

# HAMSEY

## NEIGHBOURHOOD PLAN

2015 - 2030

Final Version 2016

*Sustainable Growth for the Whole Community*





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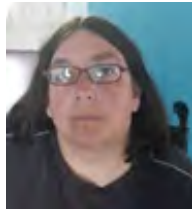
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This plan has been made possible by the high level of interaction and support from many within the community of Hamsey Parish.

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# Policies

Policies,, if passed in Referendum, will be used by the local planning authority to make decisions on planning applications. Policies relate to the whole or parts of the Neighbourhood Plan Area, while Projects relate to specific proposals at specified locations.

## **7.8 Landscape and Environment Policies**

**Pages 40-41**

1. EN1 Land outside settlement planning boundary protected from development
2. EN2 Local Green Spaces
3. EN3 Protect ecological corridors, landscape features and habitats.
4. EN4 Trees replaced with suitable trees on a ratio of 3:1 new for old
5. EN5 Support renewable and low carbon energy
6. EN6 Reduce emissions
7. EN7 Protection for Parish Heritage Assets
8. EN8 Protection of views

## **9.3 Housing and Growth Development Policies**

### **9.3.1 Site Selection Policies**

**Page 50**

1. H1 Brownfield developments in Cooksbridge
2. H2 Community function
3. H3 SDNP character and ecology protected
4. H4 Safe access
5. H5 Use of green infrastructure

### **9.3.2 Housing Mix Policies**

**Page 50**

1. H6 Provide for local housing needs

### **9.3.3 Housing Design and Layout Policies**

**Page 50**

1. H7 Demonstrate excellence in design
2. H8 Building design and choice of materials in context
3. H9 Housing density 20-30 units per hectare
4. H10 Sustainable Design

## **10.3 Transport and Travel Policies**

**Page 53**

1. TT1 Development must ensure highway safety
2. TT2 Sustainable Travel
3. TT3 Ensure that adequate parking is provided

### 11.3 Education Policies

Page 57

1. ED1 An extension to the existing School Hall or the provision of other buildings at Hamsey School will be supported
2. ED2 The Hamsey School playing field will be protected against development

### 12.3 Recreation and Sports Policies

Page 65

1. RS1 Diversify and enhance the accessibility of Beechwood Hall and Rural Park and South Downs National Park
2. RS2 Beechwood Rural Park not built on except to improve Park

### 13.3 The Local Economy Policies

Page 68

1. LE1 Support installation of high-speed Broadband/Fibre Optic capability
2. LE2 Local services, community facilities and businesses which support the local community and contribute to the wellbeing of the community will be retained and supported
3. LE3 Development and diversification of agricultural and other rural businesses will be supported
4. LE4 Support will be given to new employment related developments that respect the character of the area including the special landscape setting of the Parish
5. LE5 Use of existing buildings and small scale integrated new buildings for business enterprise will be supported
6. LE6 Sustainable rural tourism and leisure developments that benefit businesses, the Community and visitors will be supported

The policies in this Neighbourhood Plan are voted on by the whole Community

# **Community Aspirations - Projects**

Projects are community-led and will require collaboration with relevant authorities

## **Landscape and Environment**

**Page 43**

1. Cycleway
2. Community allotment/garden/orchard/shop
3. Managing farming methods
4. Protecting natural habitats
5. Accessing ancient woodlands at Old Hamsey Brickworks
6. Resolving areas of isolated flooding, assessment of drainage

## **Health and Wellbeing**

**Page 45**

1. Youth projects, including formation of a Youth Council.
2. Provision of benches for community to sit in other areas of the village.
3. Community shop where local community grown produce can be sold.
4. Making Hamsey Parish safe and accessible.
5. Planning for shared spaces and meeting places.
6. Noticeboards with community access for lift share schemes to medical centres and other journeys, plus communicating local events.
7. Developing a centre for the Parish.

## **Housing Growth and Development Projects**

**Page 51**

1. Sustainable/environmentally efficient options for new builds where viable.
2. Locally sourced materials, in local character.
3. Fibre Optic Broadband.
4. Car parking, cycleways and footpaths linking to centre.

## **Transport and Travel Projects**

**Page 54**

1. Dual cycleway/footway connecting north and south of Parish to station and Lewes.
2. Secure at least one stopping service at Cooksbridge station per hour, 7 days per week.
3. More buses running evenings and weekends.
4. Resolve the issue of parking during school drop off and pick up times.
5. Increase overall parking facilities as a result of development.
6. Footpath from the station to Beechwood Hall & Rural Park.



## Education Projects

Page 58

1. Temporary classrooms replaced with permanent classrooms and hall extended.
2. Post-school study for adults.
3. Car Parking.
4. Safe crossings for parking.
5. Footpath to Beechwood Hall & Rural Park.
6. Expansion of ParkPal driveway sharing and similar schemes.

## Recreation and Sport Projects

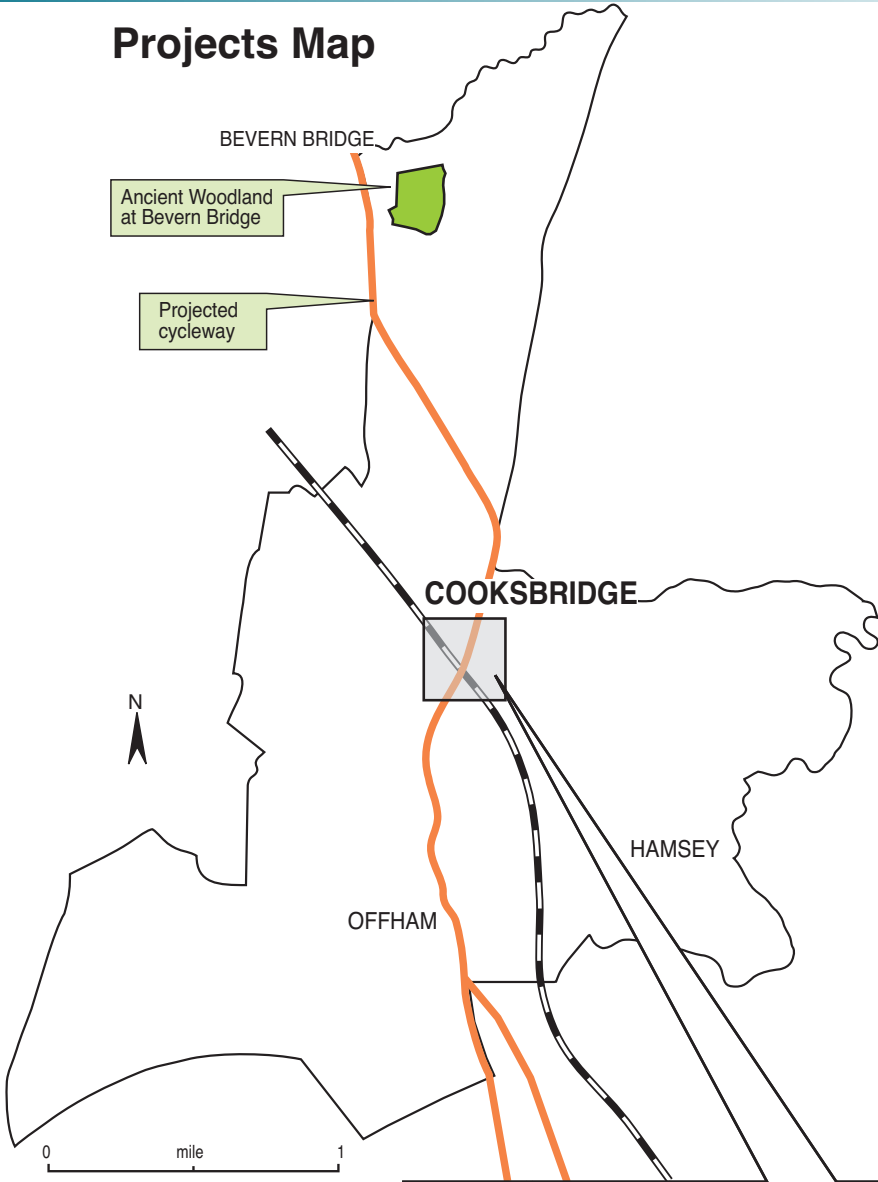
Page 65

1. Recreational activities within the park
2. Mid-week Youth Club at Beechwood Hall
3. Increase provision for children of all ages
4. Assess viability and cost of public toilet at Beechwood Rural Park

**Residents of Hamsey Parish now have the opportunity to vote on the Neighbourhood Plan at a referendum.**

**Only the Policies will be used by LDC and SDNPA officers when determining applications in the parish when the Neighbourhood plan is adopted. Projects were not tested through an examination or be used to determine future planning applications but do form an important part of the plan that is voted on. They reflect community aspirations and rely on the support of community effort. Volunteers wishing to help with fundraising and other activities for one or more projects can connect with others via Hamsey Parish Council.**

# Projects Map



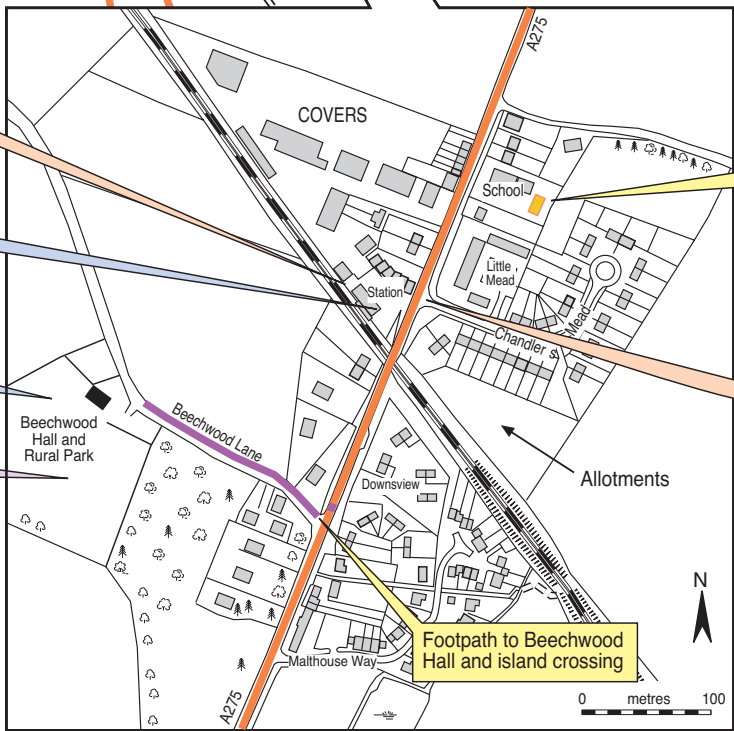
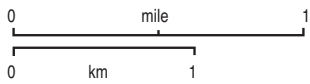
**ENVIRONMENT**  
 Allotment/garden/orchard  
 Managing farming methods  
 Protecting natural habitats  
 Areas of isolated flooding in the parish to be properly examined for cause and solution, with emphasis on drainage and gully maintenance

**HEALTH WELLBEING**  
 Further development of youth projects, including formation of a Youth Council

**HOUSING GROWTH and DEVELOPMENT PROJECTS**  
 Sustainable/environmentally efficient options for new builds where viable  
 Locally sourced materials, in local character  
 Fibre optic broadband  
 Car parking, cycleways and footpaths linking to centre

**TRANSPORT & TRAVEL**  
 School parking  
 More parking  
 Footpath from the station to Beechwood Hall & Rural Park  
 Expansion of ParkPal driveway sharing scheme

**EDUCATION**  
 Car parking  
 Safe crossings for parking



Minimum 1 train per hour stopping 7 days per week

Community Shop where local produce can be sold  
 Notice Board with community access to advertise lift shares and communicate local events

Provision of benches for community to sit on in other areas of the village

Assess viability and cost of public toilet at Beechwood Rural Park

**RECREATION AND SPORT**  
 Footpath to link Beechwood Hall & Rural Park to the A275  
 Increase provision for children of all ages  
 Recreational Activities within the Park  
 Mid-week Youth Club

Temporary classrooms replaced with permanent and hall extended  
 Post-school study for adults

More buses running evenings and weekends

Footpath to Beechwood Hall and island crossing



A: Projects Map

# 1 Welcome

On behalf of the Steering Group I am delighted to welcome you to the Hamsey Parish Neighbourhood Plan.

Our Plan has been produced by a Neighbourhood Planning Steering Group made up of local residents, Parish councillors, community groups, local businesses, school and Churches, with significant consultation leading to the delivery of this plan.

In late 2012 Hamsey Parish Council, upon learning details of the Localism Act, decided to explore with Parish residents the opportunity of working towards creating a plan for the future. This was in part driven by the knowledge that Lewes District Council had allocated a minimum of 30 new dwellings to be built in our Parish by 2030. The number of Traveller pitches was potentially going to be increased out of all proportion to the size of our community. A questionnaire was subsequently sent to all residents and results showed residents overwhelmingly in favour of greater involvement in moulding the future of our Parish; Bevern Bridge, Cooksbridge, Hamsey, Old Cooksbridge and Offham.

Since 2013 a number of public meetings and paper consultations have taken place to seek the views of local residents, businesses and other stakeholders who share an interest in our neighbourhood area. Everyone involved in developing the Neighbourhood Plan has listened carefully to all the feedback received through all these consultations and has worked hard to ensure that the Plan incorporates and reflects the views of the community.

The aim of preparing the Plan is to deliver the long-term goals of maintaining and improving the beautiful environment of Hamsey and to help provide an outstanding quality of life for future generations. To ensure this happens the Plan incorporates both a development plan (Policies) and a local action plan (Projects).

The Hamsey Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a “living promise” that mirrors the community’s overwhelming desire to make Hamsey Parish an even better place to live and work, both now and for future generations.

Once the Plan has passed a local referendum and has been adopted by Lewes District Council, the Hamsey Neighbourhood Plan will become, with the Lewes District Council’s Local Plan, the starting point for deciding where development will take place and the type and quality of that development, the SDNPA will also make (adopt) the Plan.

It has been a great achievement and I would like to thank all those from the steering group, who worked with enthusiasm and provided the resource and expertise to form the backbone of the Plan.

We are grateful to officers of Lewes District Council, Planning Aid England, Action in Rural Sussex and the South Downs National Park Authority (SDNPA) for their support and advice.

Finally I would like to thank all those who live and work in the Parish who have played their part in shaping and supporting our Plan to make it a positive blueprint for the development for many years to come.



**Mike Dodd**, Chairman Hamsey Neighbourhood Plan Steering Group

# MAP OF HAMSEY PARISH



B: Map of Hamsey Parish

## 2 Why we need a Neighbourhood Plan

The Hamsey Neighbourhood Plan (HNP) aims to make Hamsey Parish an even better place to live, now and for future generations. It covers the period 2015 to 2030 and recommends a review every five years.



The Neighbourhood Plan process enables communities to better shape their Parish, to inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit.

SDNPA is the Local Planning Authority for the area of Hamsey Parish within the National Park. Arrangements are in place, for Lewes DC to handle the majority of planning applications within the National Park boundary on behalf of SDNPA. Currently the adopted Local Plan consists of the saved policies of the 2003 LDC Local Plan. The Lewes Joint Core Strategy, once adopted, will replace this plan, The SDNPA is also preparing a Local Plan that will cover the entire national park including parts of Hamsey Parish.

The community has a history of being proactive in taking local decisions. In 2004 the Hamsey Parish Plan was ratified by the Parish Council and set out a vision and action plan for how the residents wished to see their area develop.

### C: Hamsey Parish within Lewes District

Neighbourhood Planning now provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and to address the challenges and opportunities facing the future vitality of our villages.

Whilst appreciating that sustainable development is necessary to prevent our villages and economies from stagnating, we want to influence what that development looks like. The HNP Plan is based on extensive research and influenced by robust engagement with the local community. All involved in developing the Neighbourhood Plan have listened carefully to all the feedback received from these consultations and have worked hard to ensure that the Plan incorporates and reflects the views of the community.

If the HNP is supported in the Referendum it will form an integral part of the district's statutory development plan and will be used by the local planning authorities to make decisions on planning applications in the Parish.

Under the Localism Act

## 3 Structure of the Plan

### The Neighbourhood Plan sets out:

- The Vision and Objectives for the future of Hamsey
- Overview –The position of Hamsey Parish and opportunities to achieve sustainable development for the whole community.
- The Policies – Providing the Community policy framework for managing new development so that it contributes to the vision, aims and strategy for our Parish.
- The Projects-Initiatives proposed to enhance our neighbourhood and way of life to be carried out in future by members of the community working together with appropriate authorities including Hamsey Parish Council (HPC), Lewes District Council and South Downs National Park Authority.

### How the Neighbourhood Plan was prepared

The HNP has been prepared by the steering group, with support coming from Lewes District Council (LDC) the South Downs National Park Authority (SDNPA) Action in rural Sussex (AirS) and Planning Aid England (the Royal Town Planning Institute, RTPI)

### Key Stages in preparing the HNP

A well-attended public meeting took place at Beechwood Hall during the autumn of 2012, to discuss the proposal by LDC to increase housing in the Parish to the year 2030 and also to increase the number of traveller pitches which had sprung up (initially illegally) in the parish. After much discussion with members of LDC and the HPC, it was agreed that a questionnaire would be sent to each household to ask their opinion. There was a good response level circa 35%, with most supporting some development within the Parish and 93% stating that there should be no more travellers' pitches at Offham.

During early 2013 HPC initiated the process to seek approval from LDC to produce a Neighbourhood Plan for Hamsey Parish. Approval was duly granted and over the next few weeks a team of representatives from HPC, local residents, the school, church, businesses and LDC formed a steering group. The SDNPA also designated part of the Neighbourhood Area.

The steering group agreed that our overall vision will be a holistic plan to include the development policies which would in due course be identified and voted upon but also a Community Plan which would look at the wider aims of the community and in due course would identify projects which in many areas go hand in hand with the development plan.

**Towards the back you will find the Glossary with explanations and definitions for some of the wording and abbreviations used in the Plan.**

## Five Core Themes were identified:

- Housing Growth and Development
- Transport and Travel
- Education
- Social, Recreation and Sports
- Local Economy

Each was allocated a chairperson and it was agreed that the themes would be underpinned by 3 core values:

- Sustainability
- Environment
- Health and Wellbeing

## Consultation and Evidence Gathering

A number of meetings were held with residents, local businesses, the school and landowners to enable them to share their thoughts and ideas on the future of the Parish.

Every household was delivered a Vision and Objectives brochure (*see Appendix 2*). On the 5th of October 2013, nearly 100 residents attended a public open meeting at Beechwood Hall in Cooksbridge. Questionnaires were circulated asking for feedback and input into 2 core themes: Local Economy and Social Recreation and Sports, (*See Appendix 2, Neighbourhood Plan Survey Report, AirS*). In October 2013 a Social Survey was completed by 81 residents. (*See Appendix 2, 'What's it like living in Hamsey?'*)

Each theme chairperson gave a presentation twice during the day followed by a question and answer session. A large detailed map of the Parish, with all potential development sites, as identified by LDC Strategic Housing Land Availability Assessment (SHLAA) Survey, was on display and residents were invited to identify their preferred sites.

Subsequently in January 2014 a major consultation took place by sending each person named on the Parish electoral roll a detailed questionnaire. Members of the Steering Group prepared the questionnaire. An open drop in session was held in January 2014 at which members of the steering group were able to answer questions from Parish residents on the details of the Questionnaire.

Over 35% of the residents completed the questionnaire. A detailed analysis of the data was carried out by Action in rural Sussex (AirS). An important communication tool throughout the process was the Hamsey Parish Newsletter, which goes to each household every quarter and always included a HNP progress update. The relevant statistics, resulting from the analysis, along with the Scoping Report, were used for deciding policies and projects for each of the Core Themes.

The Steering Group gathered further evidence to support the Plan. This included reviewing evidence reports prepared by Lewes District Council, preparing a neighbourhood profile using key national and local statistics and producing a Sustainability Appraisal Scoping Report, which contains a broad range of statistics and information that helped to identify issues for the Parish. (*See Appendix 2 for Scoping Report*)

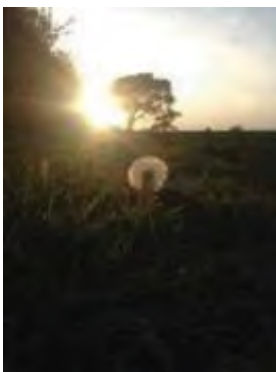
## 4 Vision for Hamsey Parish

### 4.1 The Community's Vision:

- To maintain and improve the quality of the rural natural environment, with protection in place for green spaces and woodland.
- To improve the infrastructure and therein the opportunity for non-motorised travel and increase the frequency of public transport.
- To evolve and grow sustainably whilst promoting the rural local character.
- To help provide an outstanding quality of life for future generations, whilst improving opportunities for all residents including younger adults to be able to afford to live and work within the Parish.
- To plan sustainable development using available natural resources to reduce our ecological footprint and minimise the need for fossil fuels.
- To continue to respect and reflect the views of the whole community



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1000019601, 2014 Get Mapping PLC



**S. Curran, Hamsey**



**Rosie and George, Fishpond,  
Beechwood Ln**



**S. Curran, Hamsey**



## 5 Objectives

- To protect the high quality natural environment of valued green spaces, ancient trees, wooded areas, hedgerows and watercourses.
- To conserve wildlife through maintaining the countryside and improving biodiversity
- To improve the connected network of wildlife habitats and appropriate farm management to ensure that natural resources, habitats and species can adapt to the impacts of climate change, flooding and other pressures.
- To ensure developments protect and enrich the landscape and rural setting
- To prioritise local character in every element of change and growth.
- To campaign for on-going improvements to transport, to utility infrastructure and for digital connectivity.
- To create an effective network of footpaths and new cycle paths linking the communities across the Parish with improved public transport provision to encourage increased movement by sustainable means and reduced car dependency.
- To deliver a housing growth strategy tailored to the needs and context of Hamsey Parish with an appropriate level of housing to meet local needs.
- To ensure there is housing provision for first time buyers and support for small businesses to provide employment opportunities for all residents including younger adults so they can afford to remain in the Parish.
- To strengthen and support economic activity in the Parish appropriate in scale to the size of the Parish.
- To ensure housing developments use natural resources and incorporate ecologically sound design, offer appropriate green space and utilise available natural resources to reduce our ecological footprint and minimise the need for fossil fuels.
- To ensure housing developments are located close to major transport hubs (notably Cooksbridge Railway Station), within easy access to shops, community facilities and to green open space. Brownfield sites to be developed for improved functionality and aesthetics where feasible.
- To improve local facilities and amenities in readiness for projected community growth.
- To protect cultural heritage assets and shared common land, namely Beechwood Rural Park that enhance and contribute positively to local distinctiveness and sense of place.
- To provide a more focused centre for the residents of the Parish where there are amenities that support the daily lives of all ages and encourage shared opportunities for social, cultural and physical recreation.
- To enhance the school's position within the community by improving buildings and parking provision with more opportunities for pre and post school provision for the nursery children, young people and adults in the community.
- To involve local people from all areas of the Parish on an ongoing basis in the process of planning, monitoring and delivery of development so that we can reflect the views of all residents equally, whatever age, background or location.
- To ensure the Parish is a safe environment for all.

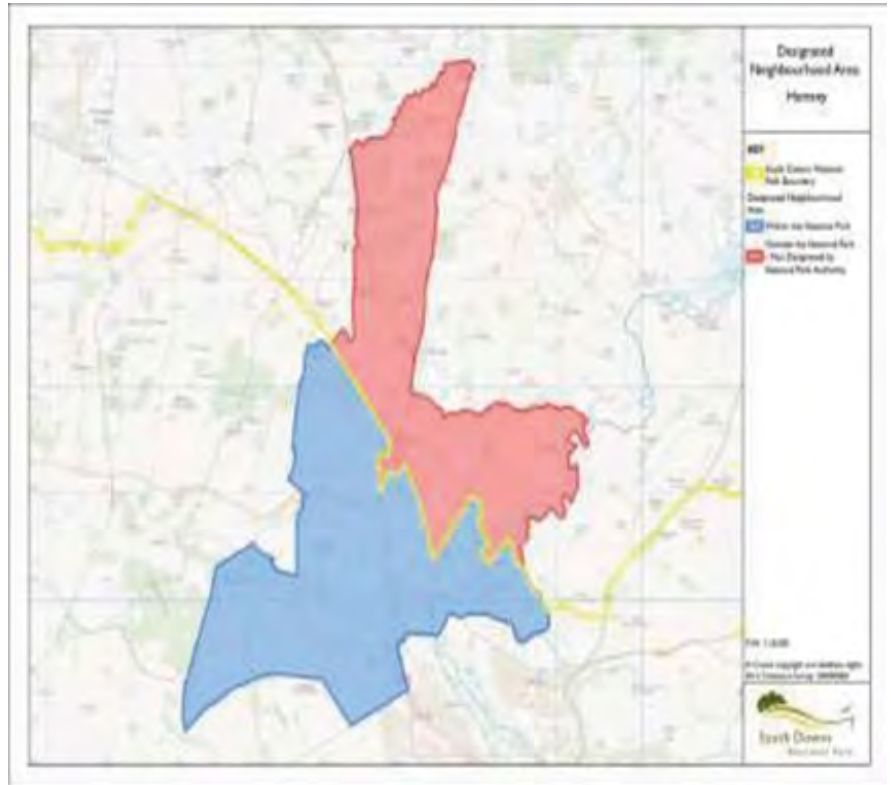
## 6 Hamsey Parish

### 6.1 Introduction

Hamsey is a rural Parish of 5 settlements, Cooksbridge, Old Cooksbridge, Offham, Hamsey, and Bevern Bridge. The Parish covers 1144 hectares (2837 acres) and lies 3 miles (5km) north of the county town of Lewes.

The position of Hamsey Parish places it at the heart of one of the most distinctive landscapes in England. Mount Harry forms the western boundary of Hamsey Parish, the Bevern stream the northern boundary and the River Ouse with a classic flood plain forms the eastern boundary. At the crest of the South Downs adjoining Landport Bottom there is the historic Offham Chalk Pit overlooking the funicular railway from which lime from the chalk kilns used to be loaded directly on to waiting barges below. These days most of the employment is based in Cooksbridge with farming in the surrounding areas.

Each settlement has its own distinctive character. Cooksbridge is the largest settlement and geographically at the heart of the Parish. Home to Cooksbridge railway station, Beechwood village hall and Hamsey Community Primary School, Cooksbridge has the potential to be an even more effective hub for life in the Parish. Hamsey sits almost exactly on the Greenwich Meridian at zero degrees longitude.



**E: South Downs National Park Hamsey Area Map**

The distribution of settlements in the Parish means that two villages, Hamsey and Offham fall largely within the South Downs National Park. The settlements of Cooksbridge, Old Cooksbridge and Bevern Bridge, lie mainly outside the National Park.

## 6.2 A brief history of Hamsey Parish

- The earliest evidence of human activity is from the Mesolithic period, when a group of hunter-gatherers camped near the river at Hamsey which was at that time a large inlet of the sea. In Neolithic times people met at the causewayed enclosure on Offham Hill, one of only five such communal monuments in Sussex.
- The Romans also left their mark. A Roman road crosses the Parish on the Greensand ridge between Resting Oak and Deadmantree Hills. Just to the west, at Wickham Barns, Roman pottery kilns have been excavated. To the east, in Barcombe, a Roman villa was discovered in 1998. Members of the Mid-Sussex Field Archaeological Team were excavating there for 8 years.



- We know there was a Saxon settlement at Hamsey in AD925 and it is recorded in the Domesday Book of 1086. A contract survives for the building of a manorial hall in 1321 to the east of Old Hamsey Church, although whether this was ever completed is not confirmed. Lords of the Manor of Hamsey have included the families of de Cheyney, de Say, de Clinton, Willoughby, Dudley, Lewknor, Alford, Wenham, Partington and Monk Bretton. Lords of the Manor of Coombe, (Offham), include the families of de Say, Radmelde, Comber, Pelland, Scrase, River, Bridger and Shiffner.

• The Battle of Lewes, where Simon de Montfort defeated King Henry III, took place on Offham Hill in 1264. This, along with the battle of Evesham the following year, helped to pave the way for our modern parliamentary system.

- The church at Hamsey served the Parish from before the Norman Conquest until the new church of St Peter was built at Offham in 1859. There are records of a chapel of ease at Offham in the 16th century.
- Farming has been the main activity in the Parish for many centuries, but a tannery existed in the 16th-century while local people also found employment in the chalk pits at Offham, the brickyard at Bevern Bridge and the old brewery at Cooksbridge. The river was canalised in the 18th century.
- The railway arrived in the 19th century and this led to the growth of a new settlement around the station at Cooksbridge. It is now the Parish's biggest residential area. Downsvew Cottages date from the 1920s, Chandlers Mead dates from the 1950s and Malthouse Way was built in the late 1990s.
- Hamsey Primary School was built in Cooksbridge in 1907 to replace the old schoolhouse at Offham.
- The Malthouse at Cooksbridge was built in the 18th century and last used for malting in 1912. It was used as the village hall as early as 1919 but was given up for this purpose on 30 September 2007. A new village hall, known as Beechwood Hall, was opened on October 1st 2007. Situated at the recreation ground in Beechwood Lane the whole project took just three years to complete.



# 7 Landscape and Environment

## 7.1 Overview

### Character

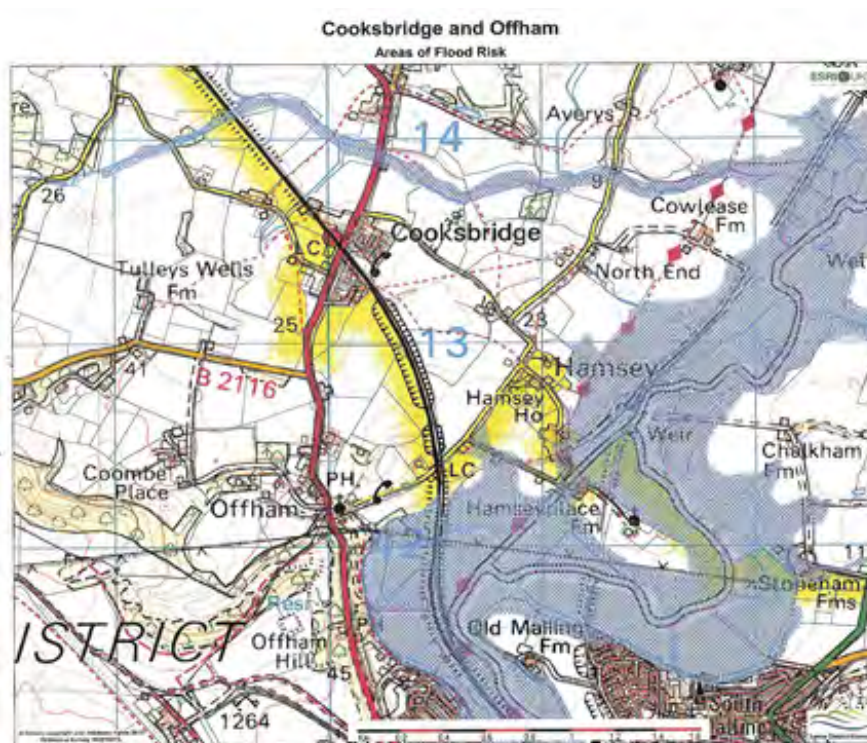
In accordance with national guidance on planning, the community wishes to see the rural nature of Hamsey Parish and their communities protected for future generations. Most of the land in the Parish is used for agricultural purposes.

The rural nature of Hamsey Parish supports the need to maintain and enhance the countryside and improve biodiversity.

A Sustainability Scoping Report has been undertaken with an assessment of the Hamsey Parish landscape character carried out.



### Flooding



**F: Cooksbridge and Offham: Area of Flood Risk**

Low-lying areas of the Parish adjacent to the Ouse are at risk of flooding. The risk extends to low lying parts of the village of Hamsey where it is adjacent to the Ouse and a band of land running north of Cooksbridge. (see map 9: 'Areas of Flood Risk' Appendix 3) Since the major period of flooding in 2000 much has been done to protect the area by ensuring ditches are well maintained. Areas were also flooded in Cooksbridge and Offham, which continue to be at risk in times of heavy rain. These floods are caused by run off from the Downs and surrounding fields.

Attention is being given to flood attenuation measures such as effective drainage and tree planting.

## Habitats

- The settlements and wider countryside of the Parish contain features of significant local wildlife value.
- Details of these areas can be seen on ‘Map 2’ (sites of Special Scientific Interest), ‘Map 3’ (Local Wildlife Sites), ‘Map 4’ (Priority Habitats) ‘Map 6’ (Ancient Woodland Inventory), also ‘Map SR3’, in the Scoping Report. Many of the sites are within the South Downs National Park.
- Hedgerows in the Parish form important corridors for wildlife including badgers and foxes, small birds such as finches, great tits and blue tits; bats, dormice, dragonflies and butterflies. The high hedges offer nesting sites for endangered bird species including the Song Thrush. Small woodland areas in the Parish provide important habitats for many species such as the tawny owl, bats, newts and great spotted woodpecker. A sample of some of the recorded wildlife in the Parish can be seen on the Sussex Wildlife Trust’s Biodiversity report (*see Appendix 2*).



**Bluebells in the Ancient Woodland at Bevern Bridge Old Hamsey Brickworks**

- In any new development on a Brownfield site that adjoins a wildlife habitat such as ancient woodlands or waterways care must be taken to preserve and maintain a thriving, living landscape.

- Trees: We have seen a steep decline in trees from farming and a large increase in pollution from cars. There is little woodland left in our parish. Increased housing will inevitably result in more traffic, pollution and noise, requiring that trees should be protected and indeed planted more than ever. The Community feedback supports Woodland Trust recommendation that 3 new trees be replanted for every mature tree that is lost due to development. New trees planted in our kind of setting would be expected to have a

24% morbidity rate. Therefore, this ratio is considered by the Community to be an appropriate level. We are a rural area, not a densely populated area where such a requirement could halt development.

- The government targets more, bigger and better connected wildlife sites (Making Space for Nature, 2010). The report recommends that we better protect and manage our designated wildlife sites, that we establish new Ecological Restoration Zones and that we better protect our non- designated wildlife sites.

The green infrastructure needs to be maintained as it provides many social, economic and environmental benefits including:

- Places for peace, tranquility, outdoor relaxation and play.
- Space and habitat for wildlife with access to nature for people.
- Climate change adaptation eg flood alleviation.
- Environmental education.
- Local food production.
- Improved health and well-being lowering stress levels and providing opportunities for exercise.
- In the village social survey, when asked what they most liked about living in the village, 53% said, “beautiful countryside”
- The Community feels it is very important to identify and protect designated Local Green Spaces of special significance.



**Rare Grass Vetchling in field adjoining Beechwood Hall & Rural Park, recorded with Sussex Wildlife Trust**

## Pollution

Where the A275 runs through the middle of Offham, Cooksbridge and Bevernbridge there is concern for the air pollution from road traffic particularly in Cooksbridge where cars wait at the level crossing. This poses a risk, especially to people with asthma, to children, pregnant women, older people and cyclists.

There is a high dependency on car use, due to irregular public transport, no cycleways and no local amenities such as a local shop or post office in Cooksbridge.



National planning guidance states that encouragement should be given to solutions that support reductions in greenhouse gas emissions and reduce congestion.

To enable a greater appreciation of the Parish's landscape features and interaction with the wildlife, access to the countryside needs to be achieved via a network of public footpaths and cycle paths that cross the Parish. However, at the moment Bevernbridge has no connecting footpath or cycle path to Cooksbridge where the Parish school, railway station, shops, churches and social centre are.

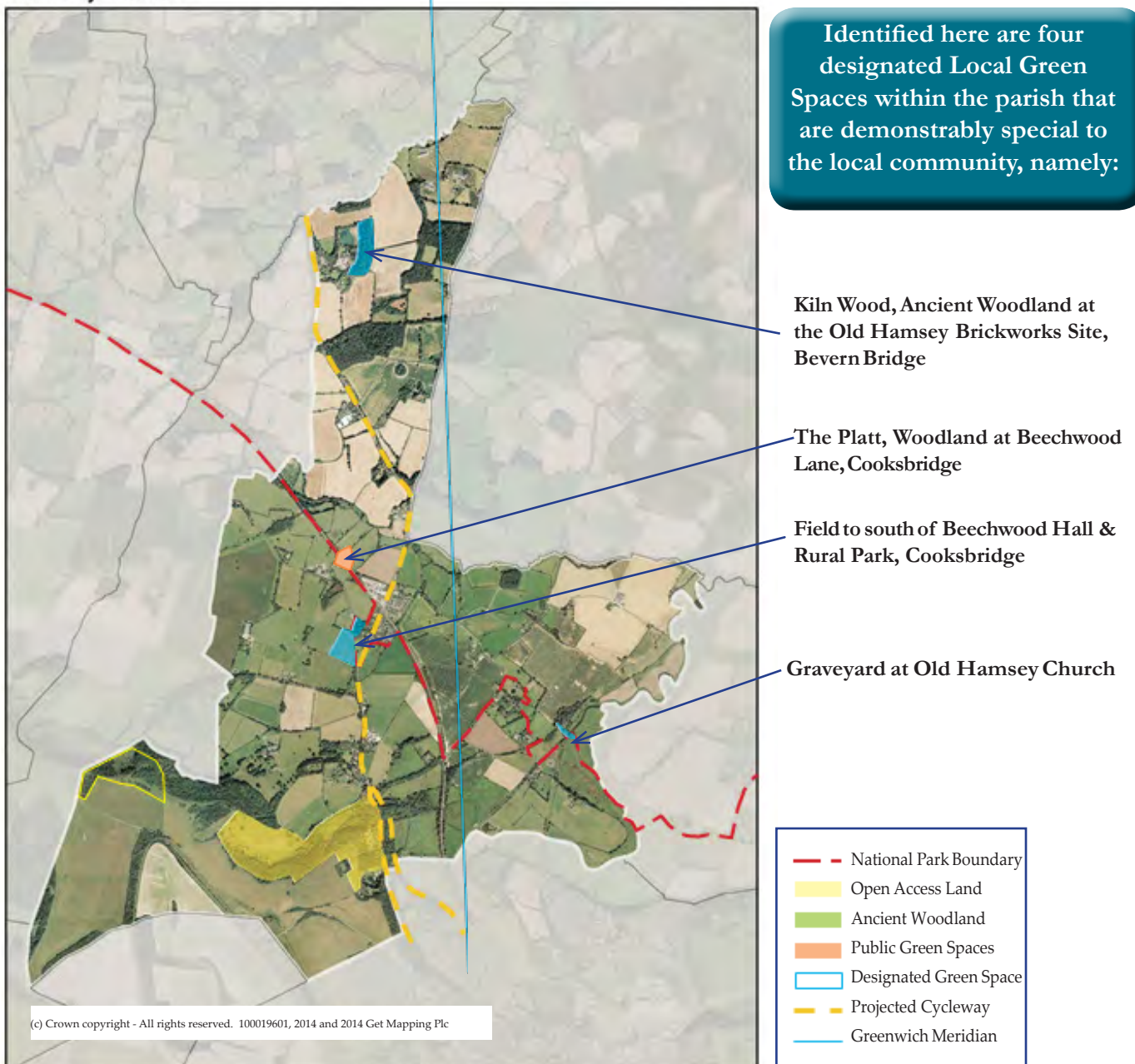
## 7.2 Local Green Spaces

### Introduction

Throughout the Parish there is a network of multi-function green spaces, which helps to provide a natural life support system for people and wildlife. This network of both publicly and privately owned land, needs to support native species, maintain ecological processes and help prevent flooding, sustain air and water resources and contribute to the health and wellbeing of the community.

The Lewes District Outdoor Playing Space Review, 2004 and also The Lewes District Council Informal Recreational Space Study 2005, identified Hamsey as having a shortfall of informal play space in natural green space (See Appendix 2). Paragraph 77 of the National Planning Policy Framework states that specific plots of land that are demonstrably special to the local community may be protected against development.

#### Hamsey Parish



#### G: Local Green Spaces

## LGS1, The Platt, Woodland at Beechwood Lane, Cooksbridge

The Platt is a small, privately owned woodland adjoining Beechwood Rural Park

### Location

- Extends along the entire eastern side of Community- owned Beechwood Rural Park and village hall.
- Borders the South Downs National Park on 3 sides
- Adjoins the gardens of residential houses to the east

### Size

Approx.1.75 acres

### Tranquility

For many years local residents have enjoyed regular sightings of bats, owls and small woodland animals here. The trees provide a tranquil, healthy and beautiful space for the community to enjoy from the Youth Shelter and playing fields at Beechwood Rural Park.

Birdsong, from many species of birds is enjoyed by visitors to Beechwood Rural Park throughout

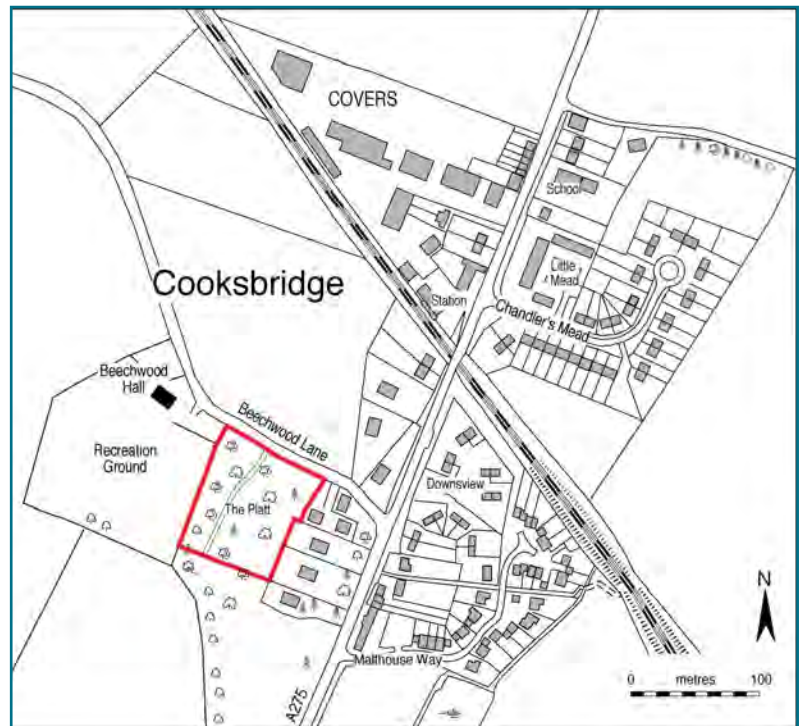
all seasons. Numbers of bats recorded here have fallen in recent years and there is a growing concern in the community that more protection is required for their habitat to halt the decline.

The trees buffer the noise of the traffic from the A275 at the bottom of the lane. The trees remove air pollution from the traffic queuing along the A275 for the level crossing. The position of the woodland ensures that only natural sounds can be heard from the Rural Park, adding to the sense of tranquility and of being rural.

### Valued by the Community

Trees and woods are vital to the Community's health and wellbeing. There is little woodland left in the Parish and the community feels that they wish to protect this tranquil and beautiful space.

The highest score of low support, effectively the greatest community opposition (47.9%) was given to any development on the woodland by Beechwood Lane and Hall.



**H: LGS1 The Platt, Woodland at Beechwood Lane, Cooksbridge**



## Flooding

Mature trees and hedges at The Platt reduce the effect of water runoff and attenuate flooding to the area.

The Woodland Trust document 'Neighbourhood Planning- Flooding' (*Appendix 2*) states, "Trees decrease the rate at which rainfall reaches the ground and runs off into watercourses and drains. In both urban and rural areas this allows more time for natural and man made drainage systems to take water away, reducing the likelihood or severity of rivers flooding or surface water infiltrating homes. Woodland can also create a sponge affect. This means that water can infiltrate into the soil and then be stored there. The lack of soil disturbance and recycling of leaves and other dead material from trees in woodland leads to an increase in soil organic matter and development of soil structure with natural channels and pores. Studies at Pont Bren in Wales have shown that infiltration rates were up to 60 times higher in young native woodland compared to neighbouring grassland."

## Wildlife

In some cases neighbours to the east of the woodland are divided only with some barbed wire and a few posts so they have been happy to see wildlife move freely between their gardens and the woodland.

Residents have been keen recorders of wildlife and report seeing the following wildlife between their garden and



The Platt:

Species include: Blue Tit, Great Tit, Coal Tit, Robin, House Sparrow, Goldfinch, Gold Crest, Bullfinch, Greenfinch, Chaffinch, Chiff Chaff, Tree Creeper, Wren, Brambling, Black Bird, Starling, Nightingale, Collard Dove, Wood Pigeon, Jay, Great Spotted Woodpecker, Magpie, Carrion Crow, Song Thrush, Tawny Owl, Pheasant, deer, foxes, Wood mouse, shrews, hedgehogs, unidentified bats, Brown Long Eared Bats, Wall Lizard, Western Green Lizard, bees.

Bats are known to live and forage in the woods. Further recordings of bats flying in and out of the woods at dusk to a maternity roost, have been recorded by residents through the Sussex Nature Biodiversity Report (*See Appendix 2, Species Recorder: Document 'Desktop Biodiversity Report- Land at Beechwood Lane, Cooksbridge + 1km radius' by Sussex Biodiversity Record Centre*)

## LGS2 Field South of Beechwood Rural Park, Cooksbridge

This is a privately owned green field within the South Downs National Park

### Location

- Within the South Downs National Park, this land adjoins Beechwood Rural Park and village hall plus the SDNP on 3 sides.
- Extends along the southern side of Community- owned Beechwood Rural Park.
- A public footpath leads from Beechwood Rural Park across the field to the A275.

### Size

Approx. 3.5 acres

### Tranquility Valued by the Community

The field is tranquil, beautiful and offers unobstructed views from Beechwood Rural Park to the South Downs including the impressive backdrop of Mount Harry. This open, undeveloped tract of Greenfield significantly contributes to the rural feel of Beechwood Rural Park.

There is a Public Right of Way access across the field and the community enjoys walks here. It is an especially popular route for dog walkers.

As users of Beechwood Hall step outside, they look directly over this field to Mount Harry with its lush greenery. The field with its hedgerows and tree line serve as a buffer to block Beechwood Rural Park from the traffic noise of the A275.

### Flooding

This is a water stressed area. This field and the adjoining field at Beechwood Rural Park become boggy in wet weather due to poor drainage.



**I: LGS2 - Field South of Beechwood Rural Park**



### Wildlife

This field is rich in biodiversity,, with rare Grass Vetchling and Pyramidal Orchid recorded this summer with Sussex Wildlife Trust, see pictures (right). (See Appendix 2, Species Recorder: Document 'Desktop Biodiversity Report- Land at Beechwood Lane, Cooksbridge + 1km radius' by Sussex Biodiversity Record Centre)



## LGS3 Old Hamsey Brickworks, Kiln Wood, Bevern Bridge

### Valued

This area of ancient woodland, which has been walked through for the best part of two centuries (70 years by some local residents), boasts beautiful lakes and spectacular scenery. Residents, many of whom make up the Bevern Bridge Residents Association (BARA) live in houses adjoining the brickworks site to the western side and south, all are keen to protect this woodland..

### Location

At the Old Hamsey Brickworks Site, Bevern Bridge - Woodland to the eastern side of the site.

### Size

Approx. 5 acres

### Wildlife

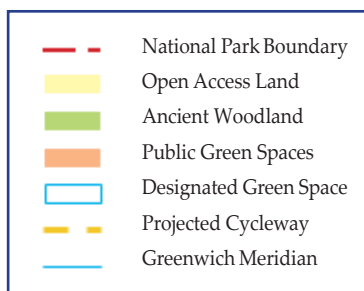
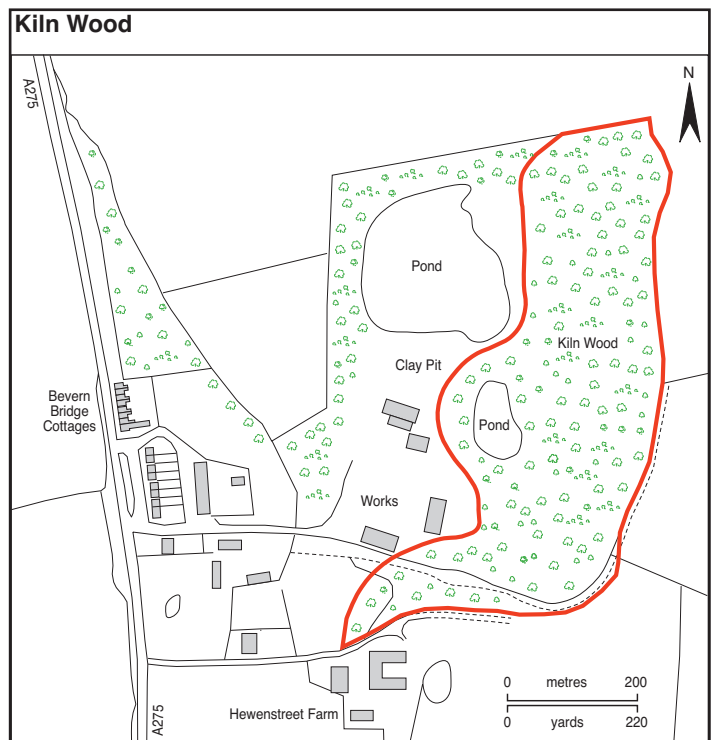
A recent Ecology Report recorded bats, 7 species of bats, lizards, slow worms, grass snakes, birds, an extensive list of birds have been recorded at The Old Hamsey Brickworks. *Please see Appendix 2, 'Biodiversity Report, Old Hamsey Brickworks' and 'Ecological Assessment by Eco Solutions' for full report.*

The ponds at Bevern Bridge provide a regular resting place for migrating geese, 100 at a time landing

### J: LGS3 Kiln Wood



### K: Location map of LGS3 Kiln Woods

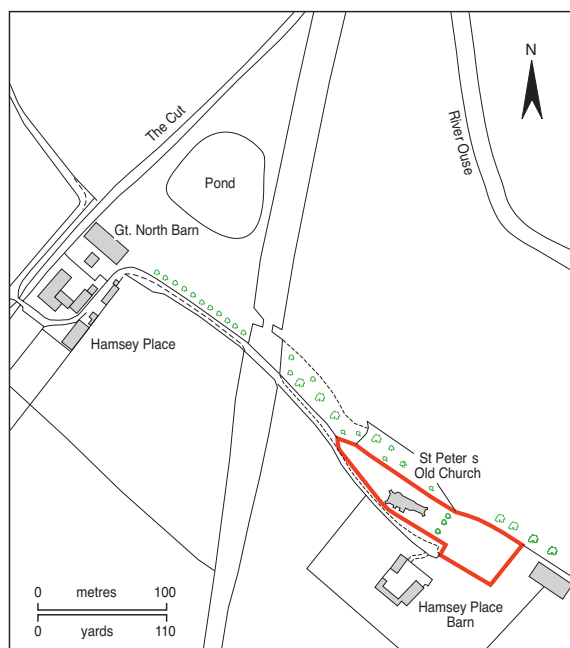


## LGS4 Hamsey Graveyard, Old Hamsey Church

L: Location of LGS4 Old Hamsey

M: Location plan of LGS4 Old Hamsey Church

Old Hamsey Church



Hamsey Parish



© Photo by Andy Linden. [www.andylinden.co.uk](http://www.andylinden.co.uk)



Hamsey Graveyard is the official graveyard for the Parish of Hamsey. All of the Parish burials take place here. The church is Grade 1 Listed by English Heritage. The church at Hamsey was first recorded in the Domesday Book of 1086. We know there was a settlement at Hamsey in AD925. The church is consecrated so graves are protected.

### Location

The church is positioned in a beautiful and tranquil spot between the loop of the River Ouse and the former railway with panoramic views across the Parish. It can be seen clearly from Offham Hill, from Lewes at the top of Landport estate and from the Lewes to London train line.

### Valued by the Community

A long history of residents, affluent or poor, have celebrated life events and celebrations from marriages, christenings, and burials to concerts and evensong at Old Hamsey church. The Community unanimously expresses a definite need to protect the graveyards (old and new) around the church as somewhere to visit friends and family laid to rest here and for quiet reflection and peace.

## 7.3 Biodiversity

The Community places considerable value on the enhancement of biodiversity in the Parish, including the creation and preservation of wildlife habitats, the conservation of native hedgerows, the planting of native trees and wildflowers and the protection of wildlife corridors. Species Recorder report by Sussex Biodiversity Record Centre (*Appendix 2*) shows a sample of the extraordinary range of wildlife recorded in our woodlands, hedgerows, waterways, green spaces and buildings. The report also highlights that numerous members of the community over many decades have cared enough about these birds, insects, animals, plants, butterflies etc. to take the time to formally record them. The Biodiversity of the Parish will also be affected by the agricultural farming methods practiced by the farming landowners. (*see map Agricultural Land Classes Hamsey*)

To prevent unacceptable risks from pollution and land instability, planning policies and decisions will ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity and the potential sensitivity of the area or proposed development to adverse effects from pollution will be taken into account.

Local farming methods used will also impact greatly on climate change and the prevention of future flooding and biodiversity. Any large-scale agricultural or industrial plan that would bring many heavy lorries to small rural roads would be of significant concern. The impact of carbon emissions as well as the carcinogenic effects of particulate matter and nitrogen oxide from diesel vehicles in any new development will need consideration. *See “Adapting to Climate Change” [www.defra.gov.uk/adaptation](http://www.defra.gov.uk/adaptation) Appendix 2.*

As stated in the SDNPA Management Plan, “The richness and diversity of species and habitats are vital to conserve as they support and underpin many of the processes we rely on to sustain our lives.” [http://southdowns.gov.uk/wp-content/uploads/2015/02/npa\\_2013Nov19\\_Agenda-Item-7-Appendix-1.pdf](http://southdowns.gov.uk/wp-content/uploads/2015/02/npa_2013Nov19_Agenda-Item-7-Appendix-1.pdf) This rings particularly true to the Hamsey Parish Community as we are a rural Parish who appreciate the delicate balance between humans and nature.



## 7.4 Climate Change

The Community supports the national move to a low carbon future. The Plan plays a role in helping secure reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy. This has been very successful in the building of the Parish's Beechwood Hall that is a sustainable low carbon building with ground source heating, solar panels and a wind turbine.

As stated in the 'South Downs National Park Management Plan', a well-managed ecosystem, "helps to regulate our climate, stores flood waters, filters pollution and provides opportunities for us to improve our health and wellbeing." See appendix for Ecosystem Services Delivered in the South Downs National Park.

Cooksbridge has been chosen as the site of any future development as it is the centre of the travel network with the railway and bus services, where people can walk or travel to school. It is also the location of the village hall.

The community expressed a preference for developing Brownfield sites that are available within the Parish.

We see the new development in Cooksbridge being an opportunity to draw its energy supply from decentralised, renewable or low carbon energy supply systems through co-locating potential heat customers and suppliers. We hope to reduce car use and the heavy dependency on oil and LPG as heating for residents.

The plan also encourages energy efficient improvements to new and existing buildings and the incorporation of sustainability measures such as rainwater harvesting, grey water recycling, high standards of insulation and renewable energy systems.



**Wind turbine at Beechwood Hall & Rural Park**

## 7.5 Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address: (Neighbourhood Plan Survey Report)

- 92.3% agreed that the Neighbourhood Plan should "Promote sustainability in our Parish; this will help to preserve our eco system and support social, community and cultural life."
- 78.0% agreed that the Neighbourhood Plan should "Focus new housing on Cooksbridge so that we maintain the rural character of the environment of the Parish."
- 77.5% indicated medium to high support for the proposal that priority should be given to ecological construction methods for any new developments, in order to maximise energy conservation and emission reduction.
- 84.0% indicated medium to high support for the proposal that priority should be given to housing proposals which utilise design and landscaping in spaces around buildings, thus maximising wildlife potential by the use of native species.
- 76.8% indicated medium to high support for the Covers site and 54.3% gave The Hamsey Brickworks medium to high support. Both of these are Brownfield sites as opposed to the Greenfield sites that were put forward which received lower support. The highest score of low support, i.e. the greatest opposition, (47.9%), was given to the woodland by Beechwood Lane and Hall. (See Action in rural Sussex Survey Report p.6)". A petition to stop the woodland and Rural Park and any green land in and around Cooksbridge from

being destroyed for new housing” also reflected the strength of feeling on this issue by some local residents.

- 76.8% indicated medium to high support for the Covers site and 54.3% gave the Old Hamsey Brickworks medium to high support. Both of these are Brownfield sites as opposed to the Greenfield sites that were put forward which received lower support. The highest score of low support (47.9%), was given to the woodland by Beechwood Lane and Hall. (see Action in rural Sussex Survey Report p.6)” A petition ‘To stop the woodland and Rural park and any green land in and around Cooksbridge to be destroyed for new housing” also reflected the strength of feeling on this issue by some local residents.
- 57.2% indicated medium to high support for the assertion that the South Downs National Park is an asset to the community and they support promoting its accessibility for the benefit of Parish residents and visitors.
- 92.5% indicated medium to high support with regard to the maintenance of hedgerows and footpaths as important for encouraging access to the countryside.
- 87.7% indicated medium to high support with regard to maintaining the balance between modern farming methods and protecting the local ecosystem.
- 81.3% indicated medium to high support for the proposal that any future development should encourage residents to walk and /or cycle around the Parish thus reducing carbon emissions.
- 90.3% indicated medium to high support with regard to the proposal that any new development in the Parish should have strict controls regarding, noise and traffic congestion.
- As the result of new houses being built villagers were asked how any planning gain should be used (see Action in rural Sussex Report feedback p.13)
- 77% wanted accommodation for a community shop.
- 76% wanted more parking spaces within the village.
- 66% wanted improved footpaths linking the station to Beechwood Hall.
- 56% wanted improved cycle routes.
- 56% wanted communal space for children’s play within the new houses.

## 7.6 Parish Heritage Assets

The Community wishes to conserve heritage assets for future generations and to protect the buildings and sites against change of use.



**N: Parish Heritage Assets in Hamsey Parish**



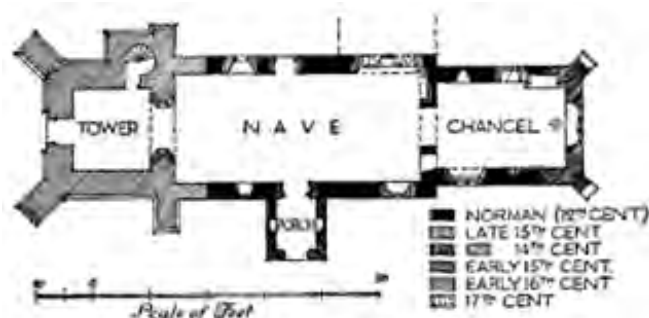
## Churches

The Parish is served by two unique churches dedicated to St Peter which span a thousand years of Christian worship. The churches form an important part of our local heritage and remain an important part of the community with regular events and gatherings.

### Old Hamsey (St Peters) Church

The ancient church, known as Old Hamsey Church, stands on its hillock in a curve of the River Ouse, just north of Lewes. It served as the Parish church from before the Norman conquest in 1066 and part of the church was certainly standing at the beginning of the second millennium.

King Athelstan had a meeting of his counsellors here and the Domesday survey of 1086 not only gives details of the manor, but adds, "there was a Church". Services are held there from May to September and concerts take place throughout the year. At Christmas there is a candle-lit Carol Service which is always well attended.



## St Peters, Offham

Consecrated on 21st July 1860, and still sometimes referred to as the 'New Church', St. Peter's, Offham, was designed by the architect Ewan Christian in the Early Decorated Style. The church is constructed of flint and sandstone with a tower and shingled spire. Today this church is a focal point of our community, offering regular Sunday worship, a varied programme for children up to seniors throughout the week and running Church and Community events throughout the year.



## Hamsey Community Primary School

The school was constructed in 1907 and lies at the heart of Cooksbridge.



## Cooksbridge Railway Station platforms, car park and associated land.

The station buildings were originally constructed in 1847 and were the beginnings of the settlement of Cooksbridge. They continue to serve as the transport hub of the Parish.



Cooksbridge Station in 1905



Cooksbridge Station in 2015

## Three Public Houses



**The Rainbow Inn built in 1749, situated in Old Cooksbridge**



**The Blacksmiths Arms built in 1760 in Offham.**

Chalk Pit Inn 19th century, lies just within the boundary on the edge of Offham. Note: As of January 2016 the Chalk Pit Inn changed ownership and name to Curry Cottage. The new owners applied for retrospective planning consent for change of use from drinking establishment to restaurant and takeaway. The building remains listed as a Heritage Asset.



**The Roman Road, crosses the Parish on the Greensand ridge between the Resting Oak and Deadmantree hills.**

### **The Goods Shed, Chatfield Yard, Cooksbridge**

The Goods Shed forms an integral part of an ensemble of historic buildings at Cooksbridge railway station. The Goods Shed is a unique example within East Sussex of a former London, Brighton and South Coast Railway goods shed at a rural station.



The building in the future could serve as a community asset, given its strategic location at the centre of Cooksbridge and adjacent to the railway station. However as this sits on privately owned land used for commercial operations, the practicalities would need to be explored as to whether this would be possible and agreement reached with the landowner.



## 7.7 Listed Buildings

The Battle of Lewes where King Henry III was defeated by Simon de Montfort took place on Offham Hill in 1264. Offham Chalk pits which were in use from 1807-1870 show the site of Jessop's funicular railway built in 1809.

As stated in The Scoping report, four settlements in the Parish have listed buildings: old Cooksbridge(13), Hamsey (14), Cooksbridge (7) and Offham (14).



### Listed Buildings and Conservation Areas in Hamsey Parish



Maps are enlarged in Map section at the back of the Plan

O: Listed Buildings & Conservation Areas in Hamsey Parish

Ham 925 Hamme 1080 Beuehom 1095 Hammes 1095 Wocham 1095 Hammys 1147 Wocham 1236 Wogham 1250 Beuehome 1260 Cumbe 1270 Hammes 1275 Woulham 1275 Woulham 1290 Ofham 1305 Wogham 1327 Ofham 1332 Combe, Manor of 1343

# The Parish of Hamsey 2001

The parish of Hamsey is by no means a close knit community stretching from the River Ouse in the east to Mount Harry in the north. It is an area of contrasting landscapes, from the high chalk Downland with its light, thin soils through to the heavy clays of the Gault and Low Weald.

The earliest evidence of human activity is from the Mesolithic period when a group of hunter gatherers camped near the river at Hamsey, which at that time would have been a large inlet of the sea. In Neolithic times people met at the Causewayed Enclosure on Offham Hill, one of only five such communal monuments in Sussex.

A Roman road crosses the parish on the Greensand ridge between the Resting Oak and Deadmanree hills, just to the west in St John Without are Roman pottery kilns at Wickham Bams and to the east in Barcombe is a recently discovered Roman villa.

There was a Saxon settlement at Hamsey in AD925 and it is recorded in the Domesday book of 1086. A Manorial Hall was built in 1221 to the east of the church. Lords of the Manor have included the families of de Cheyney, de Say, de Clinton, Willoughby, Dudley, Lewknor, Alford, Wenham, Partington and Monk Bretton. Lords of the Manor of Coombe were de Say, Radmelde, Comber, Pelland, Scrase, Rivers, Bridger and Shiffner.

The Battle of Lewes, where King Henry III was defeated by Simon de Montfort, took place on Offham Hill in 1264. This, along with the battle of Evesham the following year, helped to pave the way for our modern parliamentary system.

The church at Hamsey served the parish from before the Norman Conquest until the new church of St Peter was built at Offham in 1859. There are records of a chapel of ease at Offham in the 16th century.

**Domesday 1086**  
Ralph holds HAMSEY from William. Walveva held it from King Edward. Then it answered for 25 hides; now there are 11 because because the others are in the Count of Montain's Rape, namely 7 hides; and in Earl Roger's Rape 4 hides less 1/2 virgate. Now what Ralph has pays tax for 13 hides. Land for 13 ploughs. In lordship 2 hides; 16 villagers and 14 small holders with 10 ploughs. A church; meadow 200 acres; woodland at 10 pigs; from grazing 158. Hugh holds 1 hide of this land; Ralph 1/2 hide. Total value before 1066 £20; later £10; now £10.

Farming has been the main activity for many centuries mainly at Tulleyswells, Cooksbridge, Hewenstreet, Mill Laine, Aylwins, Winterlands, Mount Pleasant, Cowlease, Hamsey Place, Copyhold and Conyboro. There was a 16th-century tannery; windmills and watermills; chalk pits; brickyards; brewery nurseries and timberyard. The river was canalised in the 18th century and the railway arrived in the 19th century.

Cooksbridge has grown up around the railway intersection with the A275 and is now the most residential part of the parish. Downview cottages date from the 1920s. Chandlers Mead from the 1950s and Malthouse Way from the late 1990s.

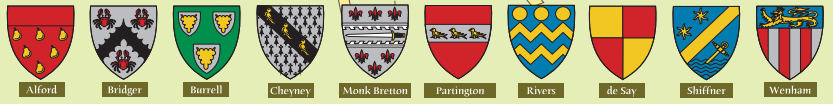
The school was built in 1907 to replace the old schoolhouse at Offham and the Malthouse became the village hall in the 1930s.

**IN MEMORY OF THE MEN OF THIS PARISH WHO GAVE THEIR LIVES IN THE GREAT WAR**

1914-1918  
ALBERT BARNFIELD - ARTHUR COLLINS  
FREDERICK CHARRINGTON  
ARTHUR CRAVEN CHARRINGTON  
FREDERICK HEASEMAN  
RONALD MITCHELL  
EDMUND GORDON PAYNE  
FRANCIS PELLING  
SIR JOHN BRIDGES SHIFFNER, Bah  
WALTER SANDELLS - FINDEN SANDELLS  
ARTHUR SKERRIT - GEORGE SMITH

**AND IN THE WAR 1939-1945**  
ROBERT ASHDOWN - ROBERT G. BROOKS  
PERCY DADSHILL - ARTHUR J. HYDE  
SIR HENRY BURROWS SHIFFNER, Bah, O.B.E.  
ARTHUR STAPLEHURST  
ROBERT H. WINGROVE

0 1 mile  
0 1 km  
© Hamsey Parish Council 2001.  
A community project by residents of Hamsey Parish.



Woolham 1611 Woght 1609 The Wende 1605 Cookes bridge 1603 Wolham 1594 Beachwood 1589 Cokys Brygge 1572 Hamse 1571 Hamseye 1560 Wodham 1559 Wolham 1559 Wougham 1559 Hamsey 1558 Hamsey 1558 Wogham 1558 Northlethye 1556

## 7.8 Landscape and Environment Policies

**EN1 Development of land outside of the Cooksbridge Settlement Boundary that would result in an adverse impact on the countryside and/or the defining characteristics of the landscape will not be permitted.**

**EN2 Local Green Spaces.** The Hamsey Neighbourhood Plan designates the following sites as Local Green Spaces as shown in the Local Greenspaces Map and Cooksbridge Settlement Boundary:

LGS1 The Platt (Map H)

LGS2 Kiln Woods (Map I)

LGS3 Field South of Beechwood (Map J)

LGS4 Old Hamsey Church Graveyard (Map K)

**Proposals that would adversely affect the character or biodiversity of the above designations will not be permitted unless in exceptional circumstances.**

**EN3 Developments should protect and enhance existing local ecological corridors, landscape features and habitats (such as trees, water courses, all ancient trees and all hedgerows).** Development proposals that result in materially adverse impacts will not be supported.

**EN4 Trees replaced with suitable trees on a ratio of 3:1 new for old.** Developments planning to remove trees need to replace these with suitable trees on a ratio of 3:1 new for old. Replacement trees may be planted off-site at a suitable location within the Parish boundary.

**EN5 Support renewable and low carbon energy.** All new development should encourage the provision of renewable and low carbon energy.

**EN6 Reduce emissions.** Development that would result in high levels of pollution, or noise, or traffic congestion, will not be permitted.

**Heritage Assets.** The community have identified a number of non-designated heritage assets that have local significance as part of the heritage of the parish for their historic, archaeological and architectural interest and their contribution to the spiritual and communal life of the parish. These are described in Section 7 above as the Parish Heritage Assets and identified on Map N:

Offham St Peters Church (also listed Grade II)

Old Hamsey Church (also listed Grade I)

The Rainbow Inn (also listed Grade II)

The Blacksmiths Arms

The Chalkpit Inn

Hamsey Community Primary School

The Goods Shed

Cooksbridge Railway Station (platforms, car park and surrounding area)

**EN7 Protection for Parish Heritage Assets.** Applications affecting these Parish Heritage Assets or their settings will need to be supported by an assessment of their significance and of the impact of the proposals on it.

**Harm to the significance of any of these heritage assets resulting from development will be resisted and will need to be robustly justified within the proposal, including evidence that applicants have sought to avoid or minimise harm wherever practicable through use of careful design and choice of uses.**

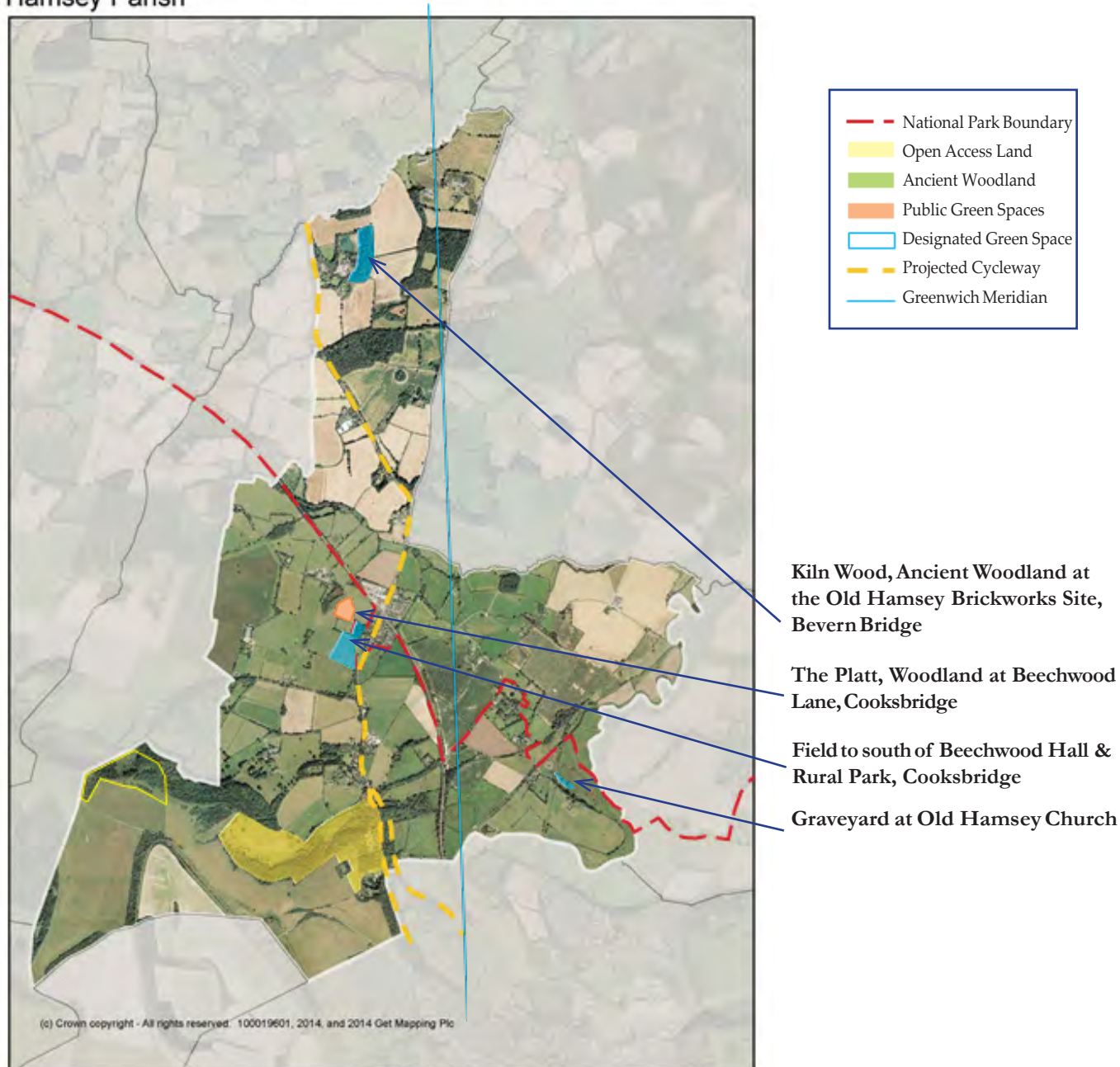


Where relevant, proposals resulting in harm to the significance of one or more of these heritage assets through loss of use as a place of worship, an historic role as a meeting place, school or social venue must be supported by clear and convincing evidence that such a use is no longer the optimum viable use.

Map showing Heritage Assets can be found in the Map section.

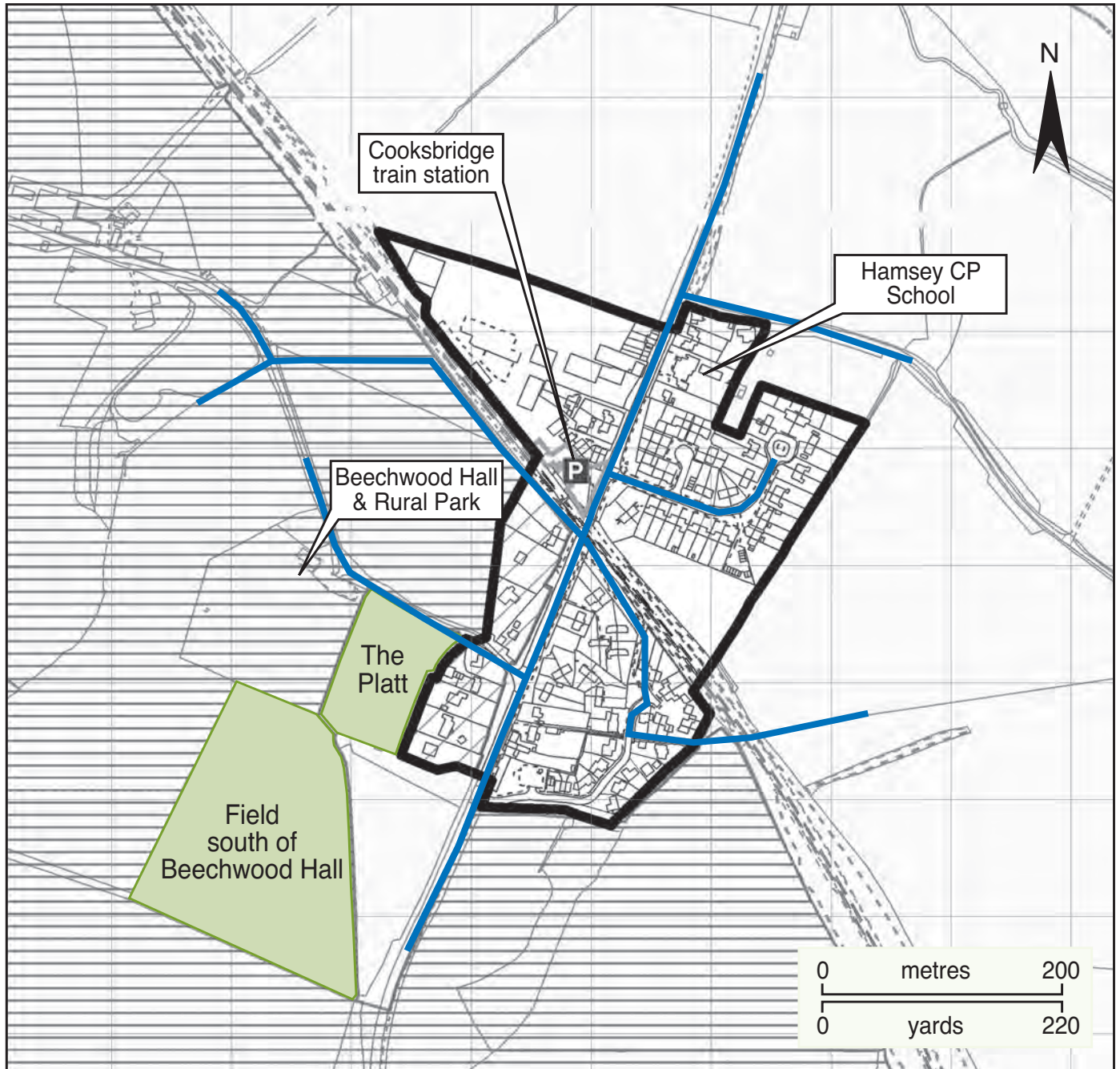
**EN8 Protection of Views.** Development that would adversely affect the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area and the Rural Park will not be supported.

### Hamsey Parish




**Q: Location map of Local Green Spaces**

## R: Cooksbridge Settlement Boundary Map



**P** Car parking at station

 Walkability routes represent a quarter of a mile distance from Cooksbridge Station = 5 minutes walk

 Local Green Spaces

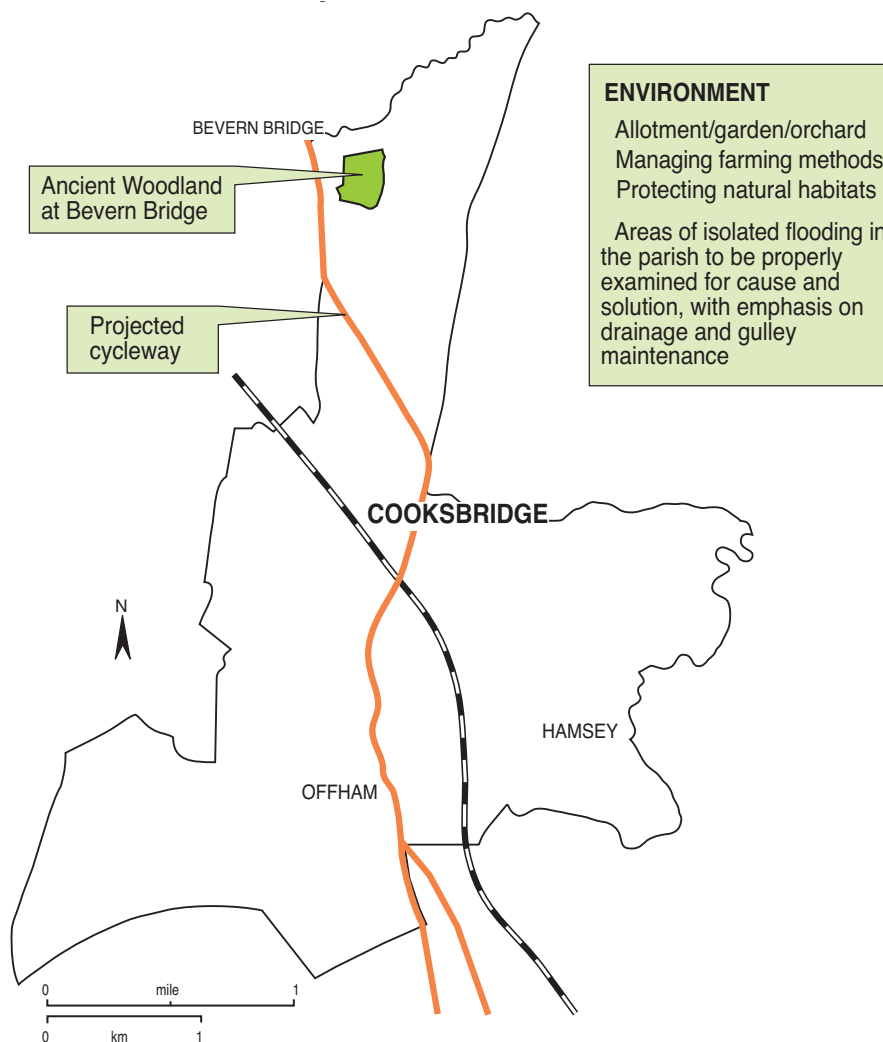
 South Downs National Park

This map shows the Lewes District Local Plan Settlement Boundary for Cooksbridge.

## 7.9 Community Aspirations: Landscape and Environment Projects

### Volunteer groups to discuss and plan

1. To plan for a safe passage to enable all children and adults to travel safely through the Parish by interconnecting pathways and cycle ways thus reducing the need for car travel for local journeys and reducing carbon emissions. To help to link Bevern Bridge area residents and Offham residents to transport links, recreation and amenities.
2. To further develop a community allotment or community garden. A small community orchard could be established, possibly with support from the local organisation Common Cause. Local produce grown by the Community to be sold within the Parish. A community shop would sell produce.
3. To strengthen links/dialogue between landowners/farmers and the Parish Council (representing residents) on the subject of crop spraying and movement of heavy agricultural traffic.
4. To work with landowners and gardeners to conserve and create habitats of appropriate size, variety and quality throughout the Parish to support a wide range of species.
5. To work with residents at Bevern Bridge Area Residents Association to negotiate access to the ancient Kiln Woods and ponds.
6. Areas of isolated flooding in the Parish to be properly examined for cause and solution, with emphasis on drainage and gulley maintenance.



## 8 Health and Wellbeing

### 8.1 Overview

Health and Wellbeing, as well as Sustainability and Environment are core values which underpin each of the five core themes.

In October 2013 81 residents took part in a social survey in a structured interview to express their thoughts and feelings about living in the Hamsey Community (App.2: “What’s it like living in Hamsey?”)

All recognised the importance that Beechwood Hall now played but the biggest single concern was about the lack of other local facilities within Cooksbridge-“no shops, post office or pub”. The pub in Cooksbridge was demolished to make way for a small housing development in 2013. As stated in The Scoping report, Hamsey Parish is less well served in the provision of a recognised centre. Cooksbridge has the potential to play this role but needs more amenities to enable residents to make more informal contact. In this way the community would be able to support the more vulnerable residents and build a more sustainable, caring and healthy community.



The Community of the Parish come together for the annual Hamsey Festival which takes place at Beechwood Hall in the summer.



Throughout the year there is a regular programme of dance, yoga, and other classes at Beechwood Hall. Beechwood Hall is used as a rehearsal space, for the community annual Jumble Sale and for school concerts and private functions. There is a Hamsey Community Web site, [www.hamsey.net](http://www.hamsey.net) and an impressive quarterly newsletter, Hamsey News, which is edited by volunteers and delivered to every household free of charge.

The Church plays an important part within the community with regular events and gatherings. There is an active Parish Council.

There is strong feeling within the Parish that there is no community centre such as a village shop which people can access easily and interact on a daily basis. It is felt that the more vulnerable members of the community could receive better support if daily contact at a social hub was more accessible. Residents feel the need for a local shop where residents of all ages can walk to and meet as a community.

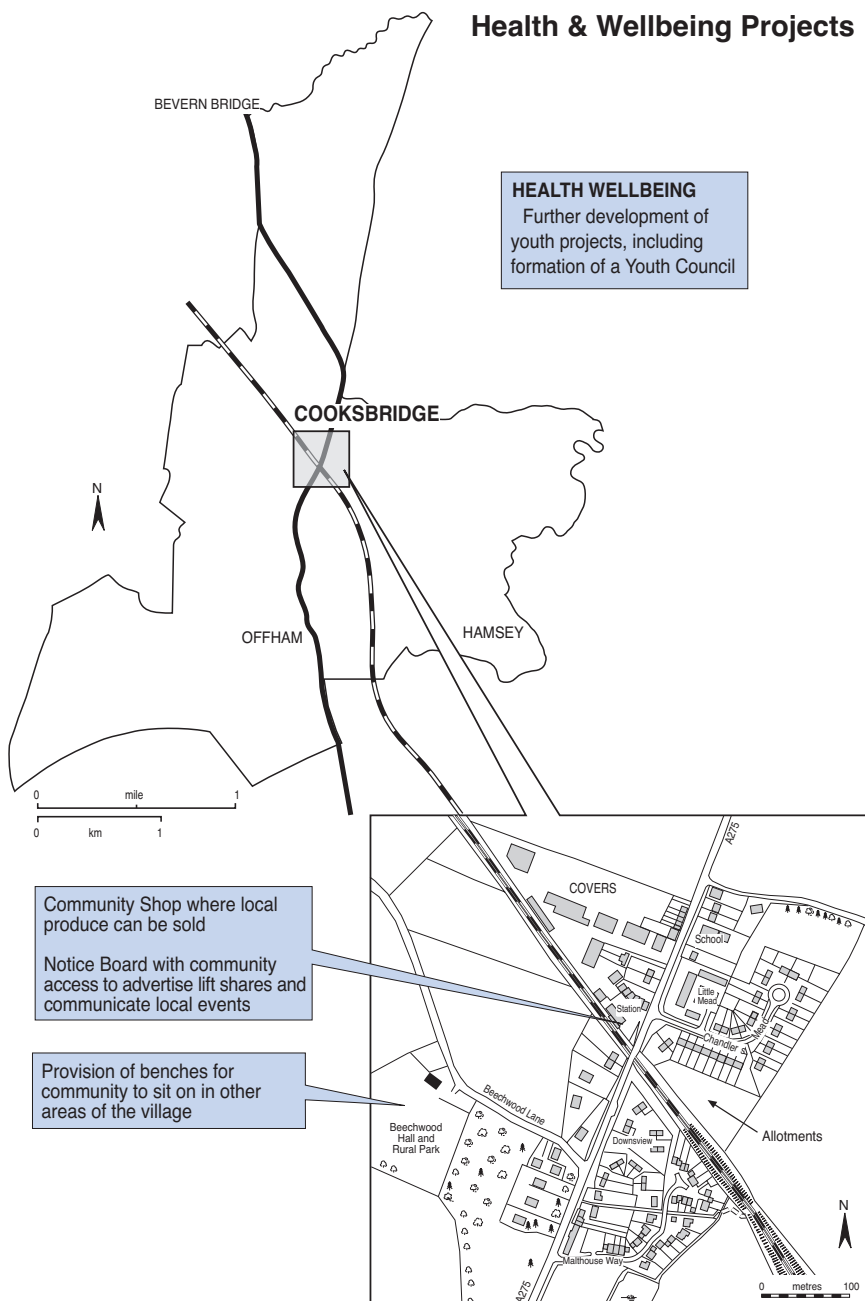
Young parents also felt that they lacked opportunities to meet socially at pre-school groups.

There is no medical centre and residents have to travel out of the Parish to receive medical care. In the social survey 83% of residents travelled to Lewes to see their GP, 9% to Newick or Ringmer, but 6 as far as London.

There is a youth shelter next to the village hall for young people to meet, which has helped to curb vandalism in the Parish. Recent acts of vandalism may imply that there is a need for more provision for youth. Lack of public transport at the weekends and in the evening means that those who are not able to drive or who do not have cars have difficulty with shopping, travelling to college and work, exercising and socialising outside the Parish.

## 8.2 Community Aspirations: Health and Wellbeing Projects

1. Further development of youth projects, including formation of a Youth Council
2. Provision of benches for community to sit in other areas of the village
3. Community shop where local produce can be sold.
4. To encourage practices and initiative that will make Hamsey Parish a safe and accessible environment for all ages.
5. To plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, public houses and places of worship) and other local services to enhance the sustainability of the community and residential environment. Noticeboards with community access to be sited for lift share schemes to medical centres and other necessary journeys, as well as communicating local events.
6. To provide a more focused centre for the residents of the Parish where there are amenities, which support the daily lives of all ages and encourage shared opportunities for social, cultural and physical recreation.



### T: Health & Wellbeing Projects

# 9 Housing Growth and Development

## 9.1 Overview

There are currently 250 dwellings in the Parish of Hamsey. The majority are located in the village of Cooksbridge whilst the remainder are situated around the Parish including the smaller settlements of Offham, Old Cooksbridge, Bevern Bridge and Hamsey village.

The local planning authorities (Lewes District Council and the South Downs National Park Authority) have, under the Core Strategy Plan for the District, specifically scheduled that Cooksbridge, (within the Parish of Hamsey), will accommodate a minimum of 30 houses in the period up to 2030. The Parish is looking to plan positively to meet its identified local housing requirement, ensuring that the growth addresses the specific needs and wishes of the community whilst preserving and enhancing the character of the Parish as a whole.

The best villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. The boundary of the SDNP passes through the Parish such that the villages of Offham and the majority of Hamsey are within, whilst the remainder of the Parish is adjacent to it. Thus it is essential that the supply of new homes must be realised in accordance with the distinctive features, scale and grain of the Parish.

The combination of an existing concentration of properties, the village hall, a successful village school, the main road access (A275) and a mainline railway station with direct main line services north to London and south to Lewes and beyond, (with connections to Brighton), make Cooksbridge a natural focal point and community centre for the Parish.

Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. This will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population (*see Appendix 2*).

Affordability remains a key housing issue for the Parish and there is a compelling case to meet local targets for affordable housing provision, with average house prices too high for those on average incomes and a significantly greater proportion of detached and semi-detached households (verses both East Sussex and England). Predictably, the low proportion of terraced households and flats (again verses both East Sussex and England) is even more marked, serving to further exacerbate the shortage of affordable properties and the related exodus of those aged less than 35 years, for whom the affordability ratio is way beyond their scope. The requirement to provide 40% affordable units on-site, addresses this issue and such affordable units will be provided for those individuals in housing need, with a local connection as agreed with the Parish Council and will remain affordable in perpetuity

The community acknowledges that housing development can sometimes bring wider benefits, including the redevelopment of Brownfield sites, securing the on-going use of a building, granting appropriate change of use and providing much needed affordable homes. Such proposals will be supported in accordance with this policy and the Neighbourhood Plan. Housing sites must be carefully considered and will only be acceptable where they meet the site selection principles and are consistent with the HNP taken as a whole.

## 9.2 Community Feedback

Consultation on the subject of housing policy and the results from the survey undertaken in conjunction with Action in rural Sussex, identified the following key issues to be addressed by the Hamsey Parish Neighbourhood Plan:

**Results – firstly in terms of the overall vision for the Parish of Hamsey, (expressed as % of respondents):**

### Where housing development will be focused and the rationale:

- New housing should be focused on Cooksbridge in order to maintain the rural character of the environment of the Parish –

This was supported by 78%

- Cooksbridge should be developed as an effective centre for the residents of the Parish, providing:
  - improved facilities for travel,
  - improved community facilities and
  - enhanced opportunities for active leisure and social activities This was supported by 88%

### Identifying the key responsible community considerations:

- Affordable and social housing should be provided at an appropriate level to meet the identified needs of the community

This was supported by 83%

- Sustainability must be promoted within the Parish, helping preserve the ecosystem and supporting social, community and cultural life.

This was supported by 92%

### Results – secondly in terms of the section specific to Housing & Accommodation, (expressed as % of respondents):

(Note: Within the survey, in the individual sections, respondents were typically asked to express “support” on a 1 (Low) – 4 (High) level. In analysing responses, “strong support” is interpreted as those indicating support at the combined levels 3 and 4.)

### Size and scale of new housing development:

- 72% - strong support for the allocated number of 30 houses.
- 28% - strong support for more than 30 houses, leaving a corresponding 72% expressing relatively low support

### Related potential community benefits:

When asked how any planning gain (expressed as an amount of cash per house built given to the community,

thus linking development to community benefit), should be used, strong support was expressed as follows:

- 73% - for more parking spaces
- 72% - for accommodation for a community shop
- 62% - for improved cycle routes
- 63% - for communal space (within housing development) to allow children to play
- 60% - for improved footpaths linking the railway station to Beechwood Hall

### **Balance of appropriate design considerations, materials and construction methods:**

- 86% - strong support for giving priority to utilisation of local materials, wherever practicable, to help reduce environmental impacts and stimulate the local and regional economy
- 84% - strong support for giving priority to housing proposals that utilise appropriate design and landscaping in spaces around buildings thus maximising wildlife potential by use of native species.
- 78% - strong support for giving priority to ecological construction methods, for new developments, in order to maximise energy conservation and emission reductions.
- 78% - strong support for new housing developments to create an environment for children's traffic free play area

### **Provision of a broader range of housing options to address community needs:**

- 66% - strong support for exploring forms of co-operative house ownership that enable collaborative management
- 62% - strong support for including an element of self-build provision in new housing development
- 58% - strong support for an element of warden assisted housing within new housing development.

### **Types of housing considered most appropriate:**

When asked to identify the types of housing felt most appropriate for new housing in the Parish strong support was expressed as follows:

- 84% - for semi-detached houses
- 71% - for terraced houses
- 55% - for detached houses

The options of bungalows and flats received comparatively low support, 46% and 28% respectively in terms of "strong support", but most notably strong expressions were made at the lowest support (level 1), 36% and 59% respectively.



### **Importance of accessibility/mobility considerations:**

- When asked to identify the importance of accessibility in mobility terms for each user group in any new housing development, whilst there was universal strong support, it was predictably most marked for; families (76%) and retired/sheltered people (83%)

### **Provision of Travellers sites:**

- The limit, of one site for four pitches, as currently approved by Lewes District Council and South Downs National Park was strongly supported by over 93% of respondents.

### **Site selection feedback – Strong preference for prioritisation of Brownfield Sites:**

At both the Open Day and within the survey, the Neighbourhood Plan Steering Committee provided information and a detailed map, identifying the sites within the Parish of Hamsey that have been identified and assessed by Lewes District Council as part of their Strategic Housing Land Availability Assessment (SHLAA). Residents were asked to indicate their level of support for housing development at each site and to identify “any other sites for consideration”.

The results showed strongest support for the site currently occupied by company Covers, in a semi industrial/retail capacity. 77% expressed strong support for this site, the next highest levels of strong support being for Hamsey Brickworks at 54%.

Covers is centrally placed, within Cooksbridge, consistent with the support already expressed for the overall vision focusing new housing on Cooksbridge with an affordability element, establishing Cooksbridge as a community centre and promoting sustainability.

## 9.3 Housing Growth and Development Policies

The Neighbourhood Plan Steering Group has made the decision not to undertake specific Site Selection, preferring to work alongside Lewes District Council and acknowledge the value of their expertise, with particular regard to the work they have undertaken with their SHLAA. Instead, the Steering Group has concentrated on setting out the key criteria against which Site Selection will be assessed and determined and these are reflected in the following policies. Development will be co-ordinated with the provision of infrastructure.

## 9.4 Site Selection Policies

- **H1 Brownfield developments in Cooksbridge.** Priority will be given to proposals for up to 30 dwellings on Brownfield sites within the Cooksbridge Settlement boundary.
- **H2 New and improved utility infrastructure** will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the plan.
- **H3 SDNP character and ecology protected.** Development sites shall not adversely affect the landscape character of the South Downs National Park or reduce the ecological capacity of the site without appropriate mitigation.
- **H4 Safe access.** All development sites will be required to demonstrate safe pedestrian, cycle and vehicular access.
- **H5 Use of green infrastructure.** Sites will be designed to ensure existing green infrastructure and valued landscape features are conserved and new open spaces are incorporated as multifunctional green infrastructure.

## 9.5 Housing Mix, Layout and Design Policies

- **H6 Provide for local housing needs.** Developments will provide a mix of homes and housing options, including affordable, taking into account the latest local housing needs evidence available from Lewes District Council.
- **H7 Demonstrate excellence in design.** Developments should clearly demonstrate excellence in design contributing towards neighbourhoods by being sustainable, adaptable and resilient creating places where people want to live, work and play.
- **H8 Building design and choice of materials in context.** Ensure building design and choice of materials are in context, enhancing the local character whilst complying with UK and EU energy efficiency targets, consistent with overall objectives relating to sustainability and environmental responsibility.
- **H9 Housing density 20-30 units per hectare.** In order to reflect the diversity of sites within the Parish of Hamsey, densities higher and lower than this target will be considered provided they are supported with evidence to demonstrate its appropriateness in an effective and sensitive balance between the sustainability credentials of the site, efficient use of land and provision of green and community infrastructure.
- **H10 Sustainable Design**

Housing design must be in accordance with The Code for Sustainable Homes (or equivalent scheme) and reflects the latest environmental/sustainability standards including such aspects as:-

- Solar access for all dwellings with house positioning (South facing) designed to best capitalise on this natural resource. Road layouts to capitalise on full benefits of solar.
- Minimum glazed area to floor area ratio to ensure sufficient internal natural daylight availability
- External/street lighting specifications to minimise light pollution
- Hard and soft landscape materials to reflect local landscape character and distinctiveness and the use of locally characteristic native planting to maximise landscape and wildlife benefits.
- Facilities/space to grow fruit and vegetables

## 9.6 Community Aspirations: Housing Growth Development Projects

1. Identify and specify use of appropriate sustainable/environmentally efficient energy options in new build development, e.g. heat source pumps where viable.
2. Encourage where viable, the use of locally sourced building materials, thus supporting local businesses and helping to reduce environmental impact, whilst remaining consistent with the policy of ensuring design and materials are in context, enhancing the local character.

# 10 Transport and Travel

## 10.1 Overview

Hamsey is largely a rural Parish. The busy A275 runs through the settlements of Cooksbridge and Offham. Campaigning by local people during the last few years has resulted in reduction to the speed limits to 30 MPH through Offham which is an accident black spot and the busier settlement of Cooksbridge, where both the railway level crossing and the local school are sited. These create backed up and increased traffic as well as parking issues, which can be potentially dangerous for the children attending the school between drop off times and is an issue for nearby residents. Lack of car parking in the Parish remains an on-going concern for residents and visitors.



### Public transport

Cooksbridge has a main line railway station. Trains go directly to London, Lewes, Eastbourne and stations in-between, whilst also offering good access to Brighton.

There are currently few stopping services, outside of the peak hour trains to service London. The station partnership was set up by local residents to campaign for one stopping service per hour; this group is supported by the local MP, local school, the SDNPA and the Parish Council.

The absence of a more frequent service results in many more car journeys to local towns and Brighton, whilst some residents who often travel to London drive to Haywards Heath and other stations.

The local bus services to Lewes, surrounding area and nearby schools offer an important and well-used service during the daytime on weekdays. The bus services were reduced by half in 2015.

There is a lack of services in the evening and no train services at weekends. There are no bus services on a Sunday.

### Footpaths and cycle lanes

There is a footpath on the east side of the A275 running from Offham to Hamsey School which comes to an end around the Rainbow pub in old Cooksbridge.

There is no footpath on the west of the A275, but a new footpath on Beechwood Lane, which leads from the A275 to Beechwood Hall. This has improved what was once a major hazard for both adults and children wanting to use Beechwood Hall and park, which are seen as a main focal point in the Parish.

There are currently no cycle lanes along the A275, which results in the growing number of people who do cycle using the busy A275. This is potentially dangerous due to the fairly narrow width of the road particularly when

used by lorries. Some cyclists, including children use the footpath on the east of the A275, which is far from ideal.

A cycle lane along the side of the A275 would further increase the number of cyclists commuting to work, station, school and South Downs National Park and would result in a reduction in car journeys and alleviate parking difficulties at the school and station.

The creation of a cycle lane, is supported by - the local Member of Parliament, the local County Councillor, Hamsey School, The Station Partnership, Parish Council and Beechwood Hall Trustees.

Improved Transport services, the creation of a cycle lane and more footpaths, would improve the overall wellbeing for many residents and have a positive effect on the environment.

## 10.2 Community Feedback

Consultation on the emerging Neighbourhood Plan and the results from the survey undertaken in conjunction with Action in rural Sussex revealed the following key issues in relation to this topic that the policy and associated projects seeks to address:

- 83% of those responding indicated medium to high importance to have more stopping trains at Cooksbridge station
- 79% of residents responding indicated medium to high support for resolving the parking problems at dropping off and picking up time during the school day
- 74% of residents responding indicated medium to high support for increased parking facilities as a potential benefit from the NP
- 70% of residents responding indicated that it was of medium to high importance that there is a network of safe cycle lane/pedestrian paths between the South Downs, Beechwood Hall, Cooksbridge Railway Station and Hamsey School
- 52% of residents responding would use a bus service which ran on a weekend to a weekday timings
- 45% of residents responding would use a bus service which ran later in the evenings and night

## 10.3 Transport and Travel Policies

**TT1 Development must ensure highway safety. Where appropriate, development should be accompanied by a Road Safety Audit and a transport assessment of the potential impact of new traffic on pedestrians, cyclists and road safety within the Parish and include measures to mitigate any impacts. Development should not give rise to reduced levels of highway safety (or increased levels of highway danger).**

**TT2 Sustainable Travel. Developments will maximise opportunities to walk and cycle, including between Hamsey School, Cooksbridge station, Beechwood Hall and the South Downs National Park by providing footways and cycleways where appropriate.**

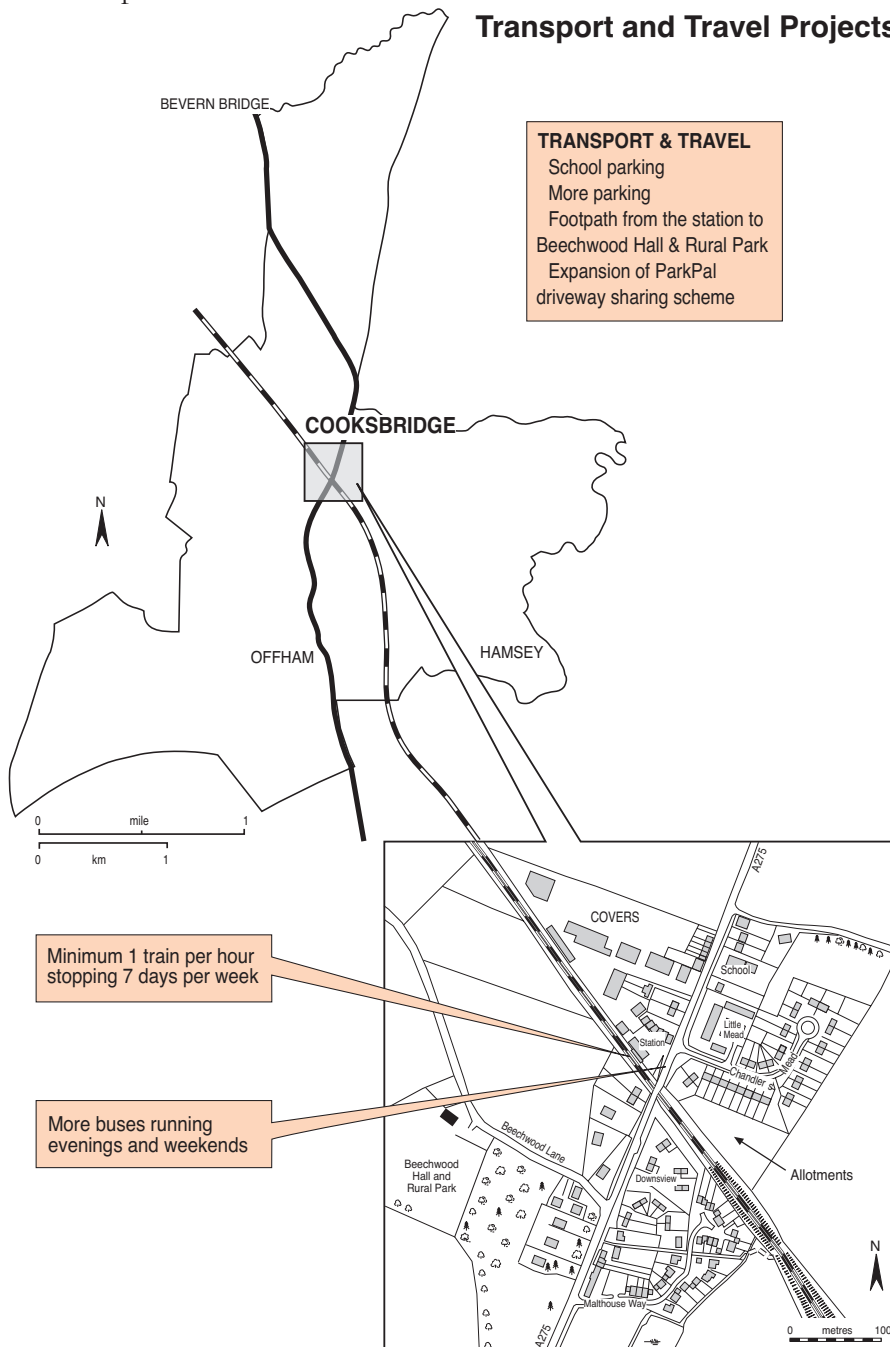
**TT3 Ensure that adequate parking is provided to serve the development, using the most up to date East Sussex County Council parking standards, taking into account local levels of car ownership, the expected level of car ownership of users of the proposed development and the provision locally of alternative forms of transport to the private car.**

## 10.4 Community Aspirations: Transport and Travel Projects

Key objectives of projects included in the wider Neighbourhood Plan:

1. To build a dual cycleway/footway the length of the Parish to link north of Bevern Bridge and Offham in the south to the Parish centre at Cooksbridge and to Lewes
2. Secure at least one stopping service at Cooksbridge station per hour, 7 days per week
3. Secure more bus services to run, at weekends and late evening
4. Resolve the issue of parking during school drop off and pick up times
5. Increase overall parking faculties as a result of development
6. A footpath from the station to Beechwood Hall

### Transport and Travel Projects



### U: Transport & Travel Projects

# 11 Education

## 11.1 Overview

The Parish is fortunate to have a community primary school that is a valued part of the Parish. In the last decade staff, parents and children have played an increasingly significant part in the life of the community, making it a vibrant focal point for the community.

Hamsey School was built in 1907 to replace the old schoolhouse at Offham as a school for the local community. It continues to serve this purpose, but it now also welcomes many families from a wider area, including Lewes and surrounding villages.



Because of its popularity the schools Published Admission Number (the Reception class) has been increased by 15 and the overall school capacity to 105, assuming the 15 were spread across all years groups. In July 2014 there were 99 pupils on roll, of which 60% were outside of the catchment area.

The school enjoys an enviable outdoor environment complete with an extensive field, orchard, wildlife pond, story circle, willow shelters and ‘outside classroom’ all of which provide an invaluable extra resource to enrich both the play and learning of the children. These outdoor facilities, in particular the school field, are valued resources and as such requests from neighbours for a school car park on the field have been resisted to date.



Storage, a larger staff room and cloakroom space for one classroom are all areas for improvement within the school. The school would benefit from an all weather area for play in wet weather.

Cycling: Some children ride bikes to school with their parents. They are at risk on the busy road as there are no cycle ways. Some ride on the footpath. Many more have expressed a wish to cycle but do not through fears around road safety

School Hall: Hamsey School has only a small school hall from the days of fewer pupil numbers. There is not enough room in the school hall to accommodate the entire school at lunchtimes, so year groups must take turns to play and eat, causing younger children to feel rushed. Whole-school activity cannot be shared in such a small space so the children must walk to the village hall. To reach the village (Beechwood) hall, the entire school must walk in supervised groups along the busy A275, across the level crossing, cross the A275 and walk along

Beechwood Lane, which is a narrow lane and the national (60mph) speed limit in place. As Beechwood Hall is a community building hired out in advance to the public, this space is not always available for school events, especially at late notice. The school requires a larger space where the whole school can come together, where parents and carers can be seated so they can be involved in assemblies, productions and events.

Temporary Classrooms: Hamsey School currently utilises 2 temporary classrooms to meet the increase in pupil numbers in recent years. Temporary, Portakabin classrooms are known to suffer poor lighting, high energy costs, and erratic temperature changes with excessive, humid heat in summer and numbing cold in winter. There is no running water supply to the classrooms. These classrooms are not soundproofed like permanent structures made of traditional bricks and mortar. Children are easily distracted by the sounds of the younger children playing in the Free Play area situated outside their classrooms. These temporary classrooms suffer from Poor ventilation (shown through condensation on windows). As well as causing odour, the poor ventilation and excessive heat can affect children's concentration and can be unhelpful to allergy sufferers such as those with asthma. All of these factors can compromise the learning experience of a child and make conditions difficult for teachers to teach in.

As the temporary classrooms grow older they are more susceptible to the above issues as well as frequent maintenance needs. A permanent and more suitable replacement is required.

## 11.2 Community Feedback

72.4% of respondents to the Hamsey Neighbourhood Plan Survey said it was important that Hamsey Parish has a village school.

73.9% felt it was beneficial to children, parents and the community if children attend their local school

67.2% thought the Hamsey Neighbourhood Plan should make a priority of supporting the school in replacing temporary classrooms and improving provision for whole school assemblies and performances.

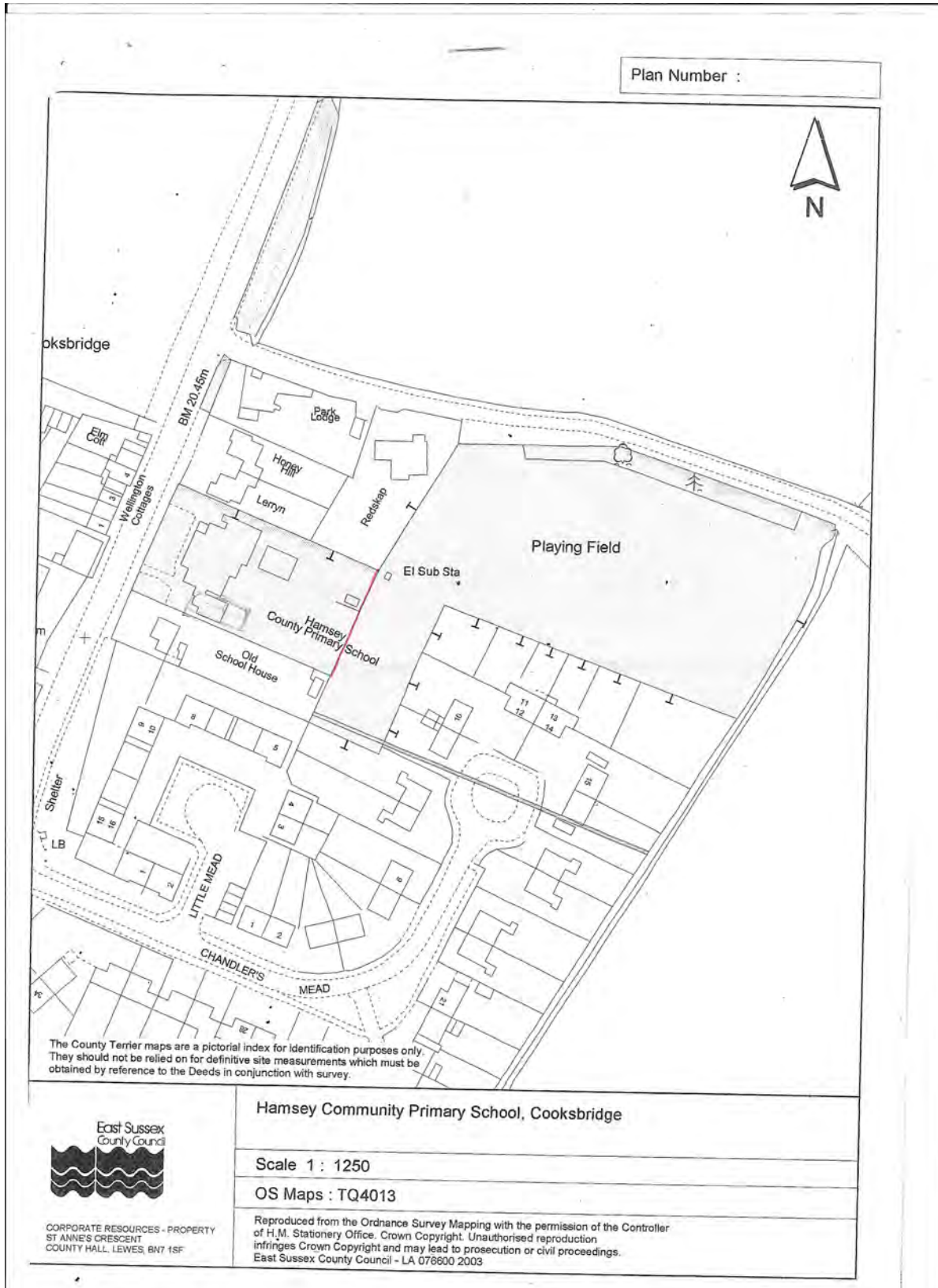
63.8% felt the Hamsey Neighbourhood Plan should make a priority of solving the parking problems at the beginning and the end of each school day.



### 11.3 Education Policies

ED1 An extension to the existing School Hall or the provision of other buildings at Hamsey School will be supported. Community use of the school and its facilities will be encouraged.

ED2 The Hamsey School Playing Field will be protected against development unless it is development by the school for the educational benefit of the children.



V: Plan of Hamsey School

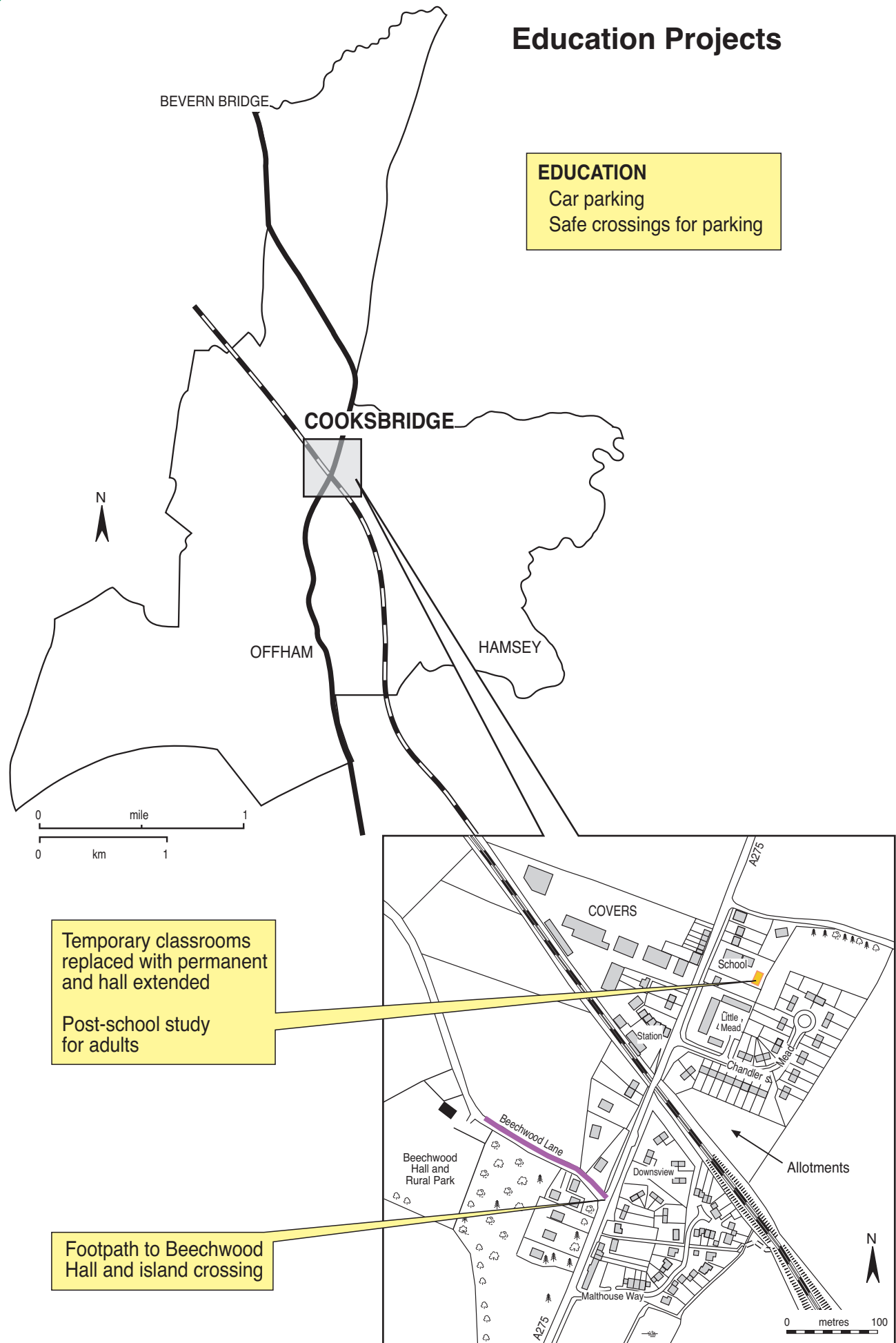
## 11.4 Community Aspirations: Education Projects

A dual cycle and footway extending the length of the Parish will provide a safe, healthy passage to children and parents/carers to walk or cycle to school. This will ease congestion, improve road safety for cyclists and for overtaking vehicles, alleviate the growing parking pressure and promote healthy lifestyles. The dual cycleway will make the school more accessible for Adult Learning opportunities in the evenings, when bus services stop. It would reduce the volume of traffic as parents of older children could allow them to cycle instead of being driven, to School and to Beechwood Hall. This project is outlined in Transport and Travel on page 54.

1. To replace temporary structures (Portakabins for two classrooms) with more suitable, permanent structures, larger staff room, additional cloakroom and extend school hall.
2. Provision for an all-weather outdoor play surface.
3. To improve buildings and opportunities for post school study by young people and adults (Hamsey Neighbourhood Plan, Sustainability Appraisal and Scoping Report 4.5).
4. To provide allocated car parking in or around the school for families to use at pick up and drop off times. Developments may consider using surrounding land to this end.
5. To create suitable safe crossings between any allocated parking and the school. Speed continues to be monitored.
6. Expansion of ParkPal driveway sharing scheme.

(Map showing Education Projects can be seen overleaf)

# Education Projects



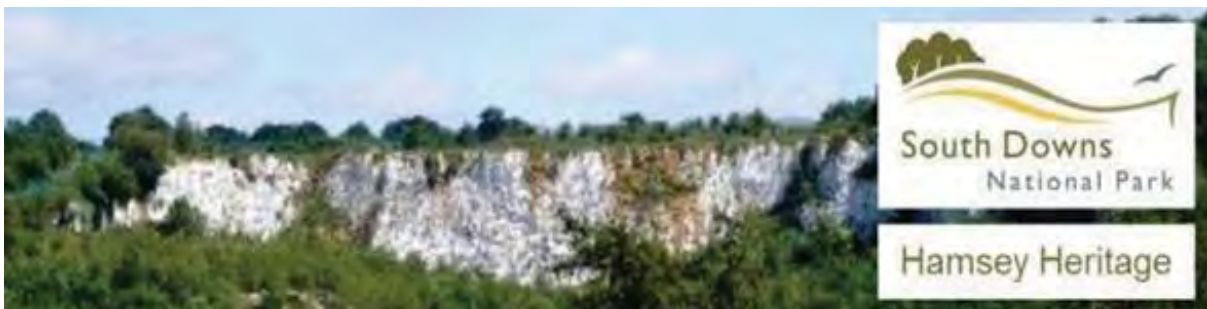
## 12 Recreation and Sport

### 12.1 Overview

Hamsey Parish is interwoven by a network of footpaths providing access to residents and visitors from the flatlands of the Ouse delta plain to the Sussex South Downs. The footpaths are seen as key in providing access to the countryside and in maintaining the rural aspect of the Parish. The Monday Group, a local charity builds and maintains stiles and signposts thereby affording greater accessibility and awareness of the routes of the paths.



The Parish is in the privileged position of being partly within the South Downs National Park. The South Downs is home to a multitude of vibrant working communities such as are found within the Parish and is steeped in history and traditional English culture. Green rolling pastures, open spaces, ancient woodlands and river valleys truly encompass the National Park's ethos of being one of 'Britain's Breathing Spaces'. Residents and visitors to the Parish can engage in activities such as walking, cycling or horse riding across the South Downs. A wide variety of indigenous flora, fauna, wildlife and birds make the more sedate pastime of exploring the wildlife a popular option. The South Downs also provides an important educational link to the Parish's unique history in promoting heritage sites such as the Hamsey Heritage Trail.



Cooksbridge boasts having its railway station within yards of the boundary of the South Downs National Park, which is seen as a fundamental gateway for visitors to access the facilities available within the National Park. The HNP supports limiting travel by car wherever possible and the Parish is actively lobbying the rail provider to provide a greater rail service, which will service not only the commuter population but also the recreational user.

It is key to the HNP that the settlement of Cooksbridge is linked to the South Downs National Park by the creation of cycle paths along the A275 and by enhancing and improving the footpaths that already exist. The HNP promotes the health and well-being of its residents and wishes to encourage a positive health culture by providing easy access to the wonderful rural and historic environs on its door step.

## Beechwood Hall and Rural Park

The Parish built a new village hall on the rural park, which was gifted to Hamsey Parish by the Shiffner family and belongs to the residents of the Parish. Completed in 2007 as a cutting edge environmentally sustainable building with its own wind turbine it is at the heart of the Parish's social and recreational activities. An extensive field, attractive self-generating hall, a well-equipped children's play area, picnic tables and an outdoor table tennis table make this space an important and well used space for the community.

Beechwood Hall and Park hosts several local clubs and societies and is the venue for various social and cultural activities including the Parish's annual Village Fete.

Tucked under the South Downs, with outstanding views towards Black Cap and Ditchling Beacon, Beechwood Hall's four-acre rural park offers something for everyone. The park also offers a welcome rest point for ramblers on their way to or from the South Downs. It has a special picnic area, which can be used by all for lunchtime sandwiches or delightful summer evening barbecues.

It is fundamental to the HNP (Hamsey Neighbourhood Development Plan) that any development within Cooksbridge further enhances and integrates Beechwood Hall and the Park within the villages by a providing safe and easy access to the Hall. The HNP promotes Beechwood Hall and Park as being at the heart of the Parish, meeting the identified needs and wants of residents, thereby building social capital by providing a catalyst for community gatherings encouraging a community that cares for its wellbeing.

Part of the receipts received from New Homes Bonus and Community Infrastructure Levy will be used to deliver new community infrastructure supporting the social and recreational wellbeing of residents of the Parish and, where necessary, planning obligations will be used to address the impacts of development proposals.



## 12.2 Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following feedback in relation to Recreation and Sport that the policies and projects seek to address:

The greatest proportion of those responding (29.6%) indicated moderate support for greater integration into the community as a potential benefit from the Hamsey Neighbourhood Plan. Results of suggestions from the residents for future projects at Beechwood Rural Park are categorised into six distinct areas. (See Appendix 2, the AirS Neighbourhood Plan Survey Report):

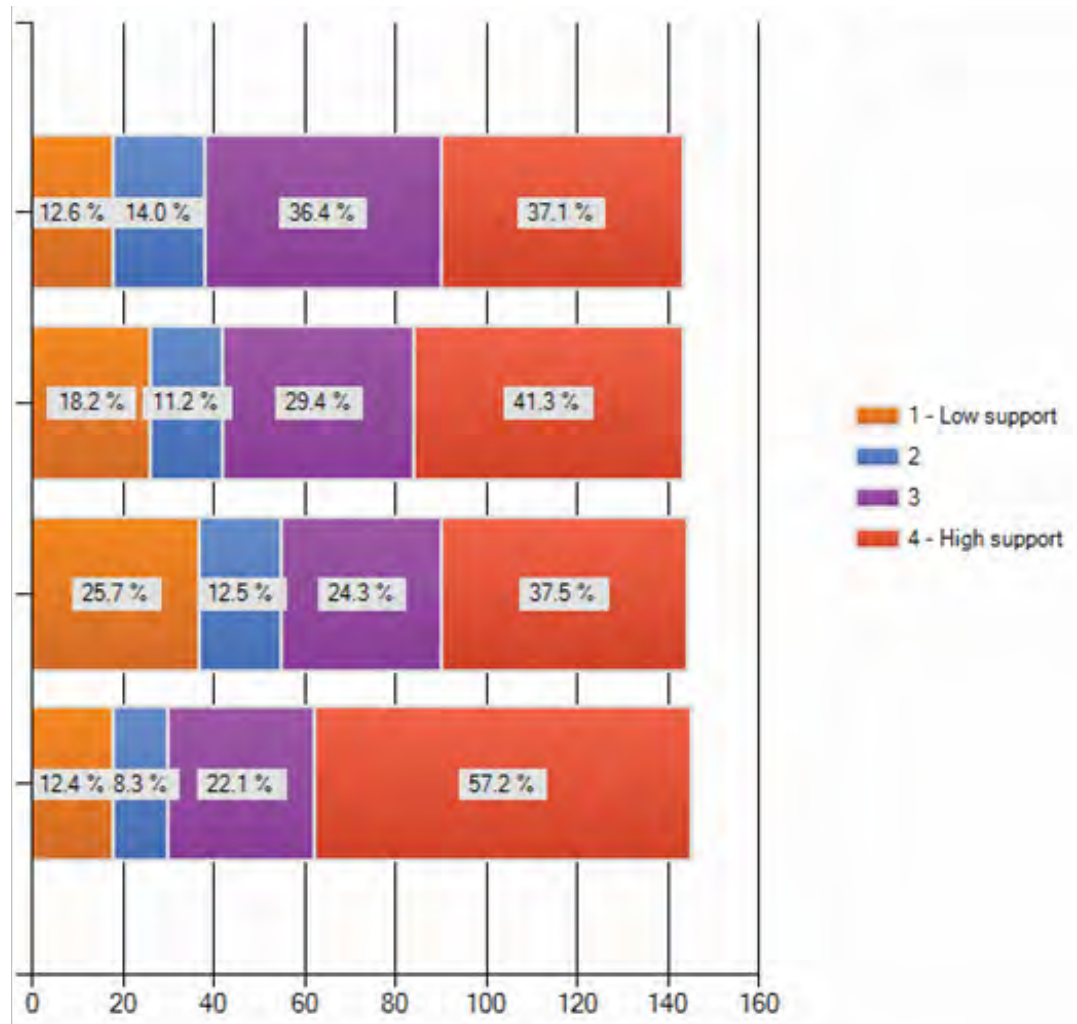
### How strongly do you agree with the following statements?

Beechwood Hall and Park, and the facilities it presently offers, meets the needs of the local community.

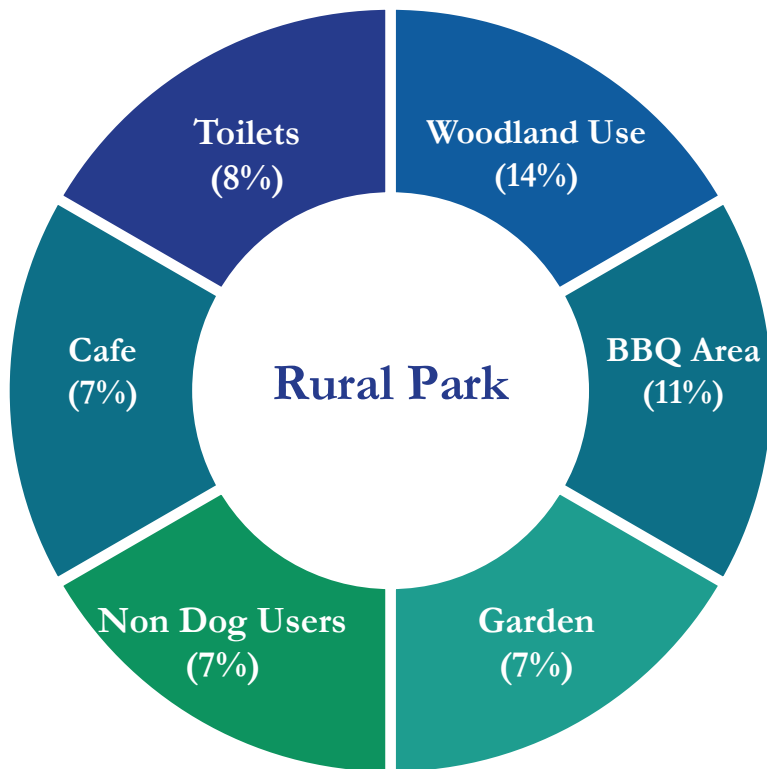
Beechwood Hall and Park, and the facilities it presently offers, meets my needs as a resident.

The proximity of the South Downs National Park, within the Parish boundaries, encourages me to use it for recreation purposes.

The SDNP is an asset to the community and I support promoting its accessibility for the benefit of Parish residents and visitors.

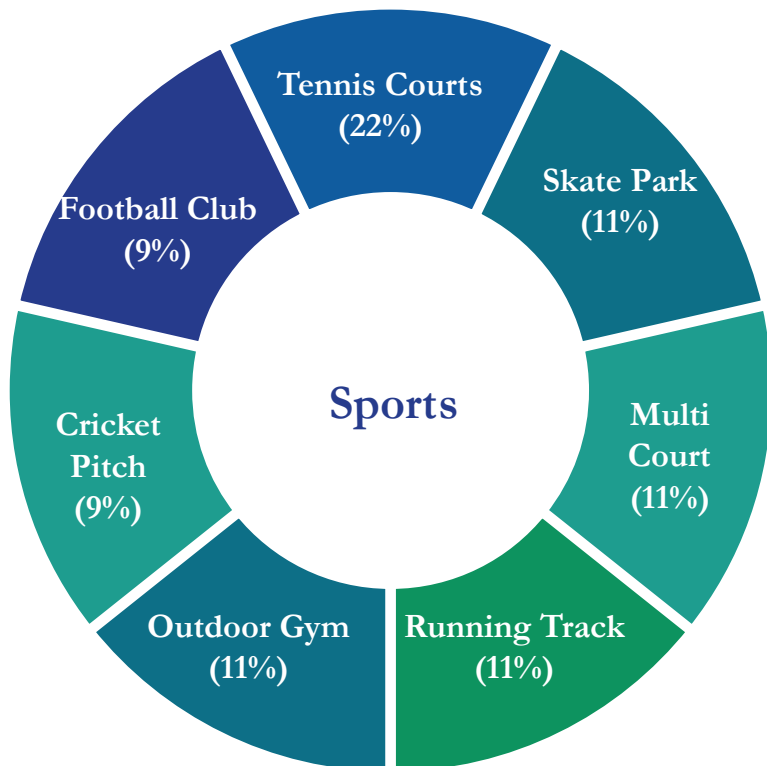


## 12.3 Community Feedback - Ideas suggested by residents



### Other Suggestions for the Rural Park:

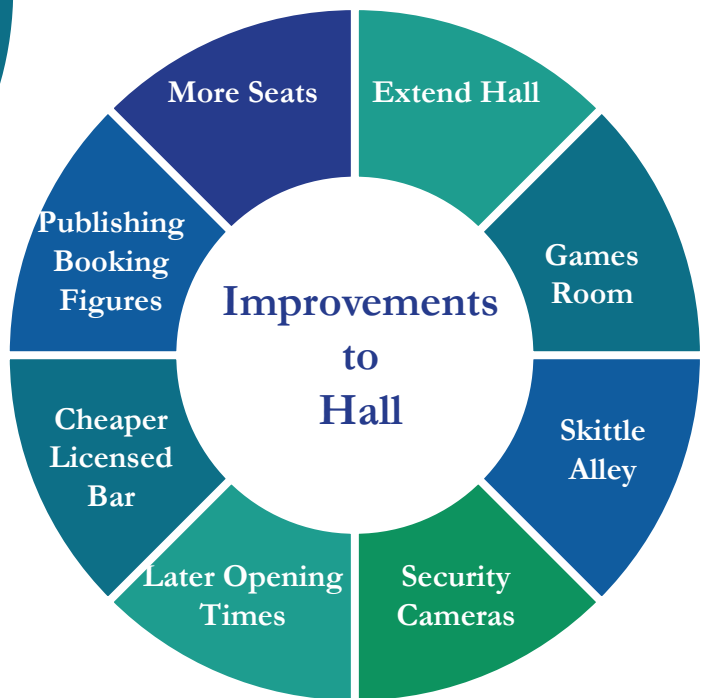
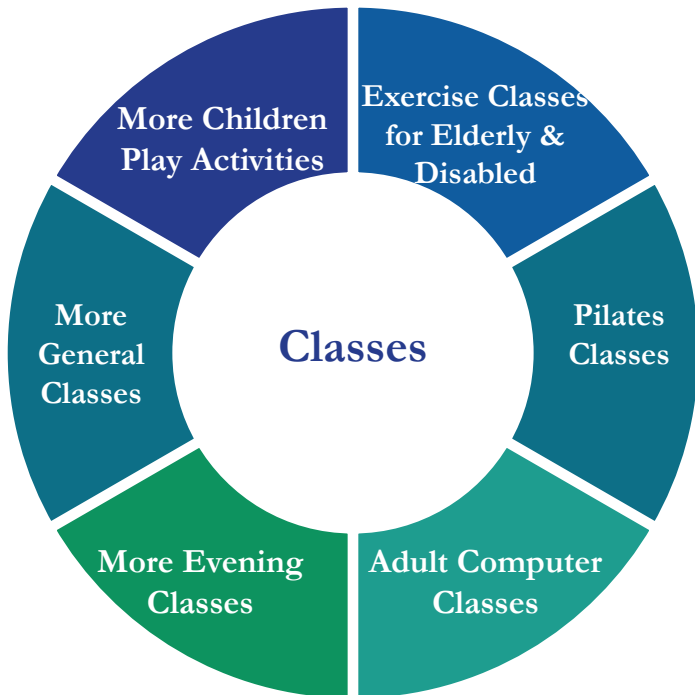
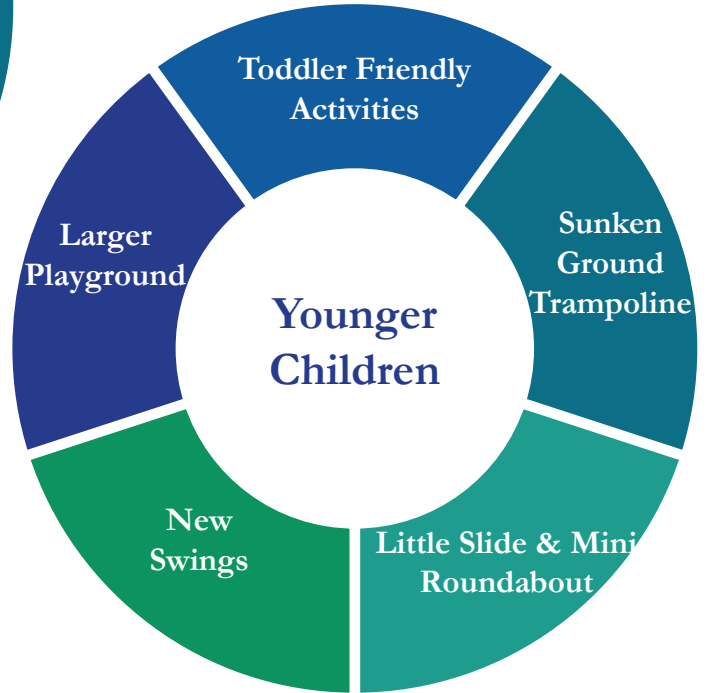
- Areas of shade
- Wild Flower Meadow
- 20mph Speed Limit
- Safe Pavement to the Hall
- Bread Pizza Oven
- Campsite
- Beekeeping
- Protection against Urbanisation
- Access Path to the Downs
- No Dogs
- Changing & Shower Facilities
- Rental of Playing Field
- Open to Visitors
- No Change



### Other Suggestions for Sports:

- Sports facilities
- Safe Cycling Space
- Stool Ball Facilities
- All weather Bowling Rink
- Sports Amenities for Older Children
- Broaded range of Play for All Ages

Percentages where shown are of comments regarding specific subject matter of total comments made





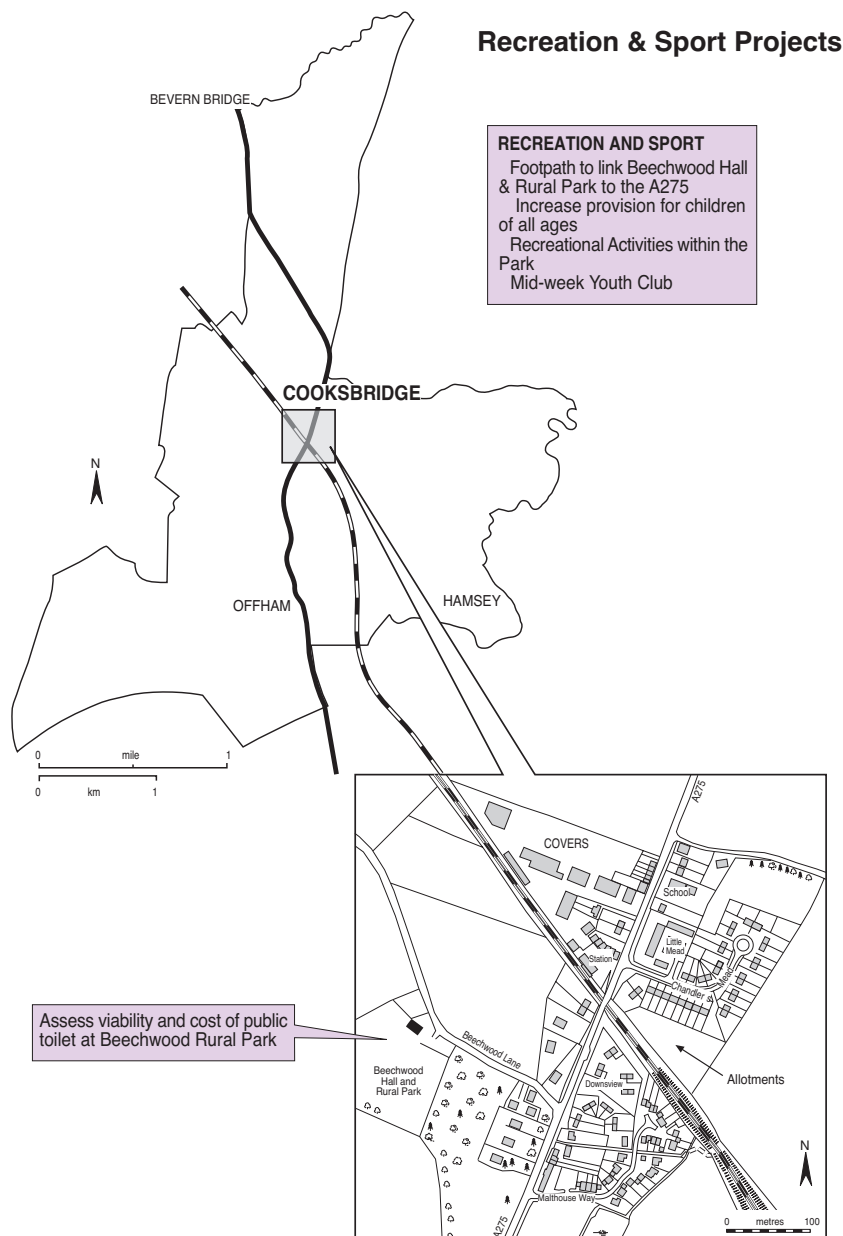
## 12.4 Recreational and Sport Policies

RS1 Beechwood Rural Park will be protected from development except for improvements to the park.

## 12.5 Community Aspirations: Recreational and Sport Projects

In the Transport and Travel section you will find a map of a proposed Cycle Path along the A275 connecting Offham and Bevern Bridge to the recreation facilities in Cooksbridge and also to link the Parish to recreation in Lewes.

1. Recreational activities within the Rural Park identified by residents to be developed.
2. Events and social activities encouraged and promoted.
3. Mid-week Youth Club at Beechwood Hall.
4. Increase provision for young people and pre-school children at the village hall.
5. To liaise with Beechwood Hall Trustees and establish cost and viability of outdoor toilet construction and maintenance at Beechwood Rural Park.
6. Any development is to be agreed by the Beechwood Hall Trustees and Parish Council on behalf of the community owners and with the sole purpose of improving facilities at the Rural Park.



### X: Recreation & Sports Projects

# 13 The Local Economy

## 13.1 Overview

Hamsey Parish has a diverse economy with a number of striking characteristics, notably when compared both nationally and to East Sussex as a whole. Historically, farming has been the key driver behind the prosperity of the Parish, but in line with experiences seen across the British countryside, the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farm buildings now either redundant or converted to other uses.

The diversity is reflected both in terms of the nature or type of business and the manner of conducting business.

Thus, notable businesses/employers include; Agriculture, (still prominent and now concentrated within a small number of large and commercially viable enterprises), Dairy Farm, an internationally recognised Orchid Nursery, a Blacksmiths, 3 public houses, various holiday and B&B accommodation, wholesale/Retail Building Supplies, Architectural Services, Building Renovation & Carpentry Specialist, Petrol Station, Farm Shop and a firm providing Specialist Lighting Services, the latter having featured in the 2012 London Olympics opening ceremony.

Whilst the above businesses are a valuable source of employment, drawing on a wide pool of skilled workers from both outside and within the Parish, they are of limited day-to-day service to the majority of residents within the Parish. As consumers, their needs are addressed by a small selection of providers including the farm shop, a filling station and three public houses. This lack of businesses that essentially “provide for” the residents is a consistent and recurring issue for the Parish and is at the heart of the vision to establish a vibrant and effective community centre within Cooksbridge.

The work pattern or manner of conducting business within Hamsey Parish differs significantly not only from the national picture but also from that of East Sussex. Thus:-

The proportion of people employed:	72% in Hamsey Parish (69.9% for England)
The proportion who are self-employed:	22.7% in Hamsey Parish (9.75% for England)
The proportion working from home:	8.8% in Hamsey Parish (3.5% for England)

*(Source: Census 2011).*

Examining the detailed breakdown within Hamsey Parish versus East Sussex provides further insight, the following trends can be highlighted, (Source: Census 2011):

- Higher proportion by Industry Sector of:
  - Professional, Scientific & Technical 10% in Hamsey, (6% for East Sussex)
  - Agriculture, Mining & Utilities 5% in Hamsey, (2% for East Sussex)
- Higher proportion by occupation of:
  - Managers, Directors & Senior Officials 17% in Hamsey (12% for East Sussex)
  - Professional Occupations 24% in Hamsey, (18% for East Sussex)
- Lower proportion by occupation of:
  - Caring, Leisure & other Services 5% in Hamsey, (12% for East Sussex)

Much of the above can be explained by the polarised nature of the working patterns within the Parish. A significantly larger proportion, (than nationally or in East Sussex) are either self-employed and/or working from home, whilst, a notable cross section commute daily to London. They typically commute either from Cooksbridge station or, as a function of the very limited service, from other stations, requiring them to drive either to Lewes or Haywards Heath, both options being counter to sustainability objectives.

There is a clear irony that Cooksbridge, having expanded with the arrival of the railway when its station opened in 1847, is today handicapped by its poor timetable and limited provision of stopping services, particularly given the significant Leisure & Tourism opportunities (with the associated employment /economy benefits), provided by the establishment of the South Downs National Park, for which Cooksbridge Station is a natural gateway.

Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town or city.

Hamsey Parish, as a rural community, is not unique in suffering from the limited availability of workspace and jobs, frequently forcing local people of working age to leave the area. This is evidenced by the unemployment statistics (Source: Census 2011) for Hamsey Parish, which whilst broadly in line with the national average overall (4.6% v 4.4%), amongst 16- 24 year olds is almost twice that nationally at (2.2% v 1.2%). This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.

The HNP sets out to maintain and encourage the Parish's existing local economy to support the on- going sustainability of the community and will strive to support the sustainable growth of a range of businesses and enterprises in the Parish. Notable opportunities include rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.

## 13.2 Community Feedback

Consultation on the emerging HNP revealed the following key issues in relation to this topic that the HNP seeks to address:

Key Benefit Requirements Identified:	In Support % *
• Provision of High Speed Broadband/ Fibre Optics	97
• Improved Train Services Stopping at Cooksbridge station	86
• Increased Parking Facilities	74
• Increased Sustainable Environment	70
• Proportion of Residents supporting provision of a Local Shop	61**
• Greater Integration within the Community	52

Note:

\* denotes % of respondents who on an ascending scale of 1-4 in terms of support level - voted 3 and 4

\*\* denotes % of respondents who in open ended responses mentioned this as the "type of business they would like to see be expanded or developed within the Parish".

## 13.3 The Local Economy Policies

The following types of employment related measures and development will be supported:

**LE1 Support installation of High Speed Broadband/ Fibre Optic capability for businesses, enterprise and the community.**

**LE2 Local services, community facilities and business uses which support the local community and contribute to the wellbeing of the community will be retained and supported. If premises are expanded or enlarged, it will be expected that appropriate parking provision will be made unless in exceptional circumstances.**

**LE3 Development and diversification of agricultural and other rural businesses will be supported. Diversification should not be detrimental to the environment or materially increase traffic.**

**LE4 Support will be given to new employment related developments that respect the character of the area including the special landscape setting of the Parish, that have regard to its context, are of an appropriate design and scale, and have an acceptable effect on residential amenity and highway safety.**

**LE5 Use of existing buildings and small-scale new buildings that are well integrated with existing buildings for business enterprise will be supported.**

**LE6 Sustainable rural tourism and leisure developments that benefit businesses, the Community and visitors will be supported. Where appropriate, this will include supporting the provision and expansion of facilities that are required whilst respecting the character of the countryside.**

## Appendix 1: Glossary

Subject	Acronym	Explanation
Affordable Housing		Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing does not include low cost market housing. Scale ranges from intermediate at a reduced cost, to homes provided for those on the Housing Register.
Beechwood Hall		The village hall at Beechwood Rural Park, Beechwood Lane, Cooksbridge.
Code for Sustainable Homes	CSH	The code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes and it is possible to secure a rating of between 0 and 6, with 6 being the most sustainable.
Community		Residents in the Parish of Hamsey
Development Plan		The suite of documents that are used when making decisions on planning applications. Once the HNP has been adopted by LDC (following a referendum), it will become part of the development plan.
Green Corridors		Avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together.
Hamsey Neighbourhood Plan	HNP or Plan	The full title in the Localism Act is 'Neighbourhood Development Plan'. It is a plan document for a defined area, subject to examination in public and approved by a referendum. It will be used on approval in the determination of planning applications.
Hamsey Parish Council	HPC	Elected representatives of the residents of Hamsey Parish.
Listed buildings		Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any building works can be carried out on a listed building.
(The) Localism Act		An act of parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.
Market Housing		Housing for sale or rent where prices are set on the open market.
National Planning Policy Framework	NPPF	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

## Appendix 1: Glossary (cont.)

Public Open Space		Open space that is open to the public and is normally owned and managed by a public organisation, such as Lewes District Council or Hamsey Parish.
Public Accessible Open Space		Open Space that is open to the public and is normally owned and managed by a private owner.
Referendum		In the context of this Neighbourhood Plan, a vote by local residents to decide whether or not to adopt the Plan.
Site of Special Scientific Interest	SSSI	Sites of national importance for nature conservation purposes; they are statutorily protected under the 1981 Wildlife and Countryside Act.
Steering Group		The Neighbourhood Plan Steering Group is made up of members of the community including local residents, business owners and members of the Hamsey Parish Council. Through its constitution it was given the responsibility to produce the Neighbourhood Plan for the area.
Strategic Environmental Assessment		Neighbourhood Plans are assessed to determine whether there will be any likely significant environmental effects. A screening assessment was prepared by LDC that screened out the need for a full strategic environmental assessment
Sustainability Appraisal		A process of appraising policies for their social, economic and environmental effects.
Tree Preservation Order	TPO	A legally enforceable order made by the Local Planning Authority (Lewes District Council) to protect trees and woodland in the interests of public amenity.
Village Hall		Beechwood Hall, Beechwood Lane, Cooksbridge.

## Appendix 2: Supporting Evidence Landscape and Environment Policies

Document	Policy	External link
Hamsey Neighbourhood Plan Sustainability Appraisal Scoping Report	EN1-6	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13182">http://www.hamsey.net/ShowDoc.asp?DocNo=13182</a>
Environment Strategy for East Sussex ESCC 2011		<a href="http://www.eastsussex.gov.uk/NR/rdonlyres/A9F-CAC9B8-4CF7-466B-8312-1E409DBCC699/0/environmentstrategyforeastsussex.pdf">http://www.eastsussex.gov.uk/NR/rdonlyres/A9F-CAC9B8-4CF7-466B-8312-1E409DBCC699/0/environmentstrategyforeastsussex.pdf</a>
Coastal Communities 2150 Environment agency 2013		<a href="http://www.environment-agency.gov.uk/aboutus/wfo/128455.aspx">http://www.environment-agency.gov.uk/aboutus/wfo/128455.aspx</a>
South Downs National Park Authority Partnership Management Plan	EN1, 6	<a href="http://www.southdowns.gov.uk/about-us/management-plan">http://www.southdowns.gov.uk/about-us/management-plan</a>
Adapting to Climate Change		<a href="http://www.defra.gov.uk/adaptation">www.defra.gov.uk/adaptation</a>
'Making space for nature': a review of England's wildlife sites.	EN2	<a href="https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today">https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today</a>
Neighbourhood Plan Survey Report. Hamsey Parish Lewes District. Action in rural Sussex February 2014	EN1-6	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=12269">http://www.hamsey.net/ShowDoc.asp?DocNo=12269</a>
Woodland Trust publications	EN1,2	<a href="http://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/how-trees-and-planning-link/">http://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/how-trees-and-planning-link/</a>
Trees and Flooding		<a href="http://www.woodlandtrust.org.uk/media-file/100115676/help--reduce--flooding.pdf">http://www.woodlandtrust.org.uk/media-file/100115676/help--reduce--flooding.pdf</a>
Ecology Assessment, Old Hamsey Brickworks Ecology Solutions Ltd.	EN1 (Old Hamsey Brickworks)	<a href="http://87.252.33.67/AnitePublicDocs/00205486.pdf">http://87.252.33.67/AnitePublicDocs/00205486.pdf</a>
Biodiversity Report, Old Hamsey Brickworks	EN1 (Old Hamsey Brickworks)	<a href="http://87.252.33.67/AnitePublicDocs/00205485.pdf">http://87.252.33.67/AnitePublicDocs/00205485.pdf</a>
Species Recorder: Document 'Desktop Biodiversity Report- Land at Beechwood Lane, Cooksbridge + 1km radius' by Sussex Biodiversity Record Centre	EN1 (The Platt)	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13185">http://www.hamsey.net/ShowDoc.asp?DocNo=13185</a>
Local Green Spaces Paragraph 77 National Planning Policy Framework	EN1	<a href="http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/">http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/</a> <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>



NPPF Reducing Emissions and Congestion section 30	EN4	<a href="http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/4-promoting-sustainable-transport/">http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/4-promoting-sustainable-transport/</a>
Climate change: Ecosystem Services Delivered in the South Downs National Park Authority.	EN1, EN6	<a href="http://www.southdowns.gov.uk/data/assets/pdf_file/0011/409799/SD_ManPlan">http://www.southdowns.gov.uk/data/assets/pdf_file/0011/409799/SD_ManPlan</a>
Lewes District Outdoor Playing Space Review 2004	EN1	<a href="http://www.lewes.gov.uk/Files/plan_Outdoor_Playing_Space_Review_Full_Report_2004.pdf">http://www.lewes.gov.uk/Files/plan_Outdoor_Playing_Space_Review_Full_Report_2004.pdf</a>
The Lewes District Council Informal Recreational Space Study, 2005	EN1	<a href="http://www.lewes.gov.uk/Files/plan_recreational_space_study.pdf">http://www.lewes.gov.uk/Files/plan_recreational_space_study.pdf</a>

## Housing Growth and Development Policies

Document	External link
National Planning Policy Framework	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
Local Plan	<a href="http://www.lewes.gov.uk/planning/localplan.asp">http://www.lewes.gov.uk/planning/localplan.asp</a>
Hamsey Neighbourhood Plan Sustainability Appraisal Scoping Report	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13182">http://www.hamsey.net/ShowDoc.asp?DocNo=13182</a>
Hamsey Conservation Area Appraisal 2013	<a href="http://www.lewes.gov.uk/planning/1097.asp">http://www.lewes.gov.uk/planning/1097.asp</a>

## Transport and Travel Policies TT1-4

Document	Policy	External link
National Planning Policy Framework		<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
Sustainability Appraisal Scoping Report	TT1-3	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13182">http://www.hamsey.net/ShowDoc.asp?DocNo=13182</a>
Station Partnership Strategy document	TT1-3	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=14217">http://www.hamsey.net/ShowDoc.asp?DocNo=14217</a>
MAST Road Safety Analysis Rural Young Drivers Research 2013 Road Safety Analysis.org	TT1-2	<a href="http://www.roadsafetyanalysis.org/2013/06/rural-young-drivers-research-2013/">http://www.roadsafetyanalysis.org/2013/06/rural-young-drivers-research-2013/</a>
ESCC Allocated Parking Calculator	TT3	<a href="http://www.eastsussex.gov.uk/NR/rdonlyres/A9A3E B2D-6EC4-4381-A447-B2AF161C6DC9/0/parking_guidance_residential.pdf">http://www.eastsussex.gov.uk/NR/rdonlyres/A9A3E B2D-6EC4-4381-A447-B2AF161C6DC9/0/parking_guidance_residential.pdf</a>

## Education Policies

Document	Policy	External link
Hamsey Neighbourhood Plan Sustainability Appraisal Scoping Report	ED1-2	<a href="http://www.hamsey.net/Show Doc.asp?DocNo=13182">http://www.hamsey.net/Show Doc.asp?DocNo=13182</a>
Neighbourhood Plan Survey Report. Hamsey Parish Lewes District. Action in rural Sussex February 2014	ED1-2	<a href="http://www.hamsey.net/Show Doc.asp?DocNo=12269">http://www.hamsey.net/Show Doc.asp?DocNo=12269</a>

## Recreation and Sport Policies

Document	Policy	External link
Hamsey Neighbourhood Plan Sustainability Appraisal Scoping Report	RS1-	<a href="http://www.hamsey.net/Show Doc.asp?DocNo=13182">http://www.hamsey.net/Show Doc.asp?DocNo=13182</a>
Neighbourhood Plan Survey Report. Hamsey Parish Lewes District. Action in rural Sussex February 2014	RS1-	<a href="http://www.hamsey.net/Show Doc.asp?DocNo=12269">http://www.hamsey.net/Show Doc.asp?DocNo=12269</a>

## Local Economy Policies

Document	External link
Hamsey Neighbourhood Plan Sustainability Appraisal Scoping Report	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13182">http://www.hamsey.net/ShowDoc.asp?DocNo=13182</a>
ESCC Allocated Parking Calculator	<a href="http://www.eastsussex.gov.uk/NR/rdonlyres/A9A3EB-2D-6EC4-4381-A447-B2AF161C6DC9/0/parking_guidance_residential.pdf">http://www.eastsussex.gov.uk/NR/rdonlyres/A9A3EB-2D-6EC4-4381-A447-B2AF161C6DC9/0/parking_guidance_residential.pdf</a>
Neighbourhood Plan Survey Report. Hamsey Parish Lewes District. Action in rural Sussex February 2014	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=12269">http://www.hamsey.net/ShowDoc.asp?DocNo=12269</a>
National Planning Policy Framework	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
District Local Plan	<a href="http://www.lewes.gov.uk/planning/localplan.asp">http://www.lewes.gov.uk/planning/localplan.asp</a>
Hamsey Neighbourhood Plan Community Profile	<a href="http://www.hamsey.net/ShowDoc.asp?DocNo=13811">http://www.hamsey.net/ShowDoc.asp?DocNo=13811</a>

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BEVERN BRIDGE

COOKSBRIDGE

OFFHAM

HAMSEY