

Barcombe Cross

- 2.53. Spatial Policy 2 of the Local Plan Part 1 sets the requirement for a minimum of 30 net additional dwellings to be provided within the settlement of Barcombe Cross. Housing site allocations to deliver the minimum are identified below and will deliver approximately 42 net additional dwellings.
- 2.54. Barcombe Parish is designated as a neighbourhood plan area and is at the very early stages of preparing a neighbourhood plan. The Parish Council has decided not to identify housing site allocations within its neighbourhood plan. Therefore, the District Council has identified housing site allocations to meet the housing numbers required at Barcombe Cross. Once the Barcombe Neighbourhood Plan has gained sufficient weight, policies in it will form part of the determination process of future planning applications.
- 2.55. Barcombe Cross is a nucleated settlement largely concentrated at the junction of the High Street, School Hill and Barcombe Mills Road. The village is approximately three and a half miles north of Lewes town and four and a half miles south west of Uckfield, which lies within Wealden District.
- 2.56. At the 2011 Census Barcombe Parish had a population of 1,473. The Parish includes Barcombe Cross and the smaller settlement of Barcombe located to the south of Barcombe Cross. Barcombe Cross has a good range of key services for a village of its size but limited accessibility to public transport. The village is classified as a Service Village within the District Council's Settlement Hierarchy recognising that the some day-to-day needs of residents are met within the village.
- 2.57. Barcombe Cross is located on a ridge giving it an elevated position within the wider landscape. As such, longer views of the Low Weald can be had, particularly to the north and east of the village. The surrounding landscape is predominately formed of medium to larger irregular shaped fields bordered by hedges and trees, characteristic of the Low Wealden landscape. Other notable features are the Bevern Stream which meanders north and east of Barcombe Cross and the now disused Lewes to Uckfield railway line which runs north/ south to the west of the village.
- 2.58. The 2018 SHELAA as well as previous SHELAA documents identified a limited number of suitable sites to meet the planned level of housing for Barcombe Cross. This is due to visually sensitive nature of the landscape surrounding areas adjacent to the village, limiting opportunities for expansion. Nonetheless three sites are proposed for allocation that will

deliver approximately 42 net additional dwellings, 12 above the minimum requirement for the settlement.

Policy BA01 - Land at Hillside Nurseries, High Street

This site (0.69ha), as shown on figure 6 below, is allocated for residential development providing approximately 10 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from High Street. Pedestrian links to the existing recreation field to also be provided;**
- b) Development incorporates approximately 1600sqm of public amenity space along the northern boundary to allow for the provision of equipped and informal play space;**
- c) Development respects the character and appearance of the Barcombe Cross Conservation Area;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- e) Development is subject to investigation into potential contamination and appropriate mitigation measures agreed with the relevant authority;**
- f) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement where possible; and**
- g) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

- 2.59. This policy allocates land at the former Hillside Nurseries for residential development. This site is located on the western edge of Barcombe Cross village between the property of 'Hillside' and a small private residential development, 'The Grange'.
- 2.60. The site is a medium, flat and relatively enclosed grassed field and forms part of the former nurseries. A number of small derelict buildings are located in the south west corner which will be removed as part of any development. The site is in walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.61. The site is currently accessed by a track from the High Street which primarily provides vehicular access to the residential properties of 'Hillside' and 'Vine Sled'. A small number of other adjacent properties have use of access via

the track. Improvements to the junction and track are required to accommodate additional dwellings.

- 2.62. Barcombe Cross currently benefits from a surplus of informal children's play space. However, it has long been recognised that when the pitches at the adjacent Recreation Ground are in use by local teams there is little alternative land suitable for informal play. To address this conflict, the 2003 Lewes District Local Plan allocated approximately 0.4ha of the site as an extension of the Recreation Ground (policy BA1) for informal recreation. The Core Strategy identifies policy BA1 as a retained 'saved' policy recognising the continued pressure between the different users. Further to the above, a shortfall of children's equipped play space is identified by the local community and Council's assessment of outdoor playing space.
- 2.63. This site allocation therefore offers a real opportunity to address and deliver the needed recreation space for the village in a suitable location. The provision of pedestrian links from the existing recreation ground to the new facilities will be essential in order for it to benefit from the adjacent, established recreational uses. To secure the delivery of the needed recreation facilities it is preferable that the land be transferred in a suitable condition (i.e. level and grassed) to Barcombe Parish Council, or suitable management company. The required equipment could then be provided using Community Infrastructure Levy (CIL) contributions.
- 2.64. The site lies within the Barcombe Cross Conservation Area. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed at the village crossroads to the east of the site. The village has grown incrementally to the south (Weald View), east (The Grange) and, more recently, north (The Willows). The property adjacent to the site, 'Hillside', is noted within the CAA as one which makes a contribution to the townscape. New development should therefore be of high quality and respect the qualities of the Conservation Area.
- 2.65. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, it is within an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.

Policy BA02 - Land adjacent to the High Street

This site (1.24ha), as shown on figure 6 below, is allocated for residential development providing approximately 25 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from High Street;**
- b) Buildings are no more than two storeys in height;**
- c) Development respects the character, appearance and setting of the adjacent Barcombe Cross Conservation Area, including adjacent buildings of historic interest;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and mitigation measures implemented accordingly;**
- e) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development will also allow for the protection of biodiversity and enhancement where possible;**
- f) Appropriate Flood Risk Assessment, surface water drainage strategy and mitigation is agreed with appropriate body and local planning authority and implemented accordingly; and**
- g) Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.**

- 2.66. This policy allocates land for residential development. The site lies at the western edge of Barcombe Cross between Bridgelands and an existing private track leading to the property of 'Hillside'. The site is in walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.67. Access to the paddock is currently gained from the track east of the site. This track primarily provides vehicular access to the two residential properties of 'Hillside' and 'Vine Sled'. A small number of other adjacent properties have use of access via the track. An easement on the track provides access to the site. Improvements to the junction and track, if utilised to gain access, are required to accommodate additional dwellings.
- 2.68. The site is a medium sized, grassed field currently used as a paddock. The site slopes up gradually from the main road, High Street, giving a sense of openness. Consequently, it is visually sensitive, particularly when entering the village from the east. Glimpses of the rooftops of 'Hillside' and The Grange residential estate can be seen. However, the site is otherwise

relatively contained from wider surrounding views by existing development to the south and east, by the disused railway embankment to the west and by mature trees to the north. As part of any development, new properties should be set back from the High Street, be no more than two storeys and 'blocks' of development avoided to help retain a sense of transition into the village from the surrounding rural area.

- 2.69. Barcombe Cross Conservation Area borders the site on three sides. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed around the crossroads to the east of the site. The residential property 'Willow Cottage' located adjacent to the south west of the site is identified as a building of historic or local interest within the CAA. Careful consideration will need to be given to the design and layout of future development, ensuring any scheme is sensitive to potential landscape impacts and constraints of the local historic environment.
- 2.70. A small corner in the south east part of the site is within an Archaeological Notification Area, noted for its post-medieval hamlet interest and WWII remains. The site also lies in an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.71. The site itself does not form part of any formal biodiversity designation. However, slow worms and grass snakes have been recorded on site, these are identified as protected species as well as subject to Biodiversity Action Plan. As such, an ecological impact assessment will be required, together with appropriate mitigation where necessary as informed by the ecological impact assessment.
- 2.72. Although the site is within Flood Zone 1 (the least at risk of flooding), the area to the west of the site 'The Bridgelands' currently experiences issues of surface water flooding. To ensure that the situation is not exacerbated by the development of this site, a site specific flood risk assessment will be required. Any necessary mitigation measures, including appropriate Sustainable Urban Drainage System (SuDs) will need to be implemented to mitigate any risk of surface water flooding resulting from the development.
- 2.73. Southern Water, through modelling the capacity of the local sewerage network, has identified a limited capacity to accommodate increased levels of flow at the practical point of connection in the local sewer. This is not a limit to growth but is highlighted here to indicate that extra work is likely to be required and ensure that this is undertaken at the right time to mitigate the localised risk of sewer flooding.

Policy BA03 - Land at Bridgelands

This site (0.55ha), as shown on figure 6 below, is allocated for residential development providing approximately 7 net additional dwellings subject to compliance with all appropriate development plan policies and the following criteria:

- a) Access, including provision for pedestrians and cyclists, to be provided from the High Street via Bridgelands;**
- b) Development complements the character of the existing local built form, in terms of height, mass and design, and the site's village edge location;**
- c) Development respects the character and appearance of the adjacent Barcombe Cross Conservation Area;**
- d) Development is subject to an appropriate assessment and evaluation of archaeological potential and any mitigation measures implemented accordingly;**
- e) Appropriate Flood Risk Assessment, surface water drainage strategy and mitigation is agreed with appropriate body and local planning authority and implemented accordingly;**
- f) Tree surveys undertaken and appropriate measures are identified and implemented accordingly to mitigate potential adverse impacts on Tree Protection Order on site;**
- g) An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity. Development allows for the protection of biodiversity and enhancement, where possible; and**
- h) The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.**

- 2.74. This policy allocates land for residential development. The site lies at the western edge of Barcombe Cross between Bridgelands, to the west, and the allotments to the east. The site is within reasonable walking distance of local services and facilities available in the village centre, offering a sustainable location for new development.
- 2.75. Access to the site is from Bridgelands which serves a small number of properties. Initial technical highways work has been undertaken by the proponent and demonstrates that the necessary junction improvements to achieve the required visibility to accommodate the additional dwellings, and proposed shared pedestrian access, are acceptable in principle with East Sussex County Council, the highway authority.

- 2.76. The site is a small, linear and vacant parcel of land tapering at the both the north and south end. The site is well contained from wider surrounding views by existing development and disused railway embankment to the west, and by mature trees to the north and east. Bridgelands is characterised by larger, detached two storey properties set back from the road. The development of this site should be sensitively designed to complement the local character, as well as the site's village edge location, bearing in mind the general need for smaller housing units, as reflected in Core Policy 2 of Local Plan Part 1.
- 2.77. A small section of the site's southern boundary is adjacent to the Barcombe Cross Conservation Area. The Barcombe Cross Conservation Area Appraisal (CAA) highlights that the historic core is focussed around the crossroads to the east of the site. The CAA notes that the residential property 'The Old Station House' located to the south west of the site is identified as one which makes a contribution to the Conservation Area.
- 2.78. Whilst the site does not lie within any historical designation, such as an Archaeological Notification Area, the County Archaeologist identifies the site as within an area of medium archaeological potential. As such, an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest will be expected to inform appropriate mitigation by design and recording.
- 2.79. The site is within Flood Risk Zone 1 (the least at risk of flooding). Despite this, the site and surrounding area currently experiences issues of surface water flooding. The site presently accommodates a pond and number of ditches. Therefore, to ensure that no dwellings are placed in an area of flood risk and the flooding situation is not exacerbated by the development of this site, a site specific flood risk assessment will be required and any necessary mitigation measures, including appropriate Sustainable Urban Drainage System (SuDs), implemented accordingly. The ponds and ditches offer potential ecological value, therefore in considering mitigation options regard should be given to opportunities for positive contributions to be made towards valuable habitats for wildlife and future residents' amenity.
- 2.80. Within the site a single designated Tree Protection Order (TPO) is present. The incorporation of the designation within a scheme's layout is considered achievable. As such, the designation is not seen as a significant constraint on the development of this site. However, ecological and tree surveys will need to inform appropriate mitigation and implemented accordingly.




Lewes District Council

LEWES DISTRICT POLICIES MAP

Inset Map 6: Barcombe Cross

Key

 Local Wildlife Site

Lewes Core Strategy: Local Plan Part 1 (May 2016)

 CP11: Conservation Areas

Lewes Local Plan Part 2 (September 2018)

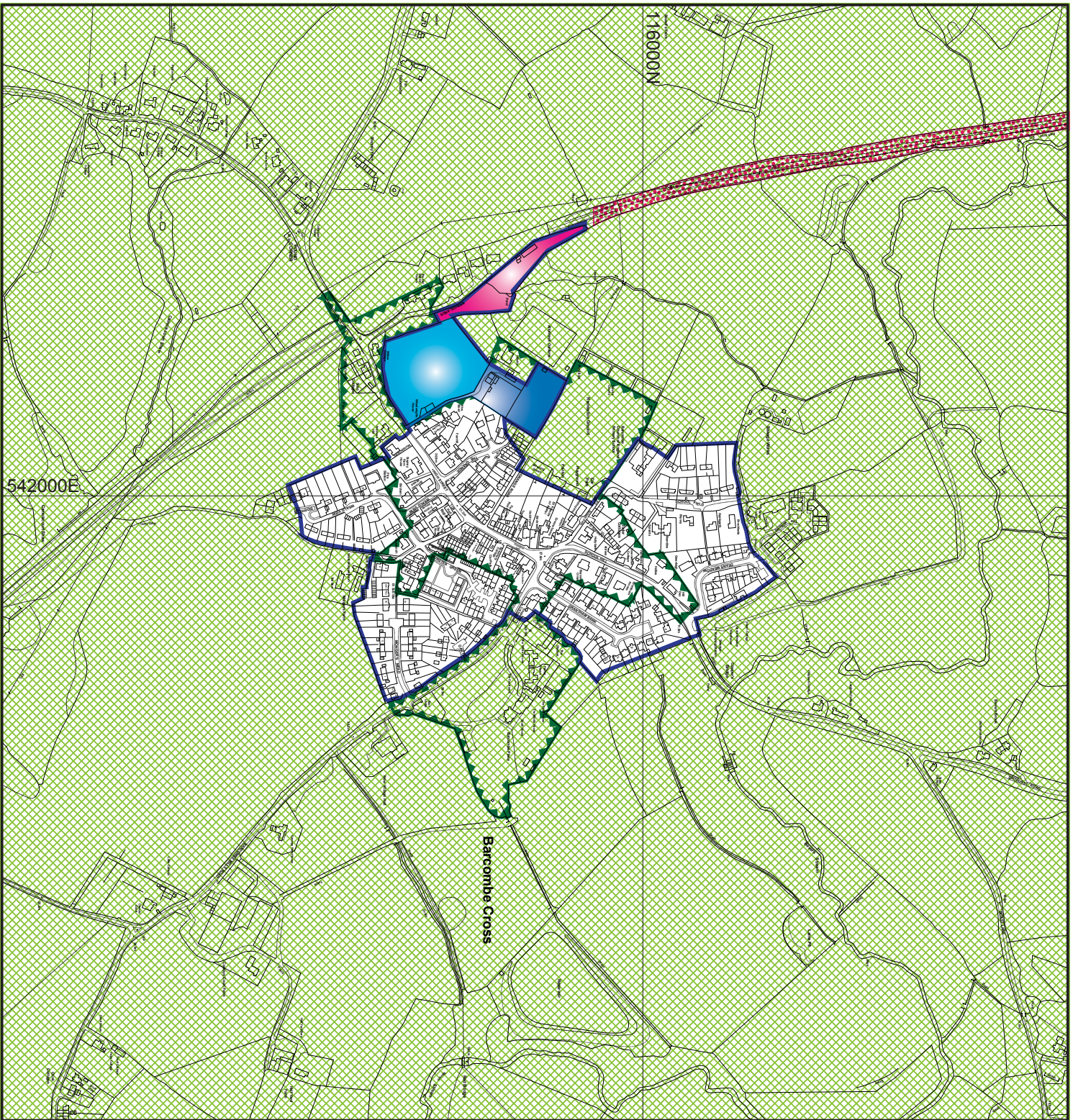
 DM1: Planning Boundary

 Countryside Policies (Policies DM2, DM3, DM4, DM5, DM6, DM7, DM9, DM10, DM11, DM12)

 BA01: Land at Hillside Nurseries, Barcombe Cross

 BA02: Land adjacent to the High Street, Barcombe Cross

 BA03: Land at Bridgelands, Barcombe Cross



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Scale: 1 : 5,000 @ A3



0 60 120 180 240 m

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