

# Changes made in the Draft Reviewed Crowhurst Neighbourhood Development Plan Nov 2023

Red text = added text

Strike through = text removed

Italics = explanatory notes

Shaded background = material changes

Page/Section of current CNDP (of reviewed CNDP)	Amendment
Front Cover	<del>Final</del> <b>Review</b> version <del>May 2019</del> <b>Nov 2023</b>
Foreword p2,3	To be updated for submission version
Headers	Changed to "Crowhurst Neighbourhood Development Plan Draft Review Version Nov 2023"
Contents p5,6	<p>4.2.8 Policy CE6 - Dark Skies</p> <p>4.4.4 Policy CC3 - Renewables</p> <p>Appendix 2 <del>Crowhurst Design Guide</del> <b>Environment Planning Checklist</b></p> <p>Appendix 3 <b>Environment Planning Checklist</b> <del>References</del></p> <p>Appendix 4 <b>References</b></p> <p><i>Crowhurst Biodiversity Audit added to Reference list</i></p>
1.0 Introduction. (p8) New section 1.0.1 - What has changed from the Made Neighbourhood Plan	<p>1.01 The following Policy changes have been made to the Crowhurst Neighbourhood Development Plan which was Made by Rother District Council on 8th July 2019:</p> <p><b>The Natural Environment</b></p> <p>POLICY CE1 - Landscape Character: The new Design Guide has been referenced.</p> <p>POLICY CE3 - Biodiversity: This has been strengthened due to the Climate and Ecological Emergency declared by the Parish Council. References to the new Biodiversity Net Gain software added along with reference to a new Policy on Dark Skies.</p> <p>POLICY CE4 - Natural Features: Watercourses added into Natural Features that should not be affected by development.</p> <p>POLICY CE5 - Blue Infrastructure: Included the need to monitor water quality.</p> <p>POLICY CE6 - Dark Skies: This is a new policy aimed at protecting the Dark Skies of Crowhurst with the resulting healthy environment for both residents and biodiversity and includes a light map of the Parish.</p> <p><b>The Village Environment</b></p> <p>POLICY CF1 - Community and Recreational Facilities: Added in support to create a community area to enhance the Village Hall/School/Church area.</p> <p>POLICY CF3 - Local Green Spaces: Two new green spaces (Muriel's Meadow and Cinderbrook) added.</p>

	<p>POLICY CB1 - Design: The new Design Guide has been referenced and various criteria modified to be more consistent with the Design Guide. Some criteria moved to Policy CC2 - Infrastructure</p> <p>POLICY CH1 - Land adjoining Station Rd and Forewood Lane: The new Design Guide is referenced along with changes to the references to the Public Right of Way and access to the proposed community area. The map drawn up by the Landscape Architects has also been amended.</p> <p>POLICY CH2 - Land South of Forewood Rise: The new Design Guide has been referenced and the map drawn up by the Landscape Architects has been amended.</p> <p>POLICY CH3 - Land adjacent to the Station Car Park: The new Design Guide has been referenced.</p> <p><b>Economy</b></p> <p>POLICY CC1 - Economic Sustainability: Added that encouragement would be given to sustainable uses, especially those that mitigate the effects of the Climate and Ecological Emergency. Also that small scale tourism should not affect the number of permanent residential dwellings.</p> <p>POLICY CC2 - Infrastructure: Points about energy efficiency standards, renewable energy and electric vehicle charging points have been added.</p> <p>POLICY CC3 - Renewables: New policy added giving criteria for different types of non-domestic renewable energy.</p> <p>APPENDIX 2: This is now the new Design Guide that should be read in conjunction with the Neighbourhood Plan.</p> <p>Relevant policy justification and associated text have also been amended.</p> <p>There are also various non -material changes, relating to the Update itself and changes in referenced documents and other links.</p>
4.0.3, p30 (p31)	<a href="https://www.crowhurstpc.co.uk/neighbourhoodplan/archives">https://www.crowhurstpc.co.uk/neighbourhoodplan/archives</a>
4.0.4, p30 (p31)	"..The results of our consultations with residents can be found on the Crowhurst <del>Neighbourhood Plan</del> <b>Parish Council website</b> "
4.0.8, p31 (p32)	<p>"..There are many architectural styles and some interesting individual buildings which provide good <b>reference points for good housing design</b>"</p> <p>"... The CNDP Team has taken some time to identify preferable characteristics of the built environment and <del>produce general design statements</del> <b>produced the Crowhurst Design Guide</b> to guide future development.."</p>
4.0.10, p31 (p32)	<p>".. has been carefully reviewed by Rother DC and can be seen in the <del>emerging</del> <b>DaSA.</b>"</p> <p>"... The CNDP, in line with the RDC Core Strategy and <del>soon to be adopted</del> <b>Development and Sites Allocation (DaSA) Plan</b> will protect and enable us to strongly resist development within the countryside,.."</p>

4.0.13, p32(p33)	".. These policies must be considered in conjunction with RDC's Core Strategy and, <del>soon to be adopted,</del> DaSA Plan to get a full picture of the policies applying to new development in Crowhurst."
4.0.14, p32 (p33)	"...The Parish Council declared a Climate and Ecological Emergency in 2019. It is felt that the policies in the CNDP will help to mitigate climate change and biodiversity (ecological) damage. However, in the review a new policy on Renewable Energy has been included."
4.1.2 Economic, p33 (p34)	"..Policy CC3 will support appropriate renewable energy infrastructure within the Parish. This should support climate change mitigation and reduce carbon emissions."
4.1.2 Social, p34 (p35)	".. Policy CB1, along with the Crowhurst Design Guide, promotes high quality design and the use of renewable energies within developments..."
4.1.2 Environmental, p34 (p35)	"Protection of the environment was a key feedback from initial surveys. Since the initial adoption of the CNDP, the Parish Council has declared a Climate and Ecological Emergency. Policies CE1 – 56 promote the protection and enhancement of locally important landscape features..." "...The Dark Skies policy (CE6) is new in the review and aims to promote the rural nature of the village, and improve the mental and physical well-being that is associated with this, and protect biodiversity."
4.1.3 p34 (p35)	".. It is not therefore considered necessary to have a separate policy on sustainable development or climate change."
4.2.1 Environmental Objectives p35 (p36)	1. To mitigate the effects of the Climate and Ecological Emergency as declared by the Parish Council. <del>12.</del> "To preserve and <del>where possible</del> enhance the distinct rural landscape character..." <del>23.</del> "..To conserve and <del>where possible</del> enhance the biodiversity value of the Parish, including the creation or protection of green corridors and wildlife connectivity and notable areas within the Parish including but not limited to the SSSI at the Fore Wood Nature Reserve, Crowhurst Nature Reserve (Quarry Wood), Muriel's Meadow, ESCC Designated Verges and Combe Valley Countryside Park. New development will be required to achieve <del>net gain in biodiversity</del> Biodiversity Net Gain (BNG) improvements and take into account information in the Biodiversity Audit of the Parish" 45. "... and other environmental impacts such as contamination and pollution such as , but not limited to, light, water and air pollution....." <del>78.</del> "Ensure development is well designed as per the Crowhurst Design Guide and new development is consistent with the <del>local architectural vernacular</del> and local character in general."
4.2.3.2 p38 (p39)	"...Furthermore, Paragraph <del>115</del> 176 of the NPPF places great weight on the conservation of designated landscapes..."
Policy CE1 Landscape Character, p39 (p40)	1. "... or its setting and having regard to the ESCC Landscape Character Assessment and the more localised Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA) and the Crowhurst Design Guide;"

4.2.4.1 High Weald, p40 (p41)	"... as set by the High Weald AONB Management Plan ( <del>2014-2019</del> <del>the 2019-2024 plan has been consulted on and should take effect in April</del> <b>2019-2024 plan or the emerging 2024-2029 plan or subsequent versions</b> )
4.2.4.3, p41 (p42)	"... While Policy EN1 of the Core Strategy does mention the AONB, and the <del>emerging</del> DaSA goes into more detail about developments within the AONB..."
4.2.5.1 Biodiversity, p42 (p43)	<p>"... In addition to these more recognised habitats, other assets, including those within the village boundary, include the church yard with its ancient yew tree, Ancient Woodland, established hedgerows, <b>wildlife areas such as Muriel's Meadow and various ESCC Designated verges</b>, residential gardens..."</p> <p>"... Paragraph <del>118</del> <b>180</b> of the NPPF states that planning should aim to conserve and, where possible, enhance biodiversity. <b>This is of particular importance at present with the Parish having declared a Climate and Ecological Emergency and the country experiencing a serious and catastrophic decrease in wildlife due to habitat loss and chemical use.</b> Policy EN5: Biodiversity and Greenspace of the Rother Core Strategy reinforces these aims."</p>
4.2.5.2, p42 (p43)	" The plan and its policies in respect of Biodiversity have been informed by a substantial evidence base including the Environmental Description, <b>the Crowhurst Biodiversity Audit</b> and has also been informed.."
4.2.5.3, p42 (p44)	"..acceptable to the site context. <b>It is mandatory for proposals to be accompanied by a minimum 10% gain in biodiversity, calculated using the latest Biodiversity Net Gain (BNG) software.</b> The importance of wildlife corridors and wider connectivity <b>is noted and developers should aim to link any new habitats to current areas to allow for the movement and dispersal of flora and fauna.</b> The importance of wildlife corridors is recognised by the Rother Core Strategy..."
4.2.5.4, p43 (p44)	<p>"... including habitat within buildings such as bird boxes including swiftbricks, <b>hedgehog homes, insect hotels</b> and wildlife friendly SuDS to maximise biodiversity opportunities in all parts of the building and site...."</p> <p>"... The policy will also encourage native <b>planting from local or UK only sources (to limit disease transfer)</b> that is appropriate to the site conditions and also where possible planting that represents good pollinators for local wildlife. <b>Any wildflower seed must come from local Wealden sources to maintain the veracity of native wildflower species. There should be an agreed upon monitoring program for all new plantings to ensure establishment.</b>"</p>
4.2.5.6, p43 (p45)	"... Rural Communities Act (2006) and the NPPF. <b>Other relevant information is the National Pollinator Strategy, B-Lines and British Standards: Biodiversity.</b> "
Policy CE3 Biodiversity initial para, p44 (p45)	Any new development will be required to demonstrate that <b>there will be a net gain in biodiversity of the site, shown using the Biodiversity Net Gain software and adhering to latest government guidelines and its surroundings is conserved.</b> Opportunities for the enhancement of the natural environment <b>must</b> be maximised. <b>The criteria below and in the Crowhurst Design Guide must be followed:</b>

Policy CE3 Biodiversity, criteria 1, p44 (p45)	"... Priority Habitats or areas with a Biodiversity Action Plan (BAP), <b>Muriel's Meadow or other designated wildflower areas</b> , or where development..."
Policy CE3 Biodiversity, criteria 2 (iii), p44 (p45)	"... and new wildlife corridors should be created as part of the new development <del>where possible</del> ; Opportunities to connect with wildlife corridors on adjacent land should be explored and <b>boundaries permeable to wildlife must be used</b> ; <del>if possible, porous boundaries used</del> ;
Policy CE3 Biodiversity, criteria 2 (v), p44 (p45)	Any lighting should conform to the principles of the <b>Institute of Lighting Professionals (ILP)</b> and Bat Conservation Trust guidance <b>and the Dark Skies Policy CE6</b> ;
Policy CE3 Biodiversity, criteria 2 (vii) p44 (p46)	Any new planting should incorporate native planting, <b>from local or UK sources only</b> , and those which are defined as good pollinators for native species.
4.2.6.1 Natural Features, p45 (p46)	"...The Environment Description Paper <b>and Biodiversity Audit</b> (Appendix 4) sets these out in more detail..."
Policy CE4, intro para, p46 (p47)	"... This can include, but not be limited to, Veteran and Aged Trees, Ancient Woodland, significant trees, hedgerows, <b>watercourses</b> and ponds..."
4.2.7.1 Blue Infrastructure, p47 (p48)	4.2.7.1 " <b>..There is also further information on watercourses within the Parish in the Biodiversity Audit.</b> "
4.2.7.2 Blue Infrastructure, p47 (p48)	4.2.7.2 " <b>...The use of SuDs would also help to ensure that watercourses are not polluted during or after development - monitoring of water quality of potentially affected watercourses would be needed.</b> "
Policy CE5 Blue Infrastructure, criteria 1, p48 (p49)	" <b>..Any development that is allowed must monitor water quality of nearby watercourses during and after development to ensure no pollution is caused;</b> "
Policy CE5, criteria 2, p48 (p49)	" Any new development will be expected to incorporate the use of SuDS as defined by the Guide to Sustainable Drainage Systems in East Sussex 2015 <b>or subsequent</b> )..."
Policy CE6 Dark Skies justification (p50)	<b>4.2.8.1</b> <b>"Crowhurst is a very rural and wooded community and residents enjoy relatively dark skies, providing them an environment for healthy living. There is an ongoing project to map the light levels in the Parish. The map of data so far can be seen at Figure 4.1. However, the parish is being impacted by light pollution from the Combe Valley Way (from the south), Queensway (west), St Leonards (south) and Crowhurst Park (north east). It is doubtful if any policy for light suppression can be actioned outside the parish, but light suppression of major lights in the parish could be accomplished. One of the most noxious aspects of light pollution is external lights, particularly on roadsides, put up by residents. All lights must face down. LED lights must be used, particularly ones with the blue element missing, as this is injurious to insects. Light pollution also affects UK protected mammals such as bats, badgers, hedgehogs, and diminishes biodiversity overall in the parish. Residents can assist with light reduction affecting the environment by i) not having external lights in the garden (except for safety reasons), ii) turning lights off when not in use, iii) pulling curtains after dark, iv) using LED lights. There is currently no street lighting in the parish, but</b>

	<p>where safety is an issue, such as the train station or the church there could be negotiation for reducing lights and timings. Other Policies: Both Rother District Council and the AONB Unit have emerging Dark Skies policies, so developers and private individuals need also to follow their recommendations. The AONB Management Plan (2019-2024 plan or the emerging 2024-2029 plan or subsequent versions) also needs to be consulted to note their wishes for the community."</p>
Policy CE6 Dark Skies light meter readings (p50)	<p><i>Figure 4.1 (so later fig changed numbers) and map of Light meter readings around Crowhurst 2022/23 added.</i></p>
Policy CE6 Dark Skies (p51)	<p>"The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.</p> <p>New developments should not detract from the unlit environment of the Parish. There is no street lighting in the Parish and this should continue in the future.</p> <p>In order to preserve dark skies over the parish, external lighting in new development should only be used when</p> <ul style="list-style-type: none"> <li>▪ the lighting is shown to be necessary for operational, safety or security reasons</li> <li>▪ any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing</li> <li>▪ there is no adverse impact on nearby residential properties, wildlife, local heritage assets or the wider landscape</li> <li>▪ it adheres to the guidance on lighting provided by the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note GN08: Bats and Artificial Lighting at Night (and any subsequent revisions).</li> </ul> <p>They should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed."</p>
4.3.1 Social Objectives, criteria 5, p49 (p52)	<p>" Maintain and enhance areas of open space and where possible encourage new open space, sports and play space facilities and ensure access to the countryside is maintained for all to support the mental and physical health and wellbeing of residents."</p>
4.3.2.1 Community Facilities etc, p50 (p53)	<p>4.3.2.3 " The village surveys did not suggest a demand for a new single community facility and instead there appears to be a local desire to retain and improve the existing facilities around the village. With recent energy issues and to help with climate change mitigation, improving the sustainability and energy efficiency of these buildings is important..."</p>
4.3.2.5 Community Facilities etc, p51 (p54)	<p>"... The existing or alternative footpath across the field could possibly be raised slightly and/or hardened to enable all weather use.."</p>

4.3.2.8, p52 (p55)	<ul style="list-style-type: none"> <li>• Fore Wood</li> <li>• St Georges Churchyard</li> <li>• Crowhurst Recreation Ground</li> <li>• Crowhurst Nature Reserve (Quarry Wood)</li> <li>• Muriel's Meadow</li> <li>• Cinderbrook</li> </ul>
Policy CF1, Community and Recreational Facilities, p53 (p56)	4. Support the establishment of a village green, including pond, to enhance the Heritage Centre community hub (Village Hall/School/Church area).
Policy CF2 Rights of Way, p54 (p57)	1.a) Supporting improvements to the footpath between Forewood Lane and Sampsons Lane (Crowhurst 17a and 18 <b>or new</b> ), as shown on CNDP Map 6, to an all-weather pedestrian use as a practical alternative to Chapel Hill
Policy CF3 Local Green Space, p55 (p58)	<p>1. The following areas are designated as Local Green Space and shown on CNDP Map 3 and 3a and the Proposals Map:</p> <p style="padding-left: 40px;">Fore Wood St Georges Churchyard Crowhurst Recreation Ground Crowhurst Nature Reserve Muriel's Meadow Cinderbrook</p>
4.3.3.1 Design, p56 (p59)	"Section <del>7</del> <b>12</b> of the NPPF stated that design is key to..."
4.3.3.2, p56 (p59)	<p>"New development should allow for climate change and <b>reference Policy CC3 - Renewables and Policy CE6 - Dark Skies.</b> <del>and the need for housing to be</del> <b>It should be</b> flexible and adaptable for a range of occupiers. New development should meet the minimum national space standards and <del>Building for Life 12</del> <b>Building for a Healthy Life</b> standards <b>(or subsequent)</b> and is encouraged to provide adaptable floor-space by meeting M4(2) of the Building Regulations, <del>as proposed by the emerging</del> <b>as set out in the</b> Rother DaSA policy on Accessible and Adaptable Homes..."</p> <p>"..suitable for a diverse range of people. <b>Census data from 2021 for the wider area shows an increased percentage of the population being over 65...</b>"</p>
4.3.3.4, p57 (p60)	<p>"... Development should comply with County Council guidance on pollution such as, but not limited to, 'Planning Noise Advice Document: Sussex <del>2015</del> <b>2021</b>'</p> <p>And 'Air Quality and emissions mitigation guidance for Sussex' (<del>2013</del> <b>2021</b>) or subsequent documents. This will also accord with Rother strategic <del>policies and Paragraph 17 of the NPPF...</del>"</p>

4.3.3.5 (p60)	<p>"In view of the importance of incorporating high quality design in development, it has been deemed necessary to draw up a Design Guide, detailing more precisely how the principles of good design should be achieved. Developers are required to adhere to the criteria set out in the Guide. These criteria have been developed from a precise identification of the special qualities and characteristics of the Village, including its distinctive AONB landscape, settlement pattern and rich biodiversity. The Guide emphasises the requirement that design development should flow organically from this analysis. Standard, off-the-shelf design models will not meet this need. Equally, slavish copying of existing historical designs will be inappropriate. Instead, the existing built environment should be referenced in terms of layout, scale, density and use of local materials, and then interpreted into high quality contemporary design solutions. The overall aim is for development to enhance the architectural quality of our Village. The Design Guide sets out how this should be achieved."</p>
Policy CB1 Design, p57 (p61)	<p>1. Any new development should respect its locality as set out in the Crowhurst Design Guide (Appendix 2). Design Guide criteria must be used to ensure the requirements in the following areas are followed:</p> <ul style="list-style-type: none"> <li>• Appreciation of context</li> <li>• Conservation of biodiversity and wildlife habitats</li> <li>• Sustainability</li> <li>• Siting of developments within the landscape</li> <li>• Physical and Social Cohesion</li> <li>• Layout, character, scale and density</li> <li>• Architectural detail</li> <li>• Use of Local Building materials;</li> <li>• Applying these design criteria to the Crowhurst NP allocated sites</li> </ul> <p><i>Moved point 4 to 2 and amended</i></p> <p>"Any new housing development should be served by appropriate amenity space and <del>encouragement will be given to developments that connect to local footpaths</del> <del>connect well with the existing Village community, including through access to local footpaths</del> <b>connect well with the existing Village community, including through access to local footpaths;</b>"</p> <p><i>Moved point 6 to 3</i></p> <p>"New developments should be supported by a landscape scheme that is proportionate to the scale of the development having regard to the requirements of Policy CE2 - <b>The High Weald Area of Outstanding Natural Beauty;</b>"</p> <p><i>New point 4</i></p> <p>"There should be no loss of local biodiversity and wildlife habitats. Opportunities to promote wildlife and biodiversity enhancement should be sought and ecological gain should be demonstrated using the Biodiversity Net Gain software if appropriate;"</p>



	<p><i>Old point 3 moved to point 6 and amended</i></p> <p>"New housing shall comply with the National Space Standards and Building for Life for a Healthy Life standards. Due to the aging population of the Parish, new housing is also encouraged to should also meet the Accessible/Adaptable Dwelling standard M4(2) of the Building Regulations or any future review of these standards;"</p> <p><i>Amalgamated old points 2 into point 7</i></p> <p><del>"The development will be expected to demonstrate that neighbouring properties and the proposed development are protected from</del> <b>Development should not adversely affect the amenity of neighbouring properties in terms of overlooking, loss of privacy or overbearing impacts including</b> all forms of pollution by following County Council <del>guidance in the design.</del>"</p> <p><i>Moved old points 8 and 9 to Policy CC2 - Infrastructure (criteria 3 and new 5)</i></p> <p><i>Put Design Guide as Appendix 2, so current appendices will move to 3 and 4</i></p>
4.3.5.6, p64 (p68)	<p>" The implications of Paragraph <del>116</del> <b>177</b> of the NPPF are therefore relevant..."</p> <p>"... However, as per Policies CE1 to <del>CE5</del> <b>CE6</b>, the CDNP places great weight on the conservation of the AONB character..."</p>
4.3.6.1, Policy CH1 context p66 (p70)	<p><del>".. There is also a desire to retain the agricultural buildings to serve</del> <b>are currently agricultural buildings next to the site serving</b> Court Lodge Farm which remains operational in the village..."</p> <p>"... Due to the proximity of the site to a working farm, the layout should ensure a compatible relationship through a landscaped buffer <del>and the development will be required to remove the existing fire damaged building to maximise the landscape benefits</del> <b>and suitable access.</b>"</p> <p>Changed Fig 2 to Fig 3</p>
4.3.6.3 (p70)	<p><b>"Site CH1 is immediately adjacent to the existing village focal point and heritage centre, including the School, Church and Village Hall and the opportunity should be taken to develop this Community Hub, as part of or alongside the development. A key component of an expanded Hub could be a new Village Green, with a village pond, located on the plot of land between Station Road and Forewood Lane. In the likely event that biodiversity loss compensation cannot be achieved on site, this plot could conveniently and appropriately achieve the required biodiversity metric gain.</b></p> <p><b>Other components could include a village shop, footpath improvements along Station Road and measures to mitigate existing flooding risks."</b></p>
Policy CH1, criterion 5, p67 (p71)	<p>" The development shall provide a footpath to the south side of the access to connect to the existing footpath on Forewood Lane. <b>The route of the ProW through the site should be reviewed, to retain its rural characteristic"</b></p>
Policy CH1, criterion 6, p67 (p71)	<p>"The design principles shall be based on <del>the High Weald Management Plan and the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSA)</del> and be of rural vernacular style, such as</p>

	<del>farmhouse style dwellings.</del> <b>the Crowhurst Design Guide and Policy CB1 and be of contemporary, quality design, potentially referencing the adjacent farm buildings.</b> Development shall not exceed 2 storeys. The layout and design should also be informed by a site specific landscape assessment."
Policy CH1, criterion seven, p67 (p71)	"...include new native planting buffers to the north and <del>south western</del> <b>eastern</b> boundaries as set out in the Central Crowhurst Landscape Strategy in the <b>Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSCA)</b> ..."
Policy CH1, criterion eight, p67 (p72)	" The development will either create, or if not viable, set aside land for future use, a village green/community space on land adjacent to Forewood Lane. <b>The site development plan should incorporate ready access into this adjacent green space;</b> "
Fig 4.1 Aerial View Site CH1	Changed to Fig 4.2 after addition of light map
Figure 4.2 drawing of site CH1, p69 (fig 4.3, p74)	New map from Consultant used to replace previous. Fig 4.2 changed to Fig 4.3 after addition of light map
4.3.7.6 CH2, p70 (p76)	<del>"Design should be vernacular, using local materials and reflect the rural village style.</del> <b>Design should follow Policy CB1 and the Crowhurst Design Guide.</b> The design layout should be in keeping with the AONB, for example as a straight development, rather than a cul-de sac."
Policy CH2, criterion five, p71 (p76)	"The route of the 1066 Country Walk is retained <del>as part of the development</del> and an attractive context to this route is achieved;"
Policy CH2, criterion six, p71 (p76)	"The layout and design should not exceed 2 storeys and should be informed by a landscape assessment and the <b>Crowhurst Design Guide</b> <del>High Weald Management Plan. Design should use vernacular architecture and local materials and the layout should suit the High Weald AONB"</del>
Fig 4.3 Aerial View of Site CH2	Amended to Fig 4.4 after addition of light map
Figure 4.4 drawing of site Ch2, p73 (fig 4.5, p78)	New map from consultant used to replace previous Amended from Fig 4.4 to Fig 4.5 after addition of light map
Policy CH3, criterion 4, p75 (p80)	"The design should <del>incorporate the traditional architectural vernacular</del> <b>be in accordance with the Crowhurst Design Guide"</b>
Fig 4.5 Aerial View of Site CH3	Amended from fig 4.5 to Fig 4.6 after addition of light map
4.4.1 Economy, p77 (p82)	<b>"6. Ensure new development is sustainable and would help mitigate the effect of climate change and ecological issues."</b>
4.4.2.2 Economic Sustainability, p77 (p82)	"... and the policy would enable such growth subject to consideration of relevant factors such as landscape, amenity and access. <b>Any such development should also consider energy efficiency improvements, use of renewables and biodiversity improvements in order to be sustainable and to</b>

	mitigate the effects of the climate and ecological emergency. The success of tourism facilities which do not reduce the number of residential properties within the Parish..."
Policy CC1 Economic Sustainability intro para, p78 (p83)	"... The Plan will seek to protect the existing businesses and economic development within the Parish and encourage new sustainable uses, especially those that mitigate the effects of the Climate and Ecological emergency..."
Policy CC1 Economic Sustainability criteria 3, p78 (p83)	"New opportunities for business creation through conversion of existing non-residential buildings within the Parish or small scale new build development within the village development boundary or exceptionally on suitable brownfield land outside development boundaries;"
Policy CC1 Economic Sustainability criteria 4, p78 (p83)	"New small scale tourism opportunities including temporary uses where these protect the character of the landscape or any effects can be mitigated, provided it does not reduce the availability of dwellings used as permanent residences;"
Policy CC1 Economic Sustainability criteria 6, p78 (p83)	"Development should preserve the landscape character of its environs as defined in the Crowhurst Landscape Character, Sensitivity and Capacity Assessment and comply with other policies having regard to ecology, dark skies, amenity and access/traffic considerations."
4.4.3.2 Infrastructure p79 (p84)	"...The landowner will need to contact the East Sussex Rights of Way team about altering footpath 6a or adding another footpath to end at the car park. The preference is to end footpath 6a at the car park, instead of by the Manor but the final decision will be made by East Sussex. A Landscape and Visual Appraisal of the proposed car park is referenced in Appendix 3 4."
Policy CC2 Infrastructure, p80 (p85)	<p><i>Criteria 8 and 9 from original Policy CB1 added to Policy CC2</i></p> <p>"3. New development should include on-site infrastructure to support sustainable development. Encouragement will be given to developments that exceed energy efficiency standards. This includes but is not limited to measures such as including renewable energy as part of the design and allowing connection to high speed broadband where/when available;"</p> <p>"5. New developments should provide electric vehicle charging points. There should be at least one charging point per dwelling for houses and for flats which have allocated car parking spaces. For flats which don't have an allocated parking space, provision needs to be made for a shared communal charging point. With regard to public car parking and residents car parking (both on-street and off-street), long term consideration needs to be made, in co-operation with ESCC and Rother DC, for the provision of electric vehicle charging points; "</p> <p><i>Criteria 5 now becomes 6 and 6 becomes 7</i></p>

Fig 4.6 Proposed Car Park	Now Fig. 4.7 after addition of light map Updated map with new proposed link to PRow
New policy justification on Renewables 4.4.4 (p88)	<p>4.4.4.1 Recognising the global efforts to limit global temperature rise to 1.5C and combat climate change, it is imperative to take action at all levels. The United Kingdom has committed to becoming net zero by 2050, reducing greenhouse gas emissions by 100% from 1990 levels. In line with this, Rother District Council declared a climate emergency and aims to achieve carbon neutrality by 2030. Similarly, Crowhurst Parish Council also recognised the climate and ecological emergency in October 2019.</p> <p>4.4.4.2 Crowhurst faces unique challenges due to its absence from the gas network, with approximately 80% of households relying on oil or LPG for heating. Additionally, a significant percentage of households have energy performance certificates (EPCs) rated D or lower, indicating lower energy efficiency. A study undertaken as part of the Warmer Crowhurst - Clean Energy Project found the baseline average heating demand was 16,270kWh/yr per dwelling. The Parish exhibits a relatively high carbon footprint, with a considerable number of households owning three or more vehicles. To support carbon neutrality efforts, renewable energy solutions that reduce fossil fuel dependency and offset carbon emissions are crucial.</p>
New policy CC3 - Renewables (p88)	<p>In light of man-made climate change, the Parish welcomes various small-scale and community renewable energy initiatives. These include solar panels and farms, wind turbines, farm-scale anaerobic digesters (ADs), air source heat pumps and ground source heat pumps. While the Parish generally supports renewable energy, adherence to certain criteria is necessary:</p> <p>General Requirements for Renewable Energy Projects:</p> <ol style="list-style-type: none"> <li>1. Improve biodiversity through measures such as wildflower meadows, enhanced native planting and provisions for bird/bat boxes and wildlife friendly habitats.</li> <li>2. Provide ongoing benefits to the community or be community led;</li> <li>3. Avoid adverse environmental impacts on Ancient Woodland, protected areas and species, including noise, water, air and light pollution;</li> <li>4. Should not negatively affect important areas and views as indicated in CNDP Map 2.</li> </ol> <p>Specific requirements for:</p> <p>Solar:</p> <ol style="list-style-type: none"> <li>1. Solar farms should not be situated on Agricultural Grade 1,2,3a or 3b land to avoid hindering the potential for higher-grade crop cultivation;</li> <li>2. Solar farms should be located in areas that are either screened from public view or incorporate new native planting to screen them;</li> <li>3. Improvements in biodiversity must be retained at the end of the solar farm life.</li> </ol>

	<p>Wind:</p> <ol style="list-style-type: none"> <li>1. Wind turbines should be positioned at least 20meters away from woodland edges and hedgerows to minimize disturbance to bats that utilise these areas as commuting and foraging routes;</li> <li>2. Turbines must not be located on bird migratory routes;</li> <li>3. The impact of noise, blade glint and flicker should be addressed to mitigate potential issues.</li> </ol> <p>The use of energy storage batteries for both solar and wind is encouraged, with appropriate screening in place.</p> <p>Anaerobic digesters:</p> <ol style="list-style-type: none"> <li>1. ADs should be situated within existing farmsteads and appropriately screened to minimize visual impact;</li> <li>2. They should be designed at an appropriate scale to utilise onsite waste only and cater to onsite energy needs, so reducing the importation of fuel;</li> <li>3. Construction should prioritise the use of locally sourced materials;</li> <li>4. Odour management strategies should be implemented;</li> <li>5. Limitations on fuel transport and related vehicle movements should be considered</li> </ol> <p>Current best practice from Natural England must be followed, as should relevant policies from Rother District Council and the CNDP. These include:  Policy CE1 - Landscape Character of Crowhurst  Policy CE3 - Biodiversity  Policy CE4 - Natural Features</p>
Appendix 1, p88 (p96)	<p>New map CNDP 3a Proposed Local Green Space added  CNDP Map 6 Infrastructure Improvements amended  CNDP Map 8 Proposals Map amended</p>
Appendix 2 Design Guide	<p>Part of intro from Design Guide added along with link to full document  The full document can be found at: <a href="https://www.crowhurstparishcouncil.gov.uk">https://www.crowhurstparishcouncil.gov.uk</a></p> <p>"This Design Guide has been compiled to sit alongside the Crowhurst Neighbourhood Development Plan and specifies more precisely the criteria which must be followed in development within the Village. It provides a closer focus of consideration to the special qualities and characteristics of the Parish, as distinct to the complementary but broader scale objectives of the High Weald AONB Housing Design Guide.</p> <p>Our design criteria have been drawn up under the following key headings:</p>

	<ul style="list-style-type: none"> <li>• Appreciation of the context</li> <li>• Conservation of biodiversity and wildlife habitats</li> <li>• Sustainability</li> <li>• Siting of developments within the landscape</li> <li>• Physical and Social cohesion</li> <li>• Layout, character, scale and density</li> <li>• Architectural detail</li> <li>• Use of local building materials</li> <li>• Applying these design criteria to the Crowhurst NP allocated sites"</li> </ul>
Appendix 3 Environment Planning Application Checklist	<i>Previously Appendix 2</i>
Appendix 4 References	<i>Previously Appendix 3</i> <i>Link to Crowhurst Biodiversity Audit added</i> <i>Updated website links</i>