

The Neighbourhood Plan Policies at a Glance	
1	Protection of the Countryside: Focuses new development within the built up area (in accordance with national and district policies), although allows other development as identified in the Plan.
2	Preventing Coalescence: Protects the gaps between Ashurst Wood and both East Grinstead and Forest Row.
3	Allotments: Provides a positive context for the delivery of allotments.
4	Recreation Space: Consolidates existing recreational uses at the Recreation Ground and John Pears Recreation Ground, and safeguards the sites.
5	Sites for New Homes: Provides a strategy for delivering 62+ new homes in the Plan area between 2015 and 2031, on allocated and windfall sites.
6	Land between 98 and 104 Maypole Road: Sets out how the site should be developed and addresses two key points – safe access onto a busy road and protection of mature hedge.
7	Mount Pleasant Nursery, Cansiron Lane: Sets out how the site should be developed. Addresses remediation of potential contamination, protection of trees and hedges and need for low density housing.
8	Willow Trees and Spinney Hill, Lewes Road: Allows for development of the site, subject to protection of trees and hedges.
9	Wealden House, Lewes Road (EDF Site): Allows for development of the site, which is an important site with significant potential capacity but also a series of environmental challenges.
10	Wealden House, Lewes Road (Life Improvement Centre): Allows for the development of the site, addressing key points that overlap with those of Policy 9.
11	Development within the Built Up Area Boundary: Facilitates infill and other windfall development within the built up area boundary –in conformity with existing district policy.
12	Residential Development outside the Built Up Area Boundary: Identifies circumstances where new residential development outside the built up area will be allowed.
13	Residential Development on Garden Land: Seeks to retain the character and spaciousness of the Plan area by discouraging harmful development of garden land.
14	Design and Character: Sets out an overarching and Plan-wide approach to design, requiring development to address and protect the positive features of the character of the local area.
15	Affordable Housing: Requires the provision of affordable housing (or financial contributions towards its provision) on all new developments, unless evidence is provided to justify its exclusion.
16	Ivy Dene Lane Industrial Estate: Allocates land at the Industrial Estate for employment use, while resisting inappropriate development.
17	Village Businesses: Protects existing business premises from proposals that would result in loss of business use and employment.
18	New and Expanding Businesses: Seeks to support and encourage new business or expansion of existing businesses in the built up area.
19	Brambletye School: Allows development of the School to safeguard its educational role and the continued local employment.
20	Impact of New Development on Traffic: Requires new development to provide safe access to the highway.
21	Parking Provision: Sets out parking provision for new development to reflect local circumstances.
22	High Speed Broadband: Supports proposals for high speed broadband and ensures that new development is designed to enable connection to network.
23	Infrastructure: Requires new development to properly address infrastructure requirements and highlights how developer contributions will be applied.



Village Council



ASHURST WOOD NEIGHBOURHOOD PLAN REFERENDUM

THURSDAY 5TH MAY 2016
7 am – 10 pm
Ashurst Wood Village Centre

Vote YES to support our Plan

The Referendum Question will be:

Do you want Mid Sussex District Council to use the Neighbourhood Plan for Ashurst Wood to help it decide planning applications in the neighbourhood area?

Registered electors for Ashurst Wood will be able to vote **YES** or **NO**

(The neighbourhood area is the whole of the civil parish of Ashurst Wood)

If the majority vote **YES**, the Ashurst Wood Neighbourhood Plan will become a statutory document, which must be referred to as part of the local planning process by Mid Sussex District Council.

If the majority vote **NO**, then planning decisions by Mid Sussex District Council will be based on District and National policies. Ashurst Wood residents would have LESS say about the number and type of new homes being built in the village.

This is **our** chance to have a say in the future of Ashurst Wood. The Neighbourhood Plan will help to ensure that development is in line with the wishes and priorities of residents. It is not about stopping new development, but about helping to shape the future growth of our village in a positive way.

What the Independent Examiner said about our Plan:

- “Consultation and feedback has been at the heart of the Plan through the various stages of its production”
- “a suite of policies that aim to bring forward sensitive and appropriately located housing sites and safeguard the rich built and natural heritage in the Plan area”
- “a huge amount of hard work and dedication has been put into the preparation of this Plan. Those volunteers and councillors who have brought the Plan to this stage have achieved a huge amount . . . This achievement is all the more remarkable given the complicated development plan context within which the Plan has been prepared.”

A summary of the process so far (detailed information is in the *Consultation Statement*):

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| • May 2012 | Call for Sites |
| • November 2012 | Public Consultation Event |
| • April-May 2013 | Residents' Survey, 54% completed and returned |
| • October 2013 | Second Call for Sites |
| • December 2013 | Sustainability Appraisal Scoping Report |
| • February 2014 | Public Consultation Event |
| • March 2014 onwards | Site Assessments carried out |
| • October 2014 | Business Survey |
| • December 2014 | Housing Target paper published |
| • December 2014 | 1 st draft of Neighbourhood Plan & Sustainability Appraisal |
| • January – March 2015 | Draft Plan published for Regulation 14 Consultation |
| • September 2015 | 2 nd draft of Plan submitted to Mid Sussex District Council |
| • November 2015 -January 2016 | Submission Plan published by MSDC for consultation |
| • January 2016 | Independent Examiner appointed |
| • March 2016 | Examiner's report |

How to find out more:

- At the Annual Village Meeting, Village Centre on Tuesday 26th April at 7.30 pm
- Read the documents, including the Neighbourhood Plan and Examiner's Report:
 - ◊ online: www.ashurstwood-vc.gov.uk/neighbourhood-plan
 - ◊ at the Village Council's office, 20-22 Maypole Road, (next to the Village Centre), Mondays to Thursdays, 9 am – 1 pm

The Vision for Ashurst Wood:

To preserve and protect Ashurst Wood's characteristics as a rural village, while at the same time ensuring that it remains a vibrant, safe, and welcoming community, and an attractive location for people to live.

Our Neighbourhood Plan:

- Protects the rural setting of the village
- Provides new homes on allocated and windfall sites
- Requires developers of new homes to include affordable housing
- Sets out criteria by which planning applications will be determined
- Gives clear guidance to MSDC planners, developers and landowners on local issues and priorities
- Supports local business and employment