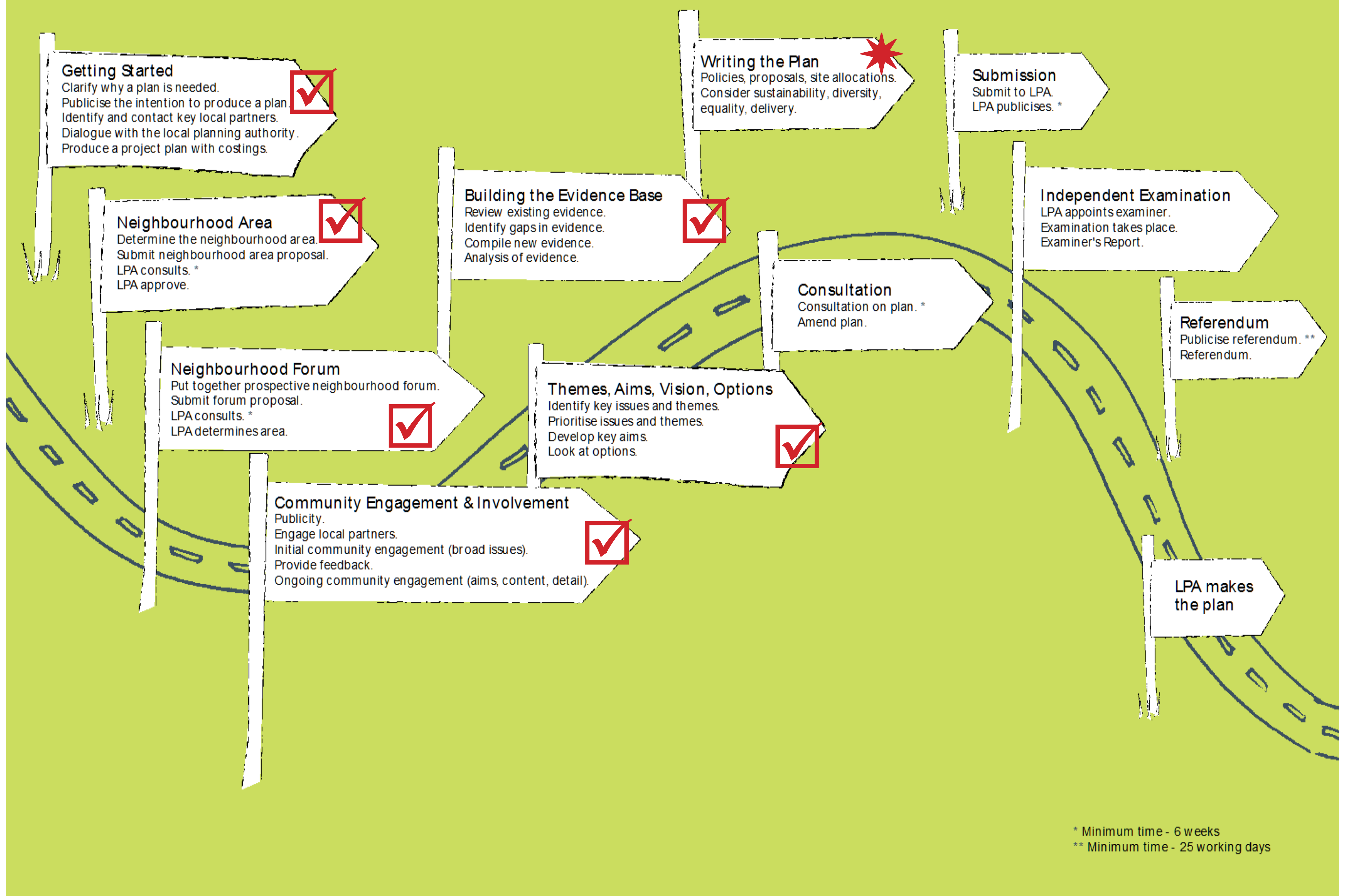
**We need your feedback by 9am on 15th December.**





## 2. How far have we got?

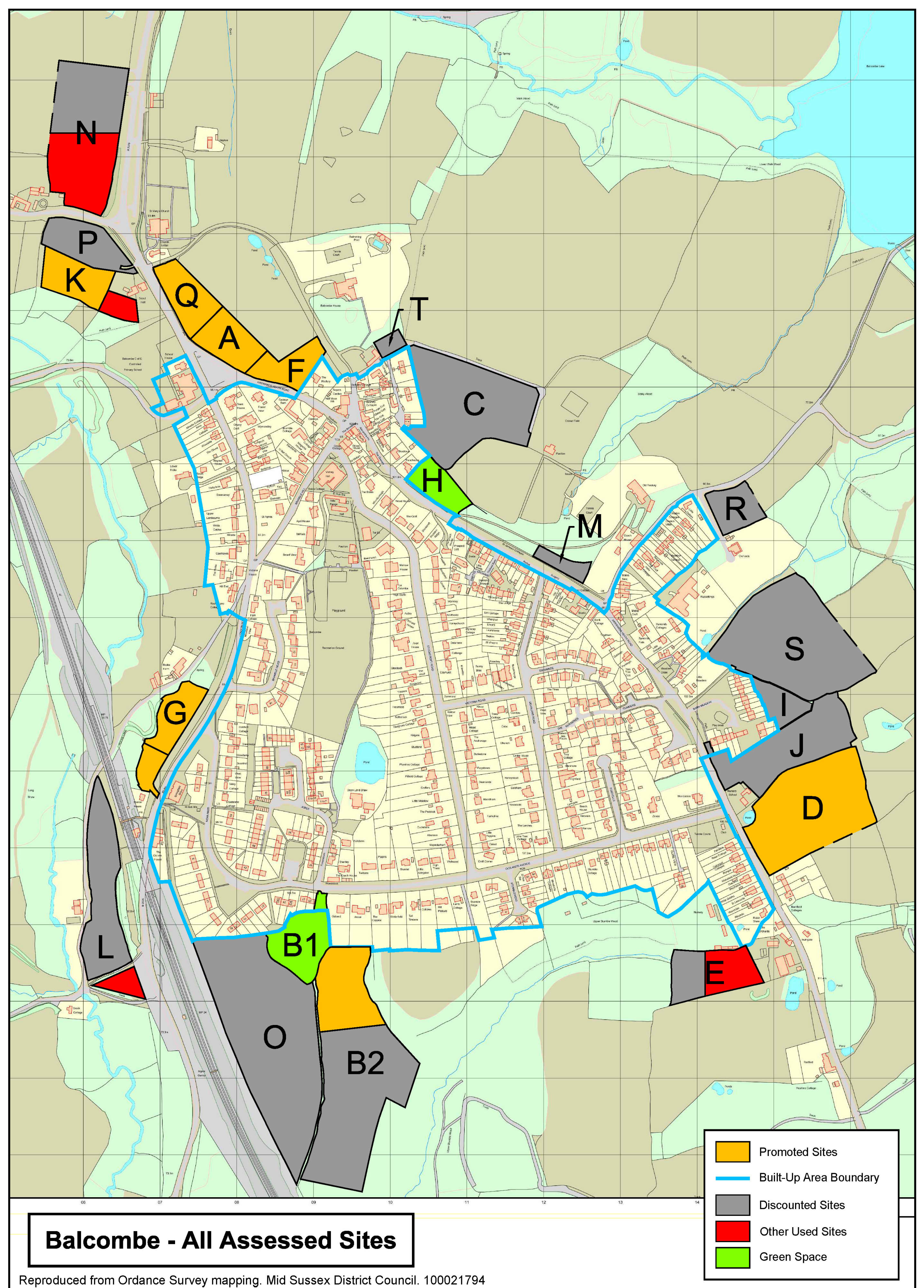
### Neighbourhood Plan Process





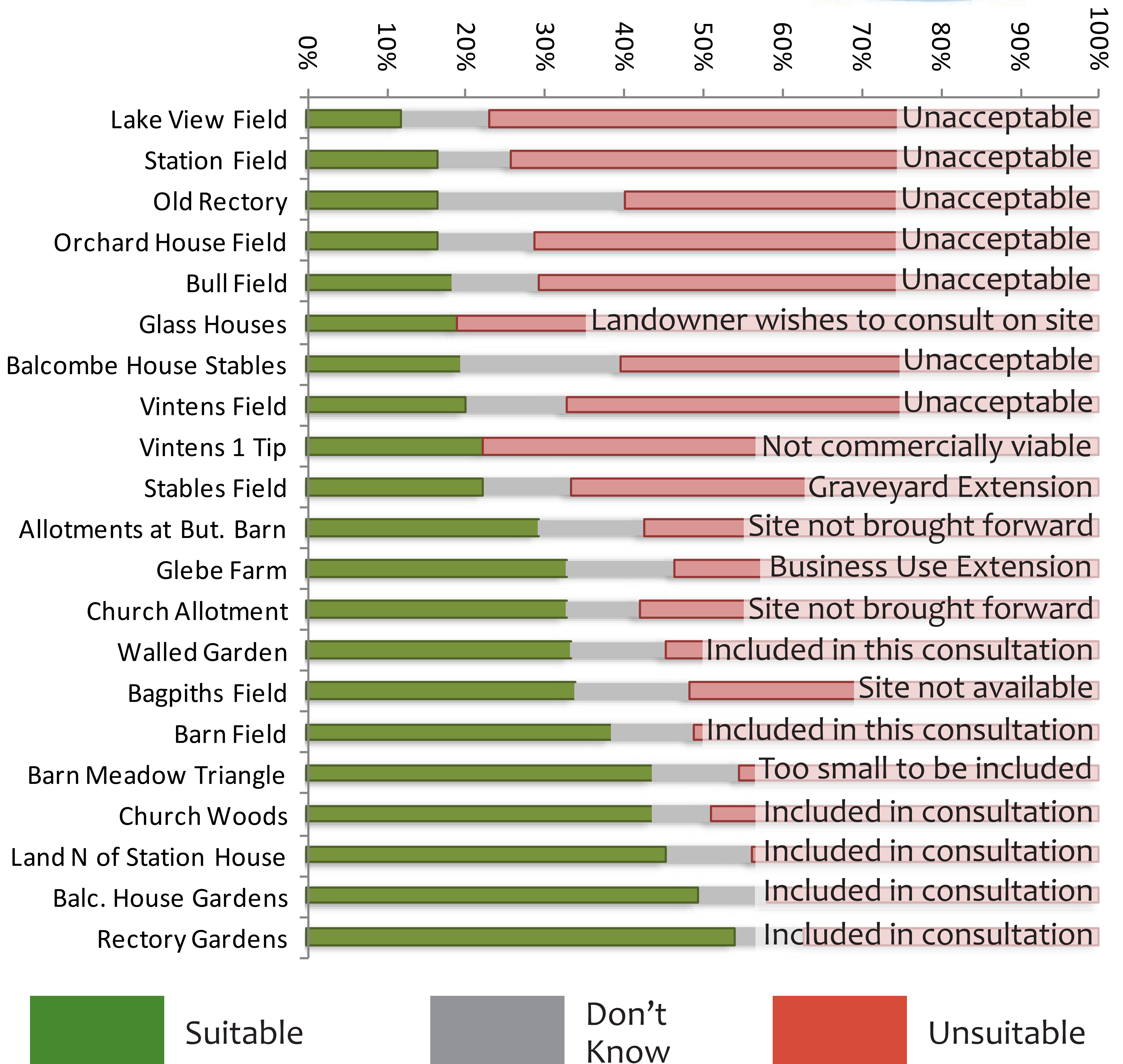
# 3. A reminder of the sites we asked about in June

A	Balcombe House Gardens
B1	Vintens Tip
B2	Vintens Glasshouses
C	Lake Field
D	Barn Field
E	Glebe Farm
F	Rectory Gardens
G	Land North of Station House
H	Bagpiths Field
I	Barn Meadow Triangle
J	Buttercup Barn Allotments
K	Walled Garden
L	Station Field
M	Old Rectory
N	Stables Field
O	Vintens Field
P	Church Allotments
Q	Church Woods





# 4. June consultation results





# 5. June consultation results

**What do you consider an acceptable level of housing in the next 20 years?**

	Responses	% Including blanks	% Excluding blanks
Less than 35	39	26%	28%
35 - 40	47	31%	34%
41 - 50	23	15%	16%
51 - 60	20	13%	14%
61+	11	7%	8%
Blanks	11	7%	

**Do you support the housing need evidence?**

	Responses	% Including blanks	% Excluding blanks
Don't know	20	13%	15%
No	29	19%	21%
Yes	88	58%	64%
Blanks	14	9%	

**Do you support the proposed mix of housing?**

	Responses	% Including blanks	% Excluding blanks
Don't know	16	11%	12%
No	21	14%	16%
Yes	97	64%	72%
Blanks	17	11%	





# 6. June consultation results

**Do you support staggered housing development over the next 30 years?**

	Responses	% Including blanks	% Excluding blanks
Don't know	3	2%	2%
No	11	7%	8%
Yes	126	83%	90%
Blanks	11	7%	

**Do you agree with the Sustainability Objectives?**

	Responses	% Including blanks	% Excluding blanks
Don't know	38	25%	31%
No	12	8%	10%
Yes	71	47%	59%
Blanks	30	20%	





# 7. Draft Policies I

## **POLICY 1: Balcombe Built Up Area Boundary**

Sustainable development proposals located inside the Boundary will be supported, provided they accord with planning policy, the other provisions of the Neighbourhood Plan and the Mid Sussex development plan. Development proposals outside the Boundary will be required to conform to development plan policies in respect of the control of development in the countryside.

***The Balcombe Built Up Area Boundary is shown on Board 9.***

## **POLICY 3: Housing Design**

The scale, density, massing, height, landscaped design, layout and materials of all development proposals, including alterations to existing buildings will be required to reflect the architectural and historic character and scale of the surrounding buildings, and to avoid any significant detrimental effect on the landscape.

Proposals will be expected to demonstrate they accord with the Balcombe Village Design Brief.

A proportion will be expected to provide accessible housing for those of retirement age.





# 8. Draft Policies II

## DRAFT POLICY 2: Housing Site Allocations

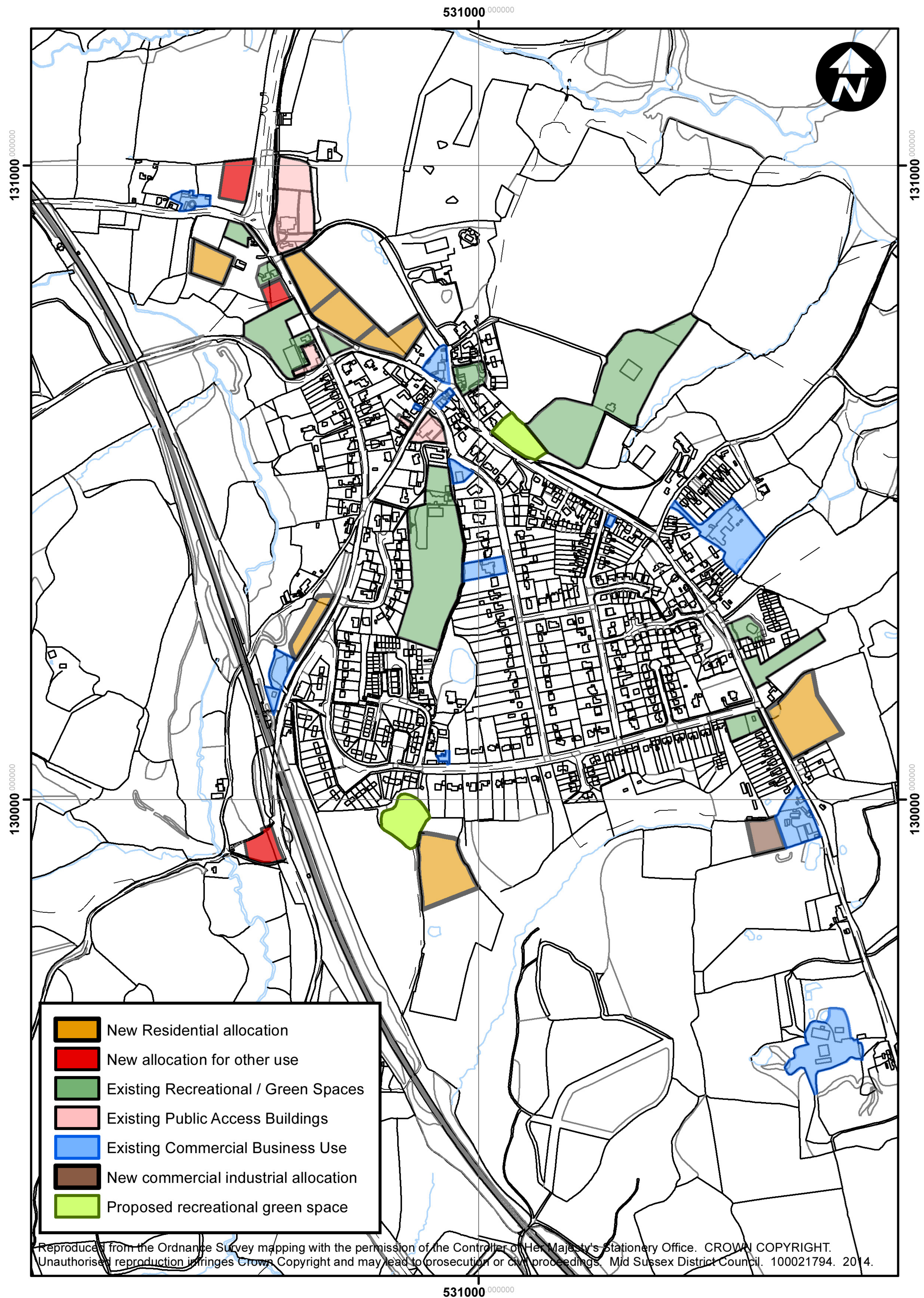
The sites which have been short-listed are as follows:

- Approximately 25 dwellings on land at **Balcombe House** comprising a mix of 2 & 3 bedroom units providing the scheme comprises proposals for a public car park of 20 spaces.
- Approximately 6 dwellings at the **Walled Garden** comprising a mix of 3 & 4 bedroom units providing the scheme includes proposals for a skateboard park.
- Approximately 20 dwellings at **Barn Field** comprising a mix of 2, 3 & 4 bedroom units providing the scheme includes traffic calming proposals on the Haywards Heath Rd.
- Approximately 16 dwellings on **land north of Station House** comprising a mix of 2 & 3 bedroom units
- Approximately 12 dwellings on land at **Vintens Glasshouses** comprising a mix of 2, 3 & 4 bedroom units providing the scheme retains the mature trees on the boundary; there's a buffer between the scheme and existing properties and the scheme layout precludes further development to the south.





# 9. Proposed land use





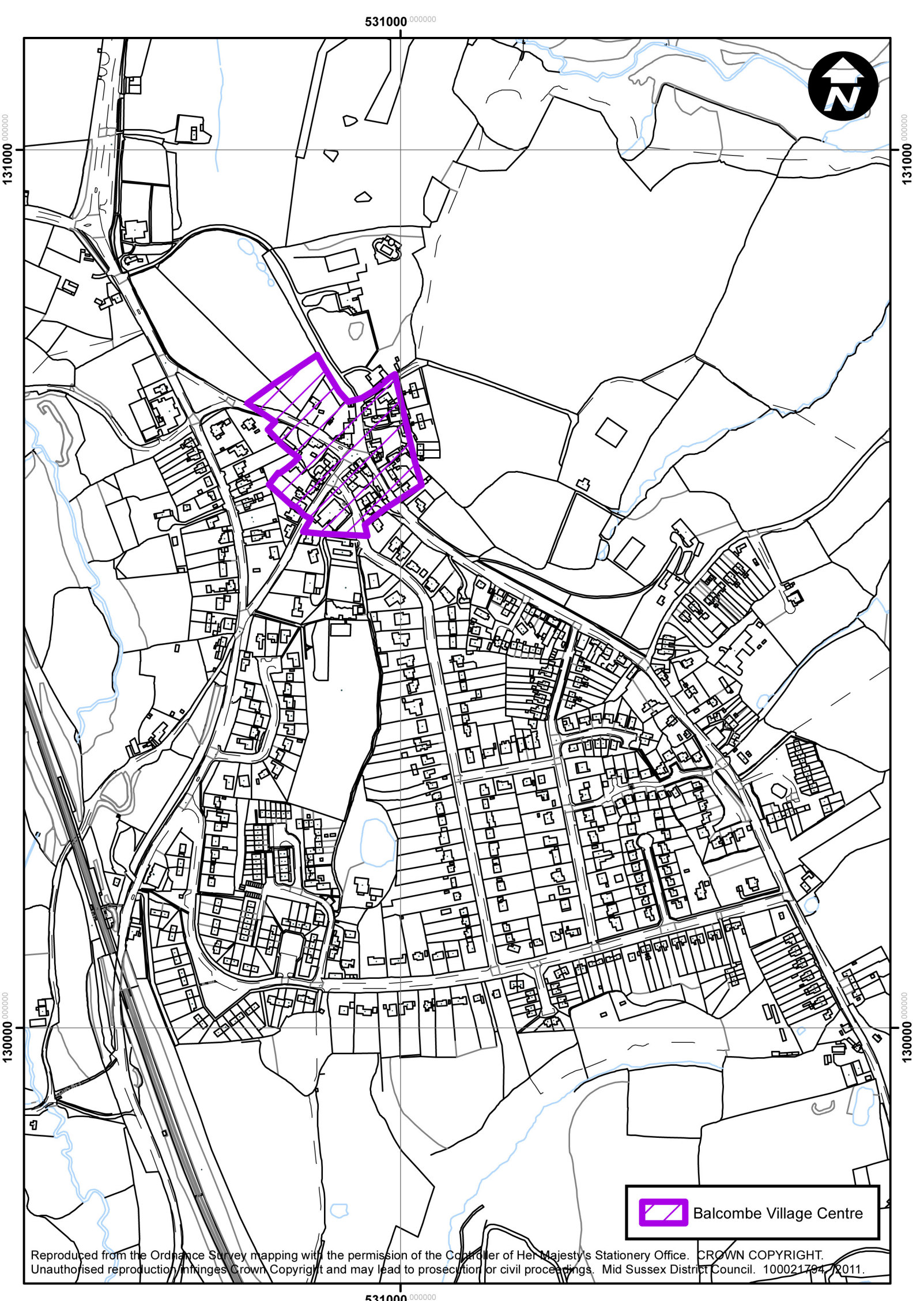
# 10. Draft Policies III

## **POLICY 4: Enterprise, Home Working & Broadband**

- The Neighbourhood Plan allocates land at Glebe Farm for B1-B8 uses, provided the design of the scheme will avoid any significant detrimental effect on the landscape; the type of business development proposed is suited to a rural location and will make a contribution to the local economy.
- Proposals to change the primary use of a dwelling to a business use will be supported provided they will not result in a significant increase in vehicles serving the building nor in a loss of amenity to neighbouring households.
- Proposals to provide access to super-fast broadband to the village & outlying properties will be supported.

## **POLICY 5: Balcombe Village Centre**

- Development proposals that will result in the loss of any village centre uses will be resisted.
- Proposals for a change of use of a building or for the development of land within the village centre for commercial use will be supported provided they accord with the Neighbourhood Plan & Mid Sussex Development Plan.





# 11. Draft Policies IV

## **POLICY 6: Balcombe Primary School**

Development proposals to extend Balcombe Primary School to provide additional education facilities will be supported, provided the design of the scheme will avoid any significant detrimental effect on the landscape and the scheme will deliver the necessary supporting infrastructure.

## **POLICY 7: Community Facilities**

Proposals to improve the viability of an established community use of the following by way of the extension or partial redevelopment will be supported, provided the design of the scheme will avoid any significant detrimental effect on the landscape.

- Railway Station
- Gilletts Surgery
- Primary School & Playing Field
- Balcombe Stores & Post Office
- St Mary's Church
- Victory Hall including the Social Club & Car Park
- Parish Room
- Half Moon
- Scout Hut
- Bramble Hall
- Tennis courts
- Skateboard Park (Policy 8)
- Pavilion on the Recreation Ground





# 12. Draft Policies V

## **POLICY 8: Skateboard Park**

The Neighbourhood Plan allocates land off London Road, as shown on the Policies Map, for a new skateboard park facility.

## **POLICY 9: Local Green Spaces**

The Neighbourhood Plan designates Local Green Spaces. Proposals for development in these spaces will be resisted unless they are ancillary to the use of the land for a public recreational purpose or required for a statutory infrastructure purpose.

- Recreation Ground
- Cricket Field
- School Green
- Bowling Green
- Alley Green
- Bagpiths Field
- School Playing Field
- Scout Hut Amenity Space
- Barn Meadow Play Area

## **POLICY 10: Burial Ground Extension**

The Neighbourhood Plan allocates land off London Road, for the purpose of providing an additional burial ground. Proposals for any new buildings ancillary to this use will be supported provided they avoid any significant detrimental effect on the landscape.





# 13. Draft Policies VI

## **POLICY 11: Station Car Parking**

The Neighbourhood Plan allocates land off London Road, as shown on the Policies Map, for the purpose of providing additional car parking spaces for Balcombe Station.

## **POLICY 12: Renewable Energy**

Proposals comprising domestic & community-scale renewable energy development will be supported, provided the design of the scheme will avoid any significant detrimental effect on the landscape.





# 14. What happens next?

- Once we have the results of this consultation we will refine the housing allocations policy to reflect your responses.
- We will then publish the formal Pre-Submission Plan for the official 6-week consultation.
- We will hold further village information and consultation sessions which will inform the final plan which will be published in Spring 2015.
- The final plan will go for adjudication by the independent examiner before being put to Balcombe residents in a referendum in 2015.

