

FLETCHING NEIGHBOURHOOD PLAN

CONSULTATION ON EMERGING POLICIES



WELCOME

In the Winter of 2023 we asked for your views on matters of importance for the Parish and which should be reflected in the Neighbourhood Plan.

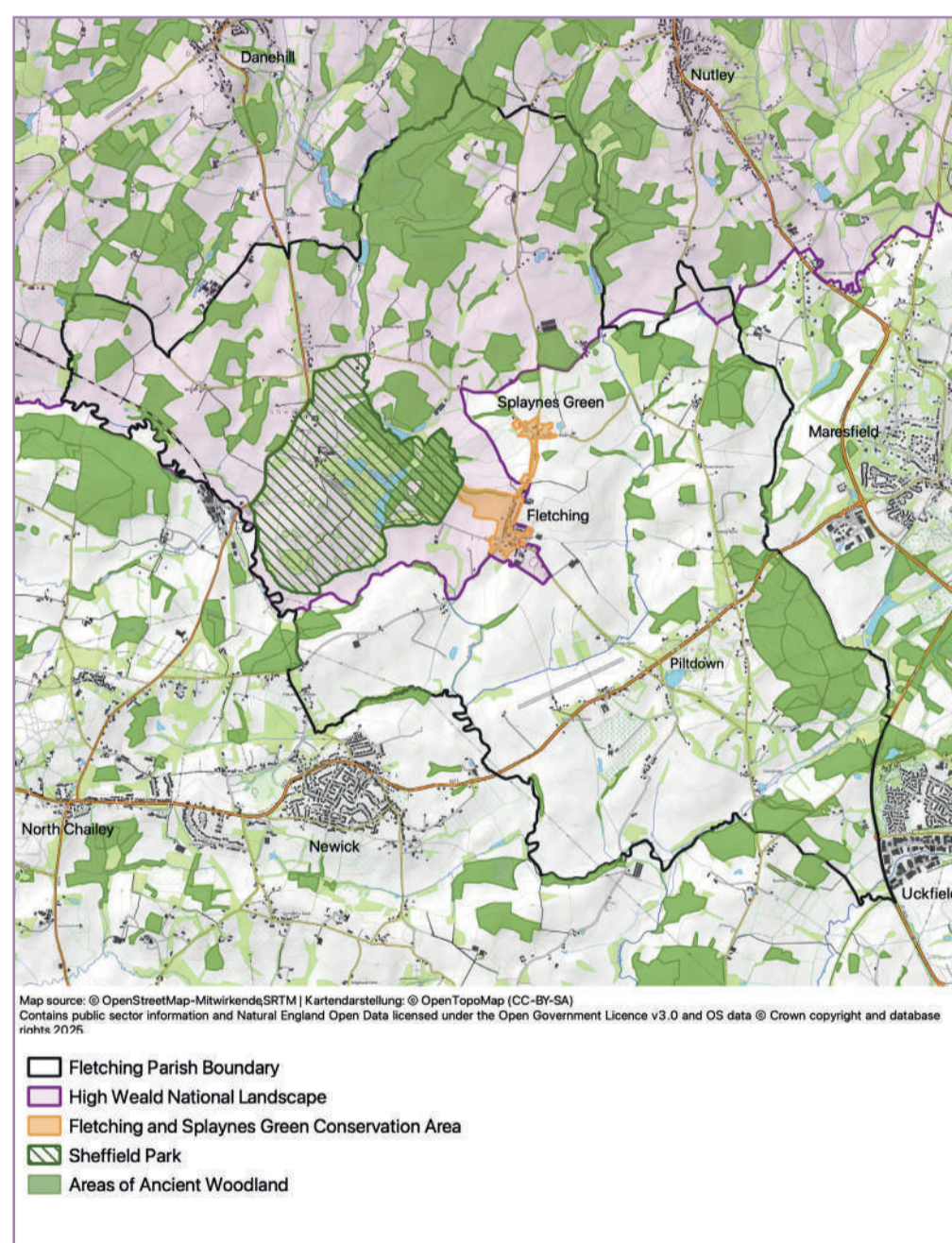
We have used your responses to prepare a vision and set of objectives for the Plan, as well as a series of policy ideas.

The emerging policies relate to land use and development matters, and will be used to inform and determine planning applications in the Parish.

The Neighbourhood Plan covers the whole of the Parish and is the first document of its kind to have been prepared for the area. It is very much a 'Plan for the community, by the community'. For the Plan to successfully proceed it is important that it reflects local views.

Consultation on the draft Plan and policy ideas is open until Saturday 31st May 2025. Please do let us have your views by then.

All the documents you need can be found on the Parish Council website, along with latest news, and a link to the online response form for your feedback.



Above: The Neighbourhood Plan covers the entire Parish of Fletching, part of which is within the High Weald National Landscape, and all of which is within the setting of the National Landscape. Fletching Village and Splaynes Green is a designated Conservation Area, and Sheffield Park is a Historic Park and Garden. There are also extensive areas of Ancient Woodland and Priority Habitats across the Parish.

Please tell us what you think by completing the questionnaire on the website:

www.fletching-pc.gov.uk

Please respond by Saturday 31st May 2025

Scan for
Questionnaire



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VISION AND OBJECTIVES



The policies in the Neighbourhood Plan are framed by an overarching vision and set of objectives. These have evolved in response to what you told us is important to you.

The vision is:

"To conserve and, where possible, enhance the exceptional High Weald rural character, heritage, natural environment and landscape of the Parish, through careful and context-led management of change".

The objectives are:

1: Climate change and sustainability

To respond to climate change and support the sustainability of the Parish through the design and location of development and the mix of facilities provided, and to improve the intrinsic quality of the natural environment. Where new housing is delivered it should meet high energy efficiency standards.

2: Environment, countryside and landscape

To maintain and enhance the Parish's rural distinctiveness and landscape character within, and in the setting of, the High Weald National Landscape.

3: Conservation and design

To ensure that development responds to the sense of place, the rural setting of the Parish and its rich history.

4: Housing

To ensure that any new housing meets the specific needs of the Parish.

5: Economy, infrastructure and facilities

To support the evolving needs of the Parish through retention and provision of services and facilities that provide for everyday needs, and which strengthen community cohesion and inclusion.

Top left: Access to and views across the countryside are a defining feature of the Parish. The landscape and natural environment features strongly in the vision and objectives, and the policies that flow from these.

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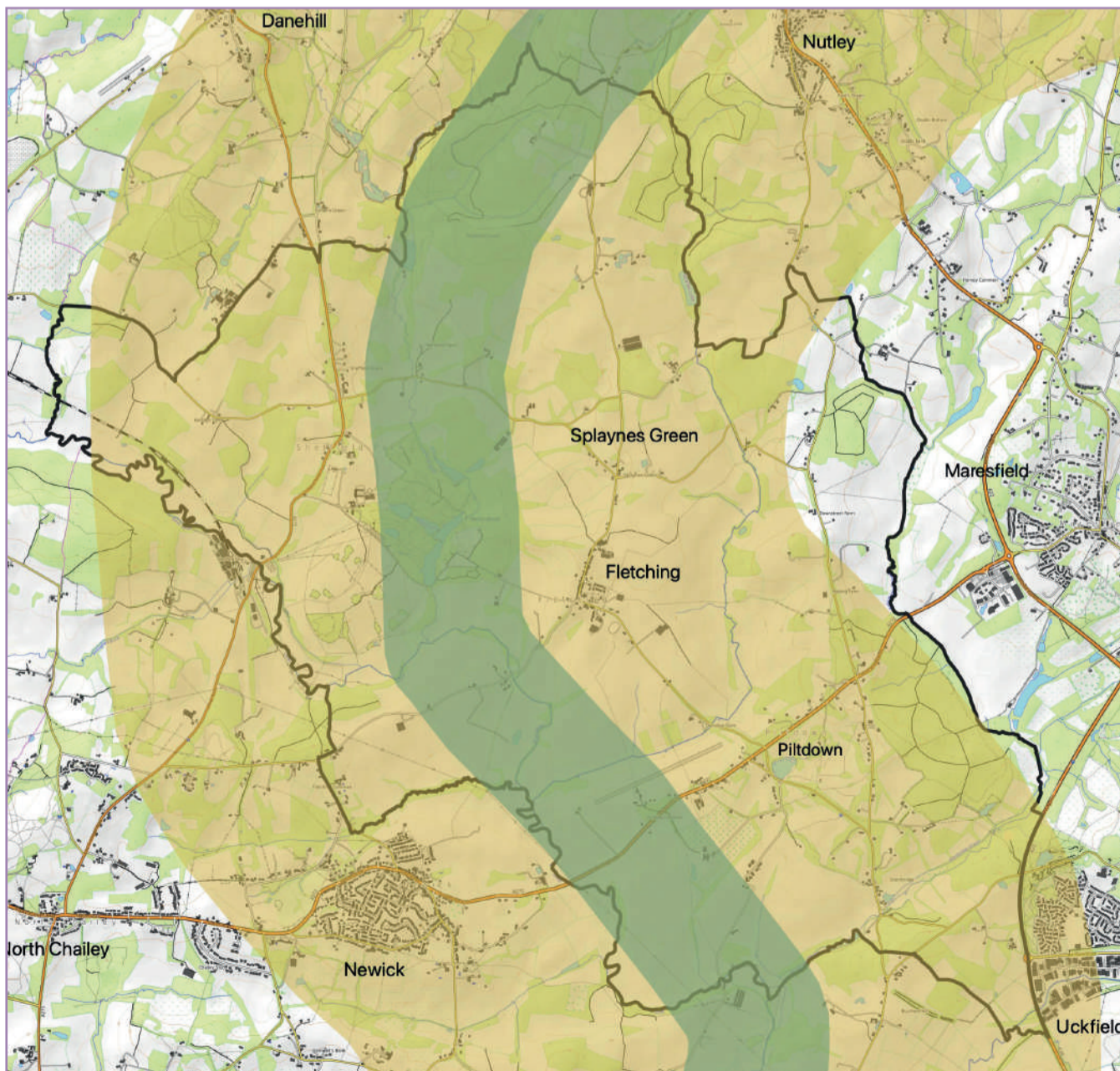
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POLICY THEME: LANDSCAPE CHARACTER & SETTING

Emerging policies in the draft Neighbourhood Plan seek to:

- Policy FLLC 01: Conserve and enhance the landscape character, settlement pattern, and setting of settlements.
- Policy FLL 02: Maintain and enhance the Weald to Waves nature corridor, supporting opportunities that help restore and reconnect natural habitats
- Policy FLLC 03: Ensure that proposals for development respond positively to and do not cause harm to important views (see images on next poster).
- Policy FLLC 04: Protect and enhance Local Green Spaces (see images on separate poster) which are of importance and value to the community.
- Policy FLLC 05: To retain and enhance the natural environment and wildlife habitats, and deliver net gains to biodiversity in the Parish.
- Policy FLLC 06: To limit light pollution from development and street lights, retaining dark skies and the sense of rural remoteness enjoyed in the Parish.



Left: Route of the 'Weald to Waves' nature recovery corridor within Fletching Parish. The 'Core area' is where opportunities to connect habitats can be maximised. The wider area is where landowners, community groups and others are encouraged to participate in nature recovery efforts

- Fletching Parish Boundary
- Weald to Waves nature corridor:
 - Core route of the corridor
 - Engagement Area / Core Radiant Zone

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IMPORTANT LOCAL VIEWS OR VISTAS

Selected images of important views are shown on this page

Views, or vistas, of the landscape and built form contribute to the setting and identity of the Parish, as well as the sense of place.

Many views in the Parish are 'kinetic' in nature. They can be enjoyed from various points along the public rights of way network.

A selection of important local views and vistas are illustrated below.

Other views and vistas, not illustrated here, include:

- The view into Fletching from Rushton Bridge Road.
- View of Church Spire from Goldbridge Road near the Piltdown Man.
- Views across Dennikers Farm from footpath
- Views of Church Spire walking from Grisling Common to Fletching Village
- Views of Piltdown walking from Fletching on footpaths



View across Recreation Ground



View from Griffin Inn garden to South Downs



View across Polo Field to Church Spire



View of Church from western entrance to the Recreation Ground



Panoramic, rural views from footpath north of Goldbridge Road



View travelling east along Mill Lane towards Church Spire

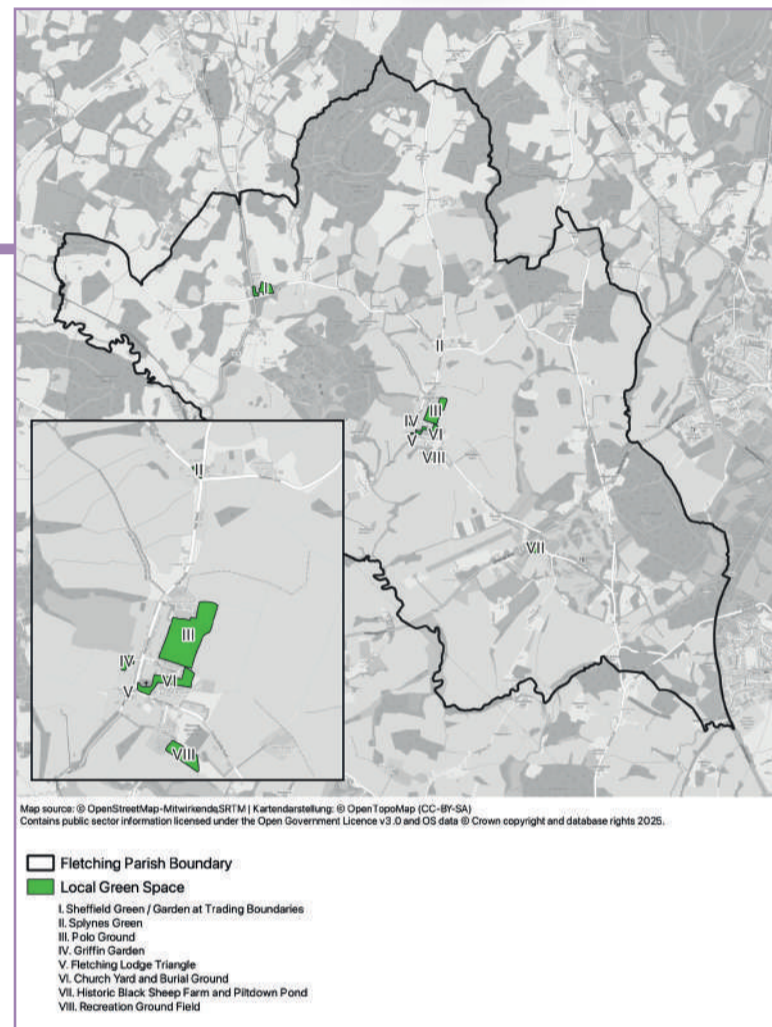
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LOCAL GREEN SPACE DESIGNATIONS

Maps of potential designations are shown on this page



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POLICY THEME: CONSERVATION AND DESIGN

Emerging policies in the draft Neighbourhood Plan seek to:

- Policy FLDH 01: Promote high quality design in new development which responds to the quality of the landscape and built environment, and which is reflected in the height and scale of development, the palette of materials and colours used, and incorporates vegetation and natural features into development.
- Policy FLDH 02: To identify a set of buildings that are of value historically (but which are not nationally Listed Buildings - see images below), and where the impact of development on these is minimised.
- Policy FLDH 03: To retain the character of the network of historic routeways and lanes across the Parish, minimising the introduction of urbanising features on the landscape

Locally important buildings and structures ('non-designated heritage assets'):



The Pump House



Traditional Barn, Parsonage Farm



Farm buildings, Church Farm



Village Hall



Atheralls Farmhouse Barn



Oast, Atheralls Farm



Knabbs Farmhouse Barns



Finger Post / Post Box, Splaynes Green



Telephone Box, Splaynes Green



Former B and B Trailers



North Hall Barn



The Piltown Man

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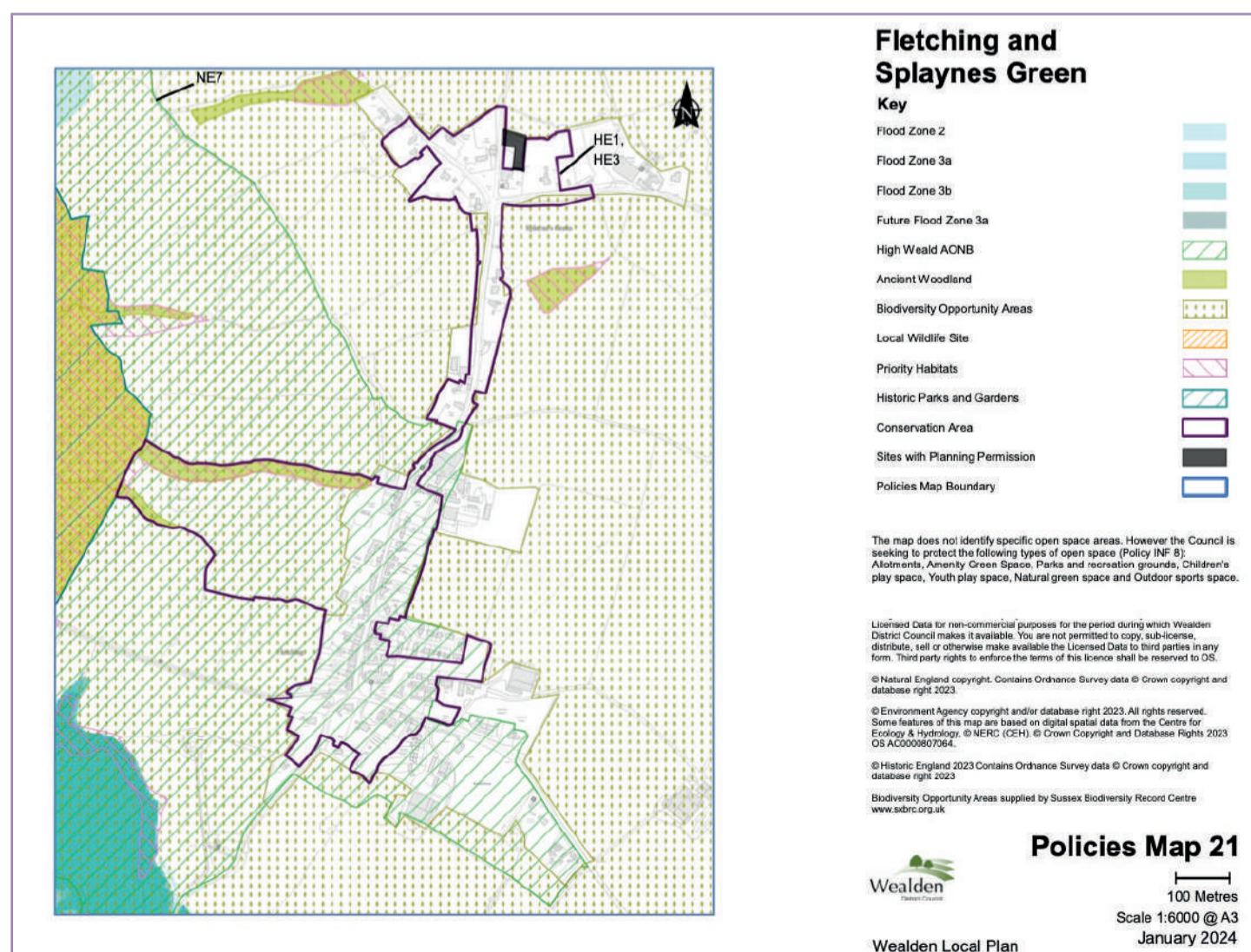
POLICY THEME: HOUSING

Emerging policies in the draft Neighbourhood Plan seek to:

- Policy FLH 01: Proposals for new homes should make use of previously developed land within the built-up area of Fletching village, which is the most sustainable location in the Parish by virtue of the services provided here.
- Policy FLH 02: New development should include one - three bed homes and affordable homes. Affordable homes should be designed to the same quality as private market homes.
- Policy FLH 03: New housing should meet high standards of energy efficiency and sustainability, making use of renewable energy sources where well designed and integrated within the landscape.



Above: Example of a development where the design successfully responds to the context of the Parish, making good use of a palette of materials and colours that are locally distinctive.



Left: Extract from the Wealden Local Plan Policies map for Fletching and Splaynes Green. Various environmental designations effectively combine to define a built-area within which proposals for development are expected to make effective use of previously developed land.

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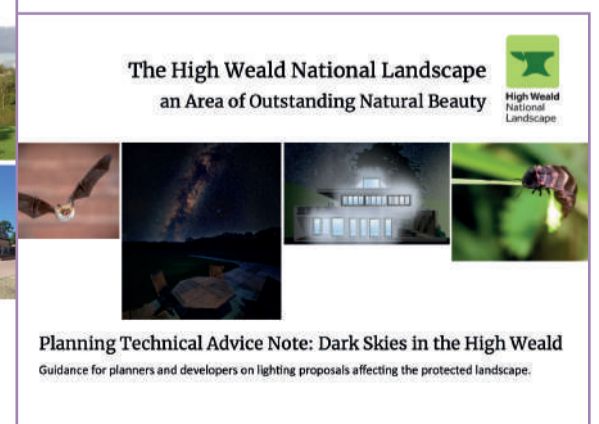
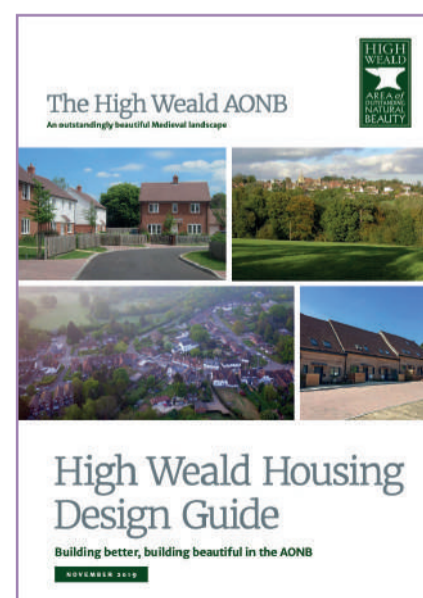
POLICY THEME: SERVICES AND FACILITIES

Emerging policies in the draft Neighbourhood Plan seek to:

- Policy FLSF 01: Protect existing community facilities from loss and support the refurbishment of the Village Hall. Any proposals leading to the loss of a facility, including conversion of the Village Hall, will need to reprovide this facility in the Parish.
- Policy FLSF 02: Support improvements to the quality of sports and play facilities, as well as the Pavillion at the Recreation Ground.
- Policy FLSF 03: Support proposals for allotments and community food growing spaces, either within new development or potentially through diversification of existing green spaces.
- Policy FLSF 04: Support proposals for infrastructure that improves broadband and mobile phone connections, where sensitively designed and located.



Above: Development should maintain and minimise impacts on the landscape character of the network of historic routeways across the Parish.



Above: Development in the Parish will be expected to follow guidance published by the High Weald National Landscape in respect of design and the environment.

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PROJECT AND NEXT STEPS

Project ideas

Alongside the policies the Neighbourhood Plan identifies a series of projects. These include ideas and aspirations that are not strictly related to development, but which could be funded by development or service / delivery partners.

The projects are based on ideas suggested during the previous consultation. They include:

- Restore access to Sheffield Park from Fletching village.
- Improve and maintain public rights of way, including kissing gates and finger posts.
- Provision of a defined dog walking area with gates and bins.
- Provision of pavements along the A272.
- Introducing a 20mph speed limit on the High Street.
- Introducing a weight limit on Mill Lane.
- Repairing the Clam Bridges at Mill Lane and Sharpsbridge.
- Provision of a disabled parking bay opposite Lych Gate.
- Provision of a better bus service and bus waiting facilities.
- Refurbishment of the Recreation Ground Pavillion and provision of new cricket nets, tennis courts and play space for all ages.

Next steps

Thank you for coming today.

Please do let us know what you think about the Plan and emerging policy ideas by completing the questionnaire.

The questionnaire is available online. Alternatively, a paper copy can be completed and returned to the Parish Council.

Please respond by:

Saturday 31st May 2025

We will review all comments and prepare a draft Plan which we will share with you again later this year.

It will then be submitted to Wealden District Council for independent examination. The examiner will advise whether the Plan should proceed to a referendum or not.

At the referendum, everyone of voting age living in the Parish will have a chance to say whether the Plan should be adopted.

If more than 50% of people who turn out to vote are in favour of the Plan being adopted it can then be used to inform and determine planning applications as well as opportunities for future investment across the Parish.

