

Crowhurst Neighbourhood Development Plan Review Statement of Modifications

1.0 Introduction

- 1.1 In October 2015 Crowhurst Parish Council, as the qualifying body, undertook to develop a Neighbourhood Plan under the Localism Act 2011. This gave parishes and other neighbourhood areas the ability to exercise more control over future development in their community by creating their own neighbourhood development plan. The Crowhurst Neighbourhood Plan Group, formed to ensure the plan was led by residents, developed the original Neighbourhood Plan. With a 92% vote in favour at referendum, the original Crowhurst Neighbourhood Development Plan (CNDP) was 'Made' by Rother District Council on 8th July 2019.
- 1.2 In 2023, Crowhurst Parish Council delegated the task of reviewing the CNDP to the Crowhurst Neighbourhood Plan Monitoring and Review Group. This consisted of Parish Councillors and interested residents. The review was to incorporate the Crowhurst Design Guide and to update, and add, relevant new policies with special consideration for the Climate and Ecological Emergency that the Parish Council declared in 2019.
- 1.3 This document lists all modifications to the Made Neighbourhood Plan of July 2019, including those amendments from the Reg14 consultation of the Draft Reviewed Crowhurst Neighbourhood Development Plan Nov 2023. Specific changes from the Reg 14 consultation can be found in the "CNP Review Reg14 Consultation Responses" document. This Statement of Modifications also provides the consideration of Crowhurst Parish Council, as the qualifying body, as to whether the changes are minor or material and if they change the nature of the plan. Planning Practice Guidance, reviewed in 2020, describes the following categories:
- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
 - Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
 - Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development
- 1.4 The changes made in the review of the Made Neighbourhood Plan are considered against these categories of modifications.

2.0 What has changed from the Made Neighbourhood Plan?

2.1 The following is an overview of the Policy changes effected in the review of the Made Crowhurst Neighbourhood Development Plan, of 8th July 2019. Appendices I and II to this document provide further details.

The Natural Environment

POLICY CE1 - Landscape Character: The new Design Guide has been referenced.

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.

POLICY CE4 - Natural Features: Watercourses added into Natural Features that should not be affected by development.

POLICY CE5 - Blue Infrastructure: Included the need to monitor water quality.

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.

The Village Environment

POLICY CF1 - Community and Recreational Facilities: Added in support to create a community area to enhance the Village Hall/School/Church area.

POLICY CF3 - Local Green Spaces: New proposed green space (Muriel's Meadow) added.

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

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.

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.

POLICY CH3 - Land adjacent to the Station Car Park: The new Design Guide has been referenced.

Economy

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.

POLICY CC2 - Infrastructure: Points about energy efficiency standards, renewable energy and electric vehicle charging points have been added.

POLICY CC3 - Renewables: New policy added giving criteria for different types of non-domestic renewable energy.

APPENDIX 1: Maps 3, 6 and 8 have been updated.

APPENDIX 2: This is now the new Design Guide that should be read in conjunction with the Neighbourhood Plan.

APPENDIX 4: Link to Biodiversity Audit has been added. Local Green Space description has been updated with a proposed new LGS.

Relevant policy justification and associated text have also been amended.

Other

- 2.2 There are also various non -material changes, relating to the Update itself and changes in referenced documents and other links.
- 2.3 There are some global changes made throughout the Plan that are not necessarily listed:
 - High Weald Area of Outstanding Natural Beauty (AONB) changed to High Weald National Landscape (HWNL)
 - “Wheeling” added as appropriately to “walking route” or “walking users” or similar to become “walking and wheeling route” etc.
 - References to Appendix 2 are now Appendix 3 and Appendix 3 is now Appendix 4, after the addition of the Crowhurst Design Guide as Appendix 2.

3.0 Qualifying body’s consideration of modifications from the Made Neighbourhood Plan

- 3.1 Although two new policies and a new Design Guide have been added, it is the Qualifying Body’s view that these are Material Modifications that do not change the nature of the Plan. The reasons for this are as follows:
 - The changes do not look to modify the plan period;

- Whilst greater emphasis is placed on design provision, these elements were already contained within the plan and more detail is helpful in clarifying how these issues should be considered. Guidance from the High Weald Management Plan, High Weald Housing Design Guide, the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSA) and the Character and Heritage Assessment 2017 helped form the basis of the Crowhurst Design Guide. As most of these are already referenced in the CNDP, it is considered that this addition does not change the nature of the Plan;
- The amended and new policies provide greater clarification on what is considered to be acceptable, without changing the general thrust of the aims of the “made” CNDP;
- Policy CE6 -Dark Skies. Provides more clarity on how to achieve the aim to reduce light pollution. Reduction of all forms of pollution, including light, mentioned throughout the “made” CNDP along with specific Policy criteria that external lighting should conform to the Bat Conservation Trust guidance.
- Policy CC3 – Renewables. It again provides more clarity on what is acceptable for small-scale energy initiatives, which were already supported.

Annex 1: Detailed list of modifications in the Reviewed Crowhurst Neighbourhood Development Plan Nov 2023

Red text = added text

Strike through = text removed

Italics = explanatory notes

Page/Section of current CNDP (of reviewed CNDP)	Amendment	Type of modification as considered by Qualifying Body
Front Cover	Final Review submission version May 2019 Oct 2024	Minor
Foreword p2,3	<i>New foreword added</i>	Minor
Headers	<i>Changed to "Crowhurst Neighbourhood Development Plan Review Submission Version Oct 2024"</i>	Minor
General	<i>Change AONB to National Landscape everywhere. Also put in that it was formerly known as AONB</i>	Minor
Contents p5,6	4.2.8 Policy CE6 - Dark Skies 4.4.4 Policy CC3 - Renewables Appendix 2 Crowhurst Design Guide Environment Planning Checklist Appendix 3 Environment Planning Checklist References Appendix 4 References Crowhurst Biodiversity Audit <i>added to Reference list</i>	Minor
1.0 Introduction. (p8) <i>New section</i> 1.0.1 - What has changed from the Made Neighbourhood Plan	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: The Natural Environment POLICY CE1 - Landscape Character: The new Design Guide has been referenced. 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 metric added along with reference to a new Policy on Dark Skies. POLICY CE4 - Natural Features: Watercourses added into Natural Features that should not be affected by development.	Minor

	<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>The Village Environment</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: New green space (Muriel's Meadow) 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>Economy</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 1: Maps 3, 6 and 8 updated</p> <p>APPENDIX 2: This is now the new Design Guide that should be read in conjunction with the Neighbourhood Plan.</p> <p>APPENDIX 4: Link to Biodiversity Audit has been added. Local Green Space description has been updated with the proposed new LGS</p>	
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	Relevant policy justification and associated text have also been amended. There are also various non-material changes, relating to the Update itself and changes in referenced documents and other links.	
1.1.1 p8 (p9)	“This document has been was originally drafted in response to Rother District Council’s (RDC) Local Plan with the requirement to provision additional homes throughout the district, including Crowhurst...”	Minor
1.2.6 p9 (p11)	The DaSA was adopted in Dec 2019, several months after the CNDP was adopted. has been through its public consultation and should be submitted for examination shortly.	Minor
1.2.7 (p11)	An emerging Local Plan ³ to cover the period 2020-2040 is currently being consulted on, with an expected adoption date of 2026. This will replace the adopted Core Strategy and DaSA and has updated policies and housing numbers across the District. The potential housing numbers for Crowhurst in the new Local Plan have been increased. Although the reviewed CNDP will be examined against the current Local Plan (2011-2028), the policies in the draft Local Plan (2020-2040) as published for the Reg 18 consultation, have been taken into account. <i>new link/footnote to emerging Local Plan (2040). Subsequent footnotes have been renumbered.</i>	Minor
1.3.4 p11 (p12)	A revised NPPF was published in July 2018 and updated in Feb 2019. The transitional arrangements for local plans and neighbourhood plans are set out in paragraph 214, which provides “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019”. A footnote clarifies that for neighbourhood plans, “submission” in this context means where a Qualifying Body submits a plan to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (the 2012 Regulations).	Minor
1.3.5 (p12)	Further revisions (2021 and 2023) have amended paragraph numbers but the core idea that “Neighbourhood planning gives communities the power to develop a shared vision for their area.” remains.	Minor
1.4.2 p11 (p13)	“... if Having been accepted and ratified by a referendum, our the Neighbourhood Development Plan would becomes part of the Local Development Framework (LDF) and have has legal weight as a statutory document.”	Minor

1.4.3 p11 (p13)	If accepted and ratified in the referendum There would are also be financial benefits for Crowhurst. By producing and adopting a Neighbourhood Development Plan, a higher percentage (25%) of the community infrastructure levy (CIL), charged to developers by RDC, comes to our village for projects. Without a NDP, a lower percentage (15%) would revert to the Parish.	Minor
1.5.1 p12 (p13)	“The Crowhurst Neighbourhood Plan Steering Group has originally prepared this plan to cover the period 2018 – 2028 in line with Rother District Council’s Local Plan timeframe. It sets out specific policies and proposals for the use and development of land in the Area shown below over this plan period. The review of the Plan has kept the original Plan dates. ”	Minor
1.8.2 p17 (p18)	The Crowhurst Planning Group is was made up of the following sub groups	Minor
1.8.3 (p20)	<i>Link 10 cnp terms of reference deleted.</i> The Crowhurst Neighbourhood Plan Advisory and Monitoring Group, set up after the Plan was adopted in 2019, was renamed the Crowhurst Neighbourhood Plan Monitoring and Review Group in order to carry out the review of the Neighbourhood Plan. This was made up of Parish Councillors and interested residents.	Minor
1.9.1 p19 (p20)	The following diagram represents the timeline of this plan for Crowhurst and is a summary of key events from a comprehensive project plan. The CNDP was adopted in July 2019 after a 92% Yes vote at referendum. A Design Guide was then produced and, with agreement from the Parish Council in 2023 to fund a review, this has been incorporated into the CNDP along with updating of policies. <i>Fig 1.2 updated with referendum result</i>	Minor
2.3.3 p 23 (p24)	There is no public bus route as such in the village. In 2023, a new on-Demand bus service called Flexi-Bus was started by East Sussex County Council (ESCC). Further information on this service can be found on the ESCC website. Once a week, a bus goes to Tesco and back. There is also the school bus that goes to Claverham Community college.	Minor
2.3.4 p23 (p24)	Possibly due to the lack of other public transport, Crowhurst has a higher than average number of households with 2 or more cars (57 58% compared to the Rother average of 37 42%). Parking provision (or current lack in some places) was cited as an important concern to residents in surveys.	Minor

2.4.2 (p24)	In addition to the Village Hall there is the Recreation Ground with a Pavilion and Youth Club Hut. The Recreation Ground also has a children’s play area, and tennis court Multi Use Games Area (MUGA) and community orchard.	Minor
2.5 p23 (p24)	<p>2.5.1 In the 20112021 census, there were 891 890 residents in 327 340 dwellings. The population was split almost equally between men and women.</p> <p>2.5.2 Crowhurst has a smaller number of 1 or 2 bed properties compared to Rother (2825% versus 4241%) but has around 58 63% (an increase since 2011) of households with only 1 or 2 people (based on 20112021 census data). Crowhurst has a larger number of 4+ bedroom properties compared to Rother (38% versus 23%)</p> <p>2.5.3 Surveys in the village showed that more 1 or 2 bed properties were needed, both for emerging households and downsizers.</p> <p>2.5.4 The median affordability ratio of house prices to earnings in Rother District has worsened from 10.33 in 2019 to 11.60 in 2021 (ESiF data).</p>	Minor
2.6.1 p23 (p25)	“...Other than that, there are a number of businesses providing employment in the Parish – farms, equestrian businesses, two a care home, a weight-loss retreat, the village pub, tourism – campsite, various holiday lets and a Holiday Village. However, most people need to commute out of Crowhurst for work.”	Minor
P26 (p27) Vision for Crowhurst	‘maintain the village’s rural character by protecting the countryside and environment around its boundaries, promoting, maintaining and enabling healthier lifestyles, community spirit and enhancing infrastructure, facilities and services for residents of all ages and abilities ’	Minor
p26 (p27) Link 11	https://www.crowhurstpc.co.uk/neighbourhoodplan/archives	Minor
ITB3 p27 (p28)	“To enhance opportunities for walking, wheeling and cycling around the village.”	Minor
3.5 p28 (p29)	CSF4) To support health services, facilities and activities that help to encourage everyone to lead healthy and active life styles, both physically and mentally; CSF6) To support and enhance community events, leisure and cultural activities for everyone of all ages and abilities in the village.	Minor
4.01 p30 (p31)	“New houses are required throughout the country. On the methodology used, the current Local Plan (2011-2028) gave Rother District Council (RDC) a quota to provide nearly 5700 new homes over the plan period. Within Rother's plan, Crowhurst is expected to contribute a minimum of 20 new homes from planned housing	Minor

	<p>developments (of six homes or more) and a few more through windfall projects (smaller, sporadic developments). The adopted version of the CNDP allocated 30 dwellings. Based on the emerging plan (Reg18 version) housing numbers for the District (including Crowhurst) are increasing.”</p> <p>District Councils used a mechanism known as the Full Objectively Assessed Housing Need to assess numbers of houses to be built. This is to be replaced by the Standardised Methodology for the calculation of Local Housing Need. Rother District Council (RDC) has a current quota to provide nearly 5,700 new homes over its plan period to 2028. Within Rother's plan, Crowhurst is expected to contribute a minimum of 20 new homes from planned housing developments (of six homes or more) and a few more through windfall projects (smaller, sporadic developments). Our own local housing needs assessments have broadly confirmed that these numbers match our future, local requirements.</p>	
4.0.3, p30 (p31)	https://www.crowhurstpc.co.uk/neighbourhoodplan/archives	Minor
4.0.4, p30 (p31)	"...The results of our consultations with residents can be found on the Crowhurst Neighbourhood Plan Parish Council website"	Minor
4.0.8, p31 (p32)	<p>"...There are many architectural styles and some interesting individual buildings which provide good examples on which to base future reference points for good housing design..."</p> <p>"... The CNDP team has taken some time to identify preferable characteristics of the built environment and produce general design statements-produced the Crowhurst Design Guide to guide future development..."</p>	Minor although references a Material (no change to nature of plan) modification
4.0.10, p31 (p32)	<p>"... has been carefully reviewed by Rother DC and can be seen in the emerging DaSA..."</p> <p>"...The CNDP, in line with the RDC Core Strategy and soon to be adopted Development and Sites Allocation (DaSA) Plan will protect and enable us to strongly resist development within the countryside, particularly those areas of special qualities such as the best and most versatile agricultural land, areas of National Landscape Outstanding Natural Beauty, Nature Reserves and Strategic Gaps."</p>	Minor
4.0.13, p32(p33)	"...These policies must be considered in conjunction with RDC's Core Strategy and, soon to be adopted, DaSA Plan to get a full picture of the policies applying to new development in Crowhurst."	Minor

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. A new policy on Renewable Energy has been included in the review."	Minor although references a Material (no change to nature of plan) modification
4.1.2 Economic, p33 (p34)	"...Policy CC2 supports development that includes infrastructure that will help with home working. Policy CC3 will support appropriate renewable energy infrastructure within the Parish. This should support climate change mitigation and reduce carbon emissions."	Minor although references a Material (no change to nature of plan) modification
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..."	Minor although references a Material (no change to nature of plan) modification
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, protect biodiversity and improve the mental and physical well-being that is associated with this."	Minor although references a Material (no change to nature of plan) modification
4.1.3 p34 (p35)	"Overall, each policy within the CNDP contributes to the sustainable development of the Parish. It is not therefore considered necessary to have a separate policy on sustainable development or climate change. Policies that promote sustainability and climate change mitigation also include benefits to human and global health."	Minor
4.2.1 Environmental Objectives p35 (p36)	1. To mitigate the effects of the Climate and Ecological Emergency as declared by the Parish Council. 2. "To preserve and where possible enhance the distinct rural landscape character..." 3. "To conserve and where possible 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 net gain in biodiversity where possible Biodiversity Net Gain (BNG) improvements and take into account information in the Biodiversity Audit (Appendix 4) of the Parish."	Minor although references a Material (no change to nature of plan) modification

	<p>3 4 "To protect important landscape features within the Parish such as trees, hedgerows, verges, ponds and watercourses, other protected biodiversity assets and the wider rural landscape..."</p> <p>45. " Ensure that development is safe from flooding and other environmental impacts such as contamination and pollution such as , but not limited to, light, water and air pollution and equally, that development does not impact upon the high environmental quality of the parish....."</p> <p>78. "Ensure development is well designed as per the Crowhurst Design Guide and new development is consistent with the local architectural vernacular and local character in general."</p> <p>10. Ensure transparent processes with RDC about changes put forward to alter the protection of any area within the Parish such as TPO's and section 41 habitats.</p>	
4.2.3.2 p38 (p39)	"...Furthermore, Paragraph 115 176 of the NPPF places great weight on the conservation of designated landscapes..."	Minor
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 (CLCSA) and the Crowhurst Design Guide; "	Minor although references a Material (no change to nature of plan) modification
4.2.4.1 p40 (p41)	"... as set by the High Weald AONB Management Plan (2014-2019 – the 2019-2024 plan has been consulted on and should take effect in April 2024-2029 plan (or subsequent versions))..."	Minor
4.2.4.3 p40 (p41)	"The area of the Parish outside the HWNL, still shares many of the characteristics of the HWNL. Crowhurst village itself presents significant HWNL character that is largely intact and unspoilt. Accessibility to this landscape for recreation brings health and well-being benefits. Having regard to the great weight..."	Minor
4.2.4.3, p41 (p42)	"... While Policy EN1 of the Core Strategy does mention the HWNL (formerly AONB), and the emerging DaSA goes into more detail about developments within the HWNL..."	Minor
Policy CE2 The High Weald National Landscape - intro p41 (p42)	"Development within the High Weald National Landscape (HWNL) – formerly known as the High Weald Area of Outstanding Natural Beauty (AONB) - will only be supported where it conserves or enhances the natural beauty of the parish, including promotion of accessibility for health and wellbeing , and has regard to the High Weald (AONB) Management Plan. In particular development must demonstrate that it:"	Minor

4.2.5.1 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, wildlife areas such as Muriel's Meadow and various ESCC Designated verges, residential gardens..."</p> <p>"... Paragraph 118180 of the NPPF states that planning should aim to conserve and, where possible, enhance biodiversity. 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. Policy EN5: Biodiversity and Greenspace of the Rother Core Strategy (and Policy ENV5: Habitats and Species of the emerging RDC Local Plan) reinforces these aims."</p>	Minor although references a Material (no change to nature of plan) modification
4.2.5.2, p42 (p43)	<p>" The plan and its policies in respect of Biodiversity have been informed by a substantial evidence base including the Environmental Description, the Crowhurst Biodiversity Audit (Appendix 4) and has also been informed..."</p>	Minor
4.2.5.3, p42 (p43)	<p>"...This is key to seeking enhancements within design and to ensure the scheme accords with relevant guidance such as Natural England's Green Infrastructure Framework and other standing advice and guidance and enabling a site to maximise the ecological potential of a site, including wildlife connectivity, and ensuring the proposed enhancements are acceptable to the site context. It is mandatory for proposals to increase biodiversity net gain by at least 20% (or the higher of any subsequent regulations), calculated using the latest Biodiversity Net Gain (BNG) metric to ensure the special rural nature of the village is maintained and improved. The importance of wildlife corridors and wider connectivity is noted and developers must link any new habitats to current areas to allow for the movement and dispersal of flora and fauna. The importance of wildlife corridors is recognised by the Rother Core Strategy..."</p>	Material modifications (no change to nature of plan)
4.2.5.4, p43 (p44)	<p>"... including habitat within buildings such as bird boxes within brickwork, swiftbricks, hedgehog homes, insect hotels and wildlife friendly SuDS to maximise biodiversity opportunities in all parts of the building and site...."</p> <p>"... The policy will also encourage ensure native new planting is native and climate resistant - trees such as Crab Apple, Juniper, Osier Willow, Hazel, Blackthorn/Sloe or Silver Birch would be suitable. Any new planting must also be from local or UK only sources (to limit disease transfer) and is appropriate to the site conditions and also where possible planting that represents good pollinators for local wildlife. Any</p>	Minor

	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."	
4.2.5.6, p43 (p45)	"... Rural Communities Act (2006) and the NPPF. Other relevant information is the National Pollinator Strategy, B-Lines and British Standards: Biodiversity."	Minor
Policy CE3 Biodiversity, intro p44 (p45)	"Any new development will be required to demonstrate that there will be a net gain in biodiversity of the site and its surroundings is conserved and of at least 20% or the higher of any subsequent regulations (bar allowed exception sites), shown using the Biodiversity Net Gain (BNG) metric Opportunities for the enhancement of the natural environment are must be maximised and biodiversity net gain must be provided on-site wherever possible. Off-site provision will only be considered where it can be demonstrated that, after following the biodiversity gain hierarchy, all reasonable opportunities to achieve measurable and significant net gains on-site have been exhausted. The criteria below and in the Crowhurst Design Guide must be followed:"	Material modifications (no change to nature of plan)
Policy CE3 Biodiversity, criteria 1, p44 (p45)	" Development will not be supported where it adversely affects the ecological interests of the Fore Wood Reserve SSSI, Quarry Wood Nature Reserve, Combe Haven, Priority Habitats or areas with a Biodiversity Action Plan (BAP), Muriel's Meadow or other designated wildflower areas, or where development..."	Material modifications (no change to nature of plan)
Policy CE3 Biodiversity, criteria 2(i) p44 (p46)	New development is expected to be supported by an initial ecological appraisal and CAVAT assessment in line with Rother DC policy and	Minor
Policy CE3 Biodiversity, criteria 2(ii) p44 (p46)	"The design of the scheme should be informed by current ecological concerns, including the objectives of the emerging East Sussex (including Brighton and Hove) Local Nature Recovery Strategy and information in the Crowhurst Biodiversity Audit, and take opportunities.."	Minor
Policy CE3 Biodiversity, criteria 2 (iii), p44 (p46)	"Existing wildlife corridors should must be retained, buffered, restored and strengthened, and new wildlife corridors should be created as part of the new development, where possible. Opportunities to connect with wildlife corridors on adjacent land should must be explored and, if possible, porous boundaries used boundaries permeable to wildlife must be used;"	Minor
Policy CE3 Biodiversity,	"New development should must take opportunities to incorporate new habitat within buildings and across the site. This could include those integral within the structure of	Minor

criteria (iv), p44 (p46)	the building such as bat and bird boxes or bricks , wildlife friendly fencing and hedgehog refugia..."	
Policy CE3 Biodiversity, criteria 2(v), p44 (p46)	Any lighting should conform to the principles of the Institute of Lighting Professionals (ILP) , Bat Conservation Trust guidance and the Dark Skies Policy CE6 ;	Minor although references a Material (no change to nature of plan) modification
Policy CE3 Biodiversity, criteria 2 (vii) p44 (p46)	Any new planting should is required to incorporate native, climate resilient planting, from local or UK sources only (to limit disease transfer) , and those which are defined as good pollinators for native species and must include a long term maintenance/management plan ;	Minor
4.2.6.1 p45 (p47)	"...The Environment Description Paper and Biodiversity Audit (Appendix 4) sets these out in more detail..."	Minor
4.2.6.2 p45 (p47)	"...For example, tree protective fencing and that there is suitable separation space between trees, hedgerows and buildings to avoid later pressures for removal. The Parish is keen and will be vigilant in ensuring RDC and ESCC abide by all Wildlife Acts, regulations, laws and guidance as well as their own environmental policies. "	Minor
Policy CE4 Natural Features, intro, p46 (p48)	"... This can include, but not be limited to, Veteran and Aged Trees, Ancient Woodland, significant trees, hedgerows, watercourses and ponds..."	Minor
4.2.7.1 p47 (p49)	4.2.7.1 "... The village has suffered a number of flood events as set out in the supplementary paper in respect of Watercourses and Flooding (Appendix 4) and the Strategic Flood Risk Assessment (SFRA) which noted that flooding occurred in the Combe Haven in 2001. There is also further information on watercourses within the Parish in the Biodiversity Audit (Appendix 4). "	Minor
4.2.7.2 p47 (p49)	"...and other measures detailed in the East Sussex County Council publication ' <i>Guide to Sustainable Drainage Systems in East Sussex in 2015</i> ', and the RSPB Publication <i>Sustainable Drainage Systems; Maximising the Potential for People and Wildlife</i> and South East Local Flood Authorities' 'Water. People. Places' . These measures would seek to maintain surface water run-off rates as close to the existing run-off rate as practicable and would be required to be integrated into new development. 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. The local Environment Group will regularly monitor watercourses and any required Environmental reports needed for development should include water quality	Material modifications (no change to nature of plan)

	of nearby watercourses. Buffer zones around new development would also help ensure there is no adverse impact on water courses.”	
Policy CE5 Blue Infrastructure, intro p48 (p50)	“The existing network of streams, ponds, springs and rivers and their flood plains shall be maintained and protected and there will be a presumption against development within areas at risk of flooding (fluvial, pluvial or groundwater) in order that development is directed to areas of low risk. Any new development will be required to ensure flooding is not increased elsewhere within the village and watercourses are protected from adverse impacts by the use of buffer zones. And that New development must incorporate Sustainable Drainage Systems (SuDS) which shall be subject to long term management and necessary maintenance. Development shall meet the following criteria:”	Material modifications (no change to nature of plan)
Policy CE5 Blue Infrastructure, criteria 1 p48 (p50)	No development will be permitted within identified flood zone areas, see CNDP Map 4, unless it can meet the relevant requirements of the other relevant policies of the development plan and the Planning Practice Guidance (or any subsequent guidance thereafter). Any development that is allowed must monitor water quality of nearby watercourses during and after development to ensure no pollution is caused;	Material modifications (no change to nature of plan)
Policy CE5 Blue Infrastructure, criteria 2, p48 (p50)	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 (or subsequent) that are...”	Minor
Policy CE5 Blue Infrastructure, new criteria 4	“New development, including residential extensions and alterations, should minimise its impact on water resources. As such, rainwater and/or grey-water storage and recycling measures, green roofs and walls, and other water efficiency measures are encouraged.”	Material modifications (no change to nature of plan)
New Policy CE6 Dark Skies justification (p51)	4.2.8.1 "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. [Figure 4.1 Light meter readings around Crowhurst 2022/23 inserted so have also renumbered later Figures]	Material modifications (no change to nature of plan)

	<p>4.2.8.2 One of the most noxious aspects of light pollution is external lights, particularly on roadsides and gardens. 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. Light pollution can also affect the health and wellbeing of residents causing sleep disturbances and other health issues. It can also affect heritage assets by negatively altering the perception of important architectural details.</p> <p>4.2.8.3 Residents can assist with light reduction affecting the environment by:</p> <ul style="list-style-type: none"> 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. <p>There is currently no street lighting in the parish, but where safety is an issue, such as the train station or the church there could be negotiation for reducing lights and timings. Both Rother District Council and the High Weald NL (also known as the AONB) Unit have emerging Dark Skies policies, so developers and private individuals need also to follow their recommendations. The High Weald AONB/NL Management Plan (2024-2029 plan or subsequent versions) also needs to be consulted to note their wishes for the area.</p> <p>4.2.8.4 The Parish is looking into (with other local parishes) applying for International Dark Skies Certification.”</p>	
<p>Policy CE6 Dark Skies (p53)</p>	<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 even at 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. In order to preserve dark skies over the parish, external lighting in new development should only be used when:</p>	<p>Material modifications (no change to nature of plan)</p>

	<p>1. the lighting is shown to be necessary for operational, safety or security reasons;</p> <p>2. Any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;</p> <p>3. There is no adverse impact on nearby residential properties, wildlife, local heritage assets or the wider landscape;</p> <p>4. 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).</p> <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 criteria 1 p49 (p54)	"Promote and reinforce the existing strength of community within the Parish and maximise opportunities for social inclusion by all sectors of the community to promote physical and mental health and wellbeing."	Minor
4.3.1 criteria 5, p49 (p54)	" 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 encouraging physical activity and active travel to support the mental and physical health and wellbeing of residents of all ages and abilities."	Minor
4.3.1 criteria 6, p49 (p54)	Improve access to local facilities, where possible, including maximising opportunities for active travel, utilising public transport and other local services	Minor
4.3.2.1 p50 (p55)	"...the village does contain a range of facilities which are of value to the community and should be protected to enable active and healthy lifestyles. These include..."	Minor
4.3.2.3, p50 (p55)	<p>" 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. There is also a need..."</p> <p>"...In short, the Parish will support the future vitality of their community facilities, including utilising CIL receipts from new development, to secure suitable upgrades to these assets, which will help increase the physical and mental health and wellbeing of residents."</p>	Minor

4.3.2.4 p51 (p56)	“...The provision of new community facilities, including allotments , will be encouraged and supported, including...”	Minor
4.3.2.5 p51 (p56)	“... There is a local desire to improve part of the 1066 Country Walk Bexhill Link to the southern part of the village to create a safe walking and wheeling route that is accessible all year round. The aim would be to create a safer alternative to Chapel Hill for pedestrians walking travelling between the recreation ground area and the school or station. The existing or alternative footpath across the field could possibly be raised slightly and/or hardened to enable all weather use (including during flood or near flood conditions), and made accessible for all walking and wheeling users including push chairs . An important consideration would be to ensure that the appearance of the pathway blends in well. and is finished with grass . There may also be a need to re-introduce a fence to separate walkers and if there is livestock around... ”	Minor
4.3.2.6 p51 (p56)	“...This would accord with the NPPF which seeks to protect and enhance Public Rights of Way and recognises the importance of opportunities for sport to creating healthy communities. The policy also recognises the importance of improving access to nature and open spaces/countryside to support the physical and mental health and wellbeing of communities. ”	Minor
4.3.2.8 p52 (p57)	While the Parish contains many areas of land that are important to the rural character of the village (and the High Weald setting), they do not necessarily conform fully to the NPPF designation of Local Green Space. However, 4 5 areas: <ul style="list-style-type: none"> • Fore Wood • St Georges Churchyard • Crowhurst Recreation Ground • Crowhurst Nature Reserve (Quarry Wood) • Muriel's Meadow are considered important enough to warrant Local Green Space designation in Policy CF3 and these can be seen on CNDP Map 3. The Local Green Space Description document, describing these areas is referenced in Appendix 4. Access to Local Green Space for residents of all ages and abilities is recognised as being important to supporting physical and mental health and wellbeing.	Material modifications (no change to nature of plan)
Policy CF1 Community and Recreational Facilities, new	4.Support the establishment of a village green, including pond, to enhance the Heritage Centre community hub (Village Hall/School/Church area).	Material modifications (no change to nature of plan)

criteria 4, p53 (p58)		
Policy CF1 Community and Recreational Facilities, new criteria 5, p53 (p58)	5. Support the provision of community growing space/allotment if a suitable proposal comes forward and a long term management plan is established.	Material modifications (no change to nature of plan)
Policy CF2 Rights of Way and Recreation, p54 (p59)	1.a) Supporting improvements to the footpath between Forewood Lane and Sampsons Lane (Crowhurst 17a and 18 or new/moved), as shown on CNDP Map 6, to an all-weather pedestrian (walking and wheeling) use as a practical alternative to Chapel Hill.	Minor
Policy CF2 Rights of Way and Recreation, criteria 3, p54 (p59)	3 Protect sports and play space and facilities and encourage more where appropriate. These spaces should be accessible and cater for all ages and abilities to support the mental and physical health and wellbeing of residents.	Minor
Policy CF3 Local Green Space, p55 (p60)	1. The following areas are designated as Local Green Space to support the physical and mental health and wellbeing of the community and are shown on CNDP Map 3 and the Proposals Map: Fore Wood St Georges Churchyard Crowhurst Recreation Ground Crowhurst Nature Reserve Muriel's Meadow	Material modifications (no change to nature of plan)
4.3.3.1 p56 (p61)	"Section 7.12 of the NPPF stated that design is key to the concept of Sustainable Development and should contribute to making places better for people and promoting health and wellbeing. Design should ensure new development creates healthy and sustainable placemaking to create opportunities for health equity and prosperity as well as healthy and sustainable places. Whilst the Core..."	Minor
4.3.3.2, p56 (p61)	"New development should allow for climate change must seek to mitigate against and adapt to climate change by complying with Policy CC3 - Renewables and Policy CE6 - Dark Skies. Reference should also be made to the RDC Climate Strategy. and the need	Material modifications (no change to nature of plan)

	<p>for housing to be It should be flexible and adaptable for a range of occupiers. New development (including subdividing of dwellings) should meet the minimum national space standards and Building for Life 12 Building for a Healthy Life standards (or subsequent) and is encouraged to must provide adaptable floor-space by meeting M4(2) of the Building Regulations, as proposed by the emerging Rother as set out in the DaSA policy on Accessible and Adaptable Homes and emerging RDC Local Plan Policy HOU8. This approach to housing standards is key due to the ageing population with 22 28.5% of the population being over 65 (an increase from 2011) and 31 32% between 45-64yrs (Census, 2021) and thus it is imperative that the new housing is adaptable for future needs and to ensure any new homes are suitable for a diverse range of people. Reference should also be made to 'Housing our Ageing Population Panel for Innovation (HAPPI)' principles and the Royal Town Planning Institute 'Dementia & Town Planning', RTPI 2020. (or subsequent) information. In terms of viability, the evidence base for the DaSA suggests the additional cost of building to M4(2) is £521 (three bedroom home) and thus having regard to the market values in the area, it is considered this is an appropriate approach to future proofing the housing stock for the Parish.."</p>	
4.3.3.3 p56 (p62)	<p>Section 8 of the NPPF also seeks to encourage access to outside space and therefore it is an important part of design that outside space provides opportunity for amenity purposes and that development provides opportunity for recreation, including private gardens, community growing spaces or allotments. These spaces are also invaluable from both a landscape and design perspective and a physical and mental health and wellbeing perspective and thus should be viewed as an integral part of the design approach."</p>	Minor
4.3.3.4 p57 (p62)	<p>"... Development should comply with County Council guidance on pollution such as, but not limited to, 'Planning Noise Advice Document: Sussex 20152021' And 'Air Quality and emissions mitigation guidance for Sussex' (20132021) or subsequent documents. This will also accord with Rother strategic policies. and Paragraph 17 of the NPPF..."</p>	Minor
New para 4.3.3.5 (p62)	<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. This will provide developers with more certainty and they 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 HWNL landscape, settlement</p>	Minor although references a Material (no change to nature of plan) modification

	<p>pattern and rich biodiversity. The Guide emphasises the requirement that design development should flow organically from this analysis. Buildings and their environment should be interesting and attractive as this improves the physical and mental health and well-being of residents. 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>	
<p>Policy CB1 Design, p57 (p63)</p>	<p>Development should be of high quality design and have regard to its site and village context to reinforce and create a sense of place, to enhance the quality and safety of the village environment and to ensure design plays an important role in the sustainable growth of the village; one that supports the creation of healthy, multi-generational neighbourhoods and improves the physical and mental health and well-being of residents. All development (including subdivision of dwellings) will be expected to comply with the following criteria:</p> <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> • Appreciation of context • Conservation of biodiversity and wildlife habitats • Sustainability • Siting of developments within the landscape • Physical and Social Cohesion • Layout, character, scale and density • Architectural detail • Use of Local Building materials; • Applying these design criteria to the Crowhurst NP allocated sites <p><i>Moved point 4 to 2 and amended</i></p> <p>4 2"Any new housing development should be served by appropriate amenity space and encouragement will be given to developments that connect to local footpaths connect well, using Active Travel England's design tools as appropriate, with the</p>	<p>Material modifications (no change to nature of plan)</p>

	<p>existing Village community, including through access to local footpaths so that active travel is encouraged;"</p> <p><i>Moved point 6 to 3</i></p> <p>6 3 "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 - The High Weald National Landscape;"</p> <p><i>New point 4</i></p> <p>4 "There should be no loss of local biodiversity and wildlife habitats. Opportunities to promote wildlife and biodiversity enhancement must be sought and ecological gain demonstrated using the Biodiversity Net Gain metric (bar exception sites);"</p> <p><i>Old point 3 moved to point 6 and amended</i></p> <p>3 6 "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 must 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 point 2 into point 7</i></p> <p>2-7"The development will be expected to demonstrate that neighbouring properties and the proposed development are protected from Development should not adversely affect the amenity of neighbouring properties in terms of massing, overlooking, loss of light or privacy or other overbearing impacts including all forms of pollution by following County Council guidance in the design."</p> <p><i>Moved old points 8 and 9 to Policy CC2 - Infrastructure (criteria 3 and new 5)</i></p> <p><i>New criteria 8</i></p> <p>8 "Development must follow the other policies in the NP."</p> <p><i>Put Design Guide as Appendix 2, so current appendices will move to 3 and 4</i></p>	
<p>Policy CB2 Heritage new criteria 6, p61 (p67)</p>	<p>6. Development of any heritage asset should follow Historic England best practice guidance, particularly with regard to energy efficiency improvements.</p>	<p>Minor</p>
<p>4.3.5.2, p62 (p68)</p>	<p>"Since 20112019 11 dwellings have received planning permission with a further 14 or so self-contained annexes or holiday lets. only two dwellings have been built within the village. Within the Rural Settlement Paper, Rother identified 18 households in housing need (2008). with 9 households on the waiting list and as of 2016, there were</p>	<p>Minor</p>

	4 households on the waiting list. Recent data shows 6 applicants on the housing register recorded as living in Crowhurst and 8 applicants having a local connection to Crowhurst. In the village housing needs..."	
4.3.5.3, p62 (p68)	"...Full details of this process can be seen in the Site Assessment Policies Paper (Appendix 3 4)..."	Minor
4.3.5.6, p64 (p70)	" The implications of Paragraph 116 183 of the NPPF are therefore relevant.... However, as per Policies CE1 to CE5 CE6, the CNDP CNDP places great weight on the conservation ..."	Minor
4.3.5.7, p64	The village is dominated by larger housing types - nearly 38% are 4+ bedrooms, compared to the Rother average of 23%. Only 28 25% of the housing stock in Crowhurst is 1 and 2 bedroom (a reduction since 2011) whereas 58 63% of households are 1 or 2 person (an increase since 2011). There is an identified need for smaller units to better balance the housing stock. with the 4 households Many of the households, with a connection to Crowhurst, on the waiting list requiring will require a 1 or 2 bedroom unit, and 20 potential new households (who will need to move over the next five years) also require smaller one 1 or two 2 bedroom units in the coming years.	Minor
New para 4.3.5.10 (p71)	"Any other sites put forward would need to allow for community consultation (as were the allocated sites) and follow the policies of the CNDP and those outlined for the allocated sites."	Minor
4.3.6.1, p66 (p72)	".. There is also a desire to retain the agricultural buildings to serve are currently agricultural buildings next to the site, serving Court Lodge Farm which remains operational in the village...This site has walking access is close to the Railway Station, school and village hall and has footpath access to the 1066 Country Walk Bexhill Link...Due to the proximity of the site to a working farm, the layout should ensure a compatible relationship through a landscaped buffer and the development will be required to remove the existing fire damaged building to maximise the landscape benefits and suitable access."	Minor
New para 4.3.6.3 (p72)	"Site CH1 is adjacent to the existing village focal point and heritage centre, including the School, Church, Village Hall and scheduled Ancient Monument 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/near the plot of land between Station Road and Forewood Lane. In the event that biodiversity net gain cannot be achieved on site, this plot could conveniently and appropriately achieve the required biodiversity	Minor

	metric gain. Other components could include a village shop, footpath improvements along Station Road and measures to mitigate existing flooding risks."	
Policy CH1 Land at Station Road/Forewood Lane criteria 3, p67 (p73)	"The development shall provide 40% of the properties as affordable homes on site. Where a proposal exceeds the 40% affordable housing policy requirement this will be a factor that is considered favourably, in line with other Neighbourhood Plan and Local Plan policies;"	Material modifications (no change to nature of plan)
Policy CH1, criterion 5, p67 (p73)	" The development shall provide a footpath to the south side of the access to connect to the existing footpath on Forewood Lane. The route of the ProW through the site should be reviewed, to retain its rural characteristic"	Minor
Policy CH1, criterion 6, p67 (p73)	"The design principles shall be based on the High Weald Management Plan and the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSA) and be of rural vernacular style, such as farmhouse style dwellings. the Crowhurst Design Guide and Policy CB1 and be of contemporary, quality design that conserves and enhances the local context and character, potentially referencing the adjacent farm buildings. Development shall not exceed 2 storeys. The layout and design should also be informed by a site specific landscape assessment."	Minor although references a Material (no change to nature of plan) modification
Policy CH1 criteria 7, p67 (p73)	"The development shall retain the existing tree line along Station Road and include new native, climate resilient planting buffers to the north-east and south-west southern boundaries as set out in the Central Crowhurst Landscape Strategy in the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSA)..."	Minor
Policy CH1, criterion eight, p67 (p74)	" 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. The site development plan should incorporate ready access into this adjacent green space;"	Minor
Policy CH1, criterion 9, p67 (p74)	"The layout of the development will ensure sufficient separation from the adjacent farm uses to maintain amenity of properties and the appropriate amenity for future occupiers is provided and to prevent harm from the adjacent farm uses while maintaining proper farming operations;"	Minor
Fig 4.1 p68 (p75)	Changed Fig 4.1 to Fig 4.2 after addition of light map	Minor
Figure 4.2 drawing of site CH1, p69 (fig 4.3, p76)	<i>Updated map from consultant used to replace previous. Fig 4.2 changed to Fig 4.3 after addition of light map</i>	Minor

4.3.7.6 p71 (p78)	" Design should be vernacular, using local materials and reflect the rural village style. Design should follow Policy CB1 and the Crowhurst Design Guide. The design layout should be in keeping with the AONB HWNL , for example as a straight development, rather than a cul-de sac."	Minor although references a Material (no change to nature of plan) modification
Policy CH2 Land South of Forewood Rise, criteria 3, p71 (p78)	"The development shall provide 40% of the properties as affordable homes on site. Where a proposal exceeds the 40% affordable housing policy requirement this will be a factor that is considered favourably, in line with other Neighbourhood Plan and Local Plan policies; "	Material modifications (no change to nature of plan)
Policy CH2, criteria 5, p71 (p78)	"The route of the 1066 Country Walk is retained as part of the development and an attractive context to this route is achieved;"	Minor
Policy CH2, criteria 6, p71 (p78)	"The layout and design should not exceed 2 storeys and should be informed by a landscape assessment and the Crowhurst Design Guide High Weald Management Plan. Design should use vernacular architecture and local materials and the layout should suit the High Weald AONB"	Minor although references a Material (no change to nature of plan) modification
Policy CH2 criteria 8, p71 (p78)	A children's play area (LAP), suitable for all abilities and genders , shall be incorporated into the scheme as part of the development	Minor
Fig 4.3 Aerial View of Site CH2, p72 (p79)	<i>Amended to Fig 4.4 after addition of light map</i>	Minor
Figure 4.4 drawing of site CH2, p73 (fig 4.5, p80)	Updated map from consultant used to replace previous Amended from Fig 4.4 to Fig 4.5 after addition of light map	Minor
Policy CH3 Land adjacent to Station Car Park, criteria 4, p75 (p82)	"The design should incorporate the traditional architectural vernacular be in accordance with the Crowhurst Design Guide"	Minor although references a Material (no change to nature of plan) modification
Fig 4.5 Aerial View of Site CH3 p76 (p83)	<i>Amended from fig 4.5 to Fig 4.6 after addition of light map</i>	Minor

4.4.1 new criteria 6, p77 (p84)	"6. Ensure new development is sustainable and would help mitigate the effect of climate change and ecological issues."	Material modifications (no change to nature of plan)
4.4.2.2 p77 (p84)	"... and the policy would enable such growth subject to consideration of relevant factors such as landscape, amenity and access. Any such development should also consider energy efficiency improvements, use of renewables and biodiversity improvements in order to be sustainable and to 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 also..."	Material modifications (no change to nature of plan)
Policy CC1 Economic Sustainability intro, p78 (p85)	"... 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. The following types of..."	Minor
Policy CC1 criteria 3, p78 (p85)	"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;"	Material modifications (no change to nature of plan)
Policy CC1 criteria 4, p78 (p85)	"New small scale tourism opportunities including temporary uses where these protect the character of the landscape or any effects can be mitigated, safeguard the intrinsic and distinctive landscape character of the HWNL provided it does not reduce the availability of dwellings used as permanent residences, detract from the needs of agriculture or unreasonably harm the amenities of residents in nearby dwellings;"	Material modifications (no change to nature of plan)
Policy CC1 criteria 6, p78 (p85)	"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."	Minor although references a Material (no change to nature of plan) modification
4.4.3.1 p79 (p86)	"... Thus, the development will be required to address necessary infrastructure requirements in order to avoid any adverse impacts of development for the benefit of existing and future occupiers. The RDC Infrastructure Delivery Plan should also be referenced."	Minor
4.4.3.2 Infrastructure p79 (p86)	" Village surveys showed a lot of concern over parking within the village – primarily around the recreation ground and the Village Hall/School/Church area and in the Forewood Rise development. While active travel is to be encouraged, census data shows that 20% of households have 3 or more vehicles, compared to 12% in Rother. Therefore, any new development should be entirely self-sufficient.....The landowner will need to contact the East Sussex Rights of Way team about altering footpath 6a or	Minor

	<p>adding another footpath to connect to 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 34."</p>	
4.4.3.4 p80 (p87)	<p>At the present time, the Parish Council, via village surveys, have identified the village hall (or other community facilities) and improvements to the footpath between parts of the village to be priorities to which any monies would be spent. This will help encourage active travel and improvements in the physical and mental health and wellbeing of residents. but this However, priorities will be reviewed throughout the plan period to ensure investment is directed where it is most needed.</p>	Minor
New para 4.4.3.5 (p87)	<p>There are a number of key transport related challenges and opportunities identified throughout the CNDP. These include policies to improve sustainable and active travel and the health and wellbeing of residents:</p> <ul style="list-style-type: none"> Policy CF2 – Rights of Way and Recreation Policy CB1 - Design Design Guide (particularly Sections 6 and 7) Policy CH1 - Land at Station Road and Forewood Lane Policy CH2 – Land South of Forewood Rise Policy CC2 - Infrastructure <p>An ongoing challenge is sustainable transport connectivity to the wider area. Reference can also be made to ESCC Local Transport Strategy documents such as: Draft Local Transport Plan 4 (or subsequent/adopted) Local Cycling and Walking Infrastructure Plan</p>	Minor
Policy CC2 Infrastructure intro, p80 (p88)	<p>"Any development would be expected to be supported by the necessary infrastructure and also provide access for existing and future residents to key facilities and village assets in order to promote safety and contribute to an improved public realm which is inclusive, age friendly and creates places where people can meet an inclusive community. The following criteria should be met:"</p>	Minor
Policy CC2 criteria 1, p80 (p88)	<p>"Safe pedestrian and vehicular access and, where it is practicable, off-road pedestrian routes provided to the key parts of the village and public transport links to support active travel;"</p>	Minor
Policy CC2 criteria 3, p80 (p88)	<p><i>Criteria 8 from Policy CB1 (2019 NP) now incorporated into criteria 3 of Policy CC2</i> "New development should include on-site infrastructure to support sustainable development. Encouragement will be given to developments that exceed energy efficiency standards. This also includes but is not limited to measures such as</p>	Minor

	including renewable energy as part of the design and installing a Fibre to Premises (FTTP) connection or exceptionally the next feasible fastest broadband; allowing connection to high speed broadband where/when available; "	
Policy CC2 criteria 4, p80 (p88)	"All development proposals should provide vehicle and cycle parking (including garages) and cycle storage (convenient to dwelling entrance) in accordance with the current and relevant County Council standards...."	Minor
Policy CC2 new criteria 5, p80 (p88)	<i>Criteria 9 from Policy CB1 (2019 NP) now becomes new criteria 5 of Policy CC2</i> "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;"	Minor
Policy CC2 p80 (p88)	<i>Criteria 5 becomes 6, criteria 6 becomes 7</i>	Minor
Fig 4.6 p81 (p89)	<i>Now Fig. 4.7 after addition of light map Updated map with new proposed link to PRow</i>	Minor
New policy justification on Renewables 4.4.4 (p90)	<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 net zero by 2030. The emerging RDC Climate Strategy should also be referenced. 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 net zero efforts, renewable energy solutions that reduce fossil fuel dependency and offset carbon emissions are crucial.</p>	Material modifications (no change to nature of plan)

<p>New Policy CC3 - Renewables (p90)</p>	<p>To help mitigate the causes and effects of 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"> 1. Improve biodiversity through measures such as wildflower meadows, enhanced native planting and provisions for bird/bat boxes and wildlife friendly habitats; 2. Provide ongoing benefits to the community or be community led; 3. Avoid adverse environmental impacts on Ancient Woodland, protected areas and species, including noise, water, air and light pollution; 4. Should not negatively affect important areas and views as indicated in CNDP Map 2; 5. Should preserve and seek to enhance the landscape and scenic beauty of the High Weald National Landscape. <p>Specific requirements for:</p> <p>Solar:</p> <ol style="list-style-type: none"> 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; 2. Solar farms should be located in areas that are either screened from public view or incorporate new native, climate resilient planting to screen them; 3. Improvements in biodiversity must be retained at the end of the solar farm life. <p>Wind:</p> <ol style="list-style-type: none"> 1. Wind turbines must 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; 2. Turbines must not be located on bird migratory routes; 3. The impact of noise, blade glint and flicker should be addressed to mitigate potential issues. <p>The use of energy storage batteries for both solar and wind is encouraged, with appropriate screening in place.</p>	
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	<p>Anaerobic digesters:</p> <ol style="list-style-type: none"> 1. ADs should be situated within existing farmsteads and appropriately screened to minimize visual impact; 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; 3. Construction should prioritise the use of locally sourced materials; 4. Odour management strategies should be implemented; 5. Limitations on fuel transport and related vehicle movements should be considered. <p>Current best practice from Natural England, and Historic England where relevant, 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 (p98)	<p>CNDP Map 3 Local Green Space amended (<i>Map 3a amalgamated with Map 3</i>) CNDP Map 6 Infrastructure Improvements amended CNDP Map 8 Proposals Map amended</p>	Material modifications (no change to nature of plan)
Appendix 2 Design Guide	<p><i>Part of intro from Design Guide added along with link to full document</i> The full document can be found at: https://www.crowhurstpc.co.uk/neighbourhoodplan/current-reviews</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 NL Housing Design Guide.</p> <p>Our design criteria have been drawn up under the following key headings:</p> <ul style="list-style-type: none"> • Appreciation of the context • Conservation of biodiversity and wildlife habitats • Sustainability 	Material modifications (no change to nature of plan)

	<ul style="list-style-type: none"> • Siting of developments within the landscape • Physical and Social cohesion • Layout, character, scale and density • Architectural detail • Use of local building materials • Applying these design criteria to the Crowhurst NP allocated sites" 	
Appendix 3 Environment Planning Application Checklist	<p><i>Previously Appendix 2</i></p> <p>Historical Conservation Areas'</p> <p>Any impact on Heritage assets and their setting</p>	Minor
Appendix 4 References	<p><i>Previously Appendix 3</i></p> <p><i>Link to Crowhurst Biodiversity Audit added</i></p> <p><i>Updated website links</i></p>	Minor

Annex 2: Updates to Design Guide (Rev G vs. Rev. F version)

The Crowhurst Design Guide is a new inclusion to the “made” CNDP of 2019. The complete document can be read at <https://www.crowhurstpc.co.uk/neighbourhoodplan/current-reviews>

The Design Guide had an informal consultation with residents and was also included in the Reg 14 consultation of the draft Reviewed CNDP. For clarity, the amendments between Revision F that was part of the Reg 14 consultation and Rev. G that will be submitted to RDC have been included below. The entire Design Guide is considered to be a Material modification but with no change to the nature of plan. Guidance from the High Weald Management Plan, the Crowhurst Landscape Character, Sensitivity and Capacity Assessment (CLCSA) and the Character and Heritage Assessment 2017 helped form the basis of the Crowhurst Design Guide. As these are already referenced in the CNDP, it is considered that this addition does not change the nature of the Plan.

Location	Update
P3	<p>“...The High Weald Housing Design Guide...”</p> <p>““...The “enhancement” of architectural quality clearly implies adoption of quality, contemporary design, informed by local, traditional character but not slavishly copying or not plagiarising earlier styles...”</p>
P13	<p>LETI Climate Emergency Design Guide</p> <ul style="list-style-type: none"> • LETI Climate Emergency Retrofit Guide • BRE Home Quality Mark • Future Homes Standard • Future Buildings Standard
P24	<p>New housing holiday lets at Park Farm, Crowhurst. Dwellings The units are clustered around a courtyard in a manner reminiscent of a farmstead. Similar approaches in form and layout could be suitable for residential development.</p>
P25	<p>“Design should be high-quality, and contemporary and be informed by authentic local architectural identity without just copying and not seek to copy traditional or earlier design details. It should relate to the village settlement pattern and existing design topography, including through appropriate scale and use of local building materials”</p>
P28	<p>New criteria</p> <p>Parking courts should be seen as primarily public space, supportive of social activity such as sitting and communal planting, should serve no more than five dwellings, be well-overlooked and be defined by buildings and other suitable landscape elements to ‘hold’ and animate the space”</p>
P33	<p>Apply the High Weald Colour Palette to underpin the local (or regional) identity so that development ‘feels of the place’. and restrict The use of large areas of bright or light coloured materials, which contrast starkly against a mainly vegetated backdrop should be limited or avoided, such as white painted weatherboarding, to locations which are less where exposed to important views across the village. , where sensitivity to change is more prominent</p>