



Statement of Community Involvement Land South of Green Road, Wivelsfield Green

Prepared for Taylor Wimpey UK Ltd
December 2024

Contents.

1.	Executive summary	3
2.	Summary of consultation.....	4
3.	The Site and local context.....	5
4.	Community engagement.	7
5.	Review of comments.	12
6.	Response to comments.	23
7.	Post-submission engagement.....	25
8.	Conclusion.	26
9.	Appendices.	27

1. Executive summary.

1.1 Introduction

- 1.1.1 Taylor Wimpey Strategic Land (the Applicant) is bringing forward an Outline Planning Application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road on Land South of Green Road, Wivelsfield Green.
- 1.1.2 This Statement of Community Involvement aims to clearly and concisely detail the community consultation regarding the proposals, including data and responses received during the consultation process.
- 1.1.3 The Applicant is committed to consulting with the local community regarding its planning application and communicating with members of the local community and local stakeholders.
- 1.1.4 To assist with the community consultation and communications around the project, the Applicant appointed Cavendish Consulting, a specialist communications agency, to form part of its project team for the proposed development. Cavendish has produced this report to summarise the process that was followed and analyse the feedback received.
- 1.1.5 Engagement with the local community included an online consultation, hosted on a dedicated project website from 21 October 2024 to 10 November 2024, alongside an online webinar on 23 October 2024. The Applicant intends to update the website following any milestone, such as submission of the application.
- 1.1.6 Residents and stakeholders were given the opportunity to give their feedback regarding the proposals during the public consultation via a number of different channels, including a feedback form (online and hard copy) and an online survey promoted via Meta. A freephone information line and email address were made available throughout the course of the consultation for interested parties to provide their feedback to the project team. These channels will remain open during the planning process.
- 1.1.7 This report documents the activities, findings and outcomes derived from the consultation process and details how the Applicant has responded to community feedback and incorporated local views into the proposals.

2. Summary of consultation.

Timeline

1.

The consultation process for this proposal included an online public consultation, including a dedicated project website and online webinar, advertised via a newsletter mailing to the local area and social media advert. A freephone number and email address enabled residents to get in touch with the project team to ask questions or provide feedback.

2.

Initial engagement began by contacting key local stakeholders, including Lewes District Council leadership, ward councillors and Parish Councils. A letter was sent to **51 homes and businesses** neighbouring the site, to provide an initial notice of the proposals and to invite them to meet individually with the project team ahead of the wider public exhibition. Five people expressed their interest for a meeting. Of these, two cancelled before the meetings were held and the remaining three did not get back to the project team to confirm a meeting.

3.

A newsletter was subsequently distributed to **969 homes and businesses** who were invited to view the project website, attend the online webinar and comment on the proposals. Each newsletter was accompanied by a feedback form and a pre-paid reply envelope to allow local residents to provide their views easily.

4.

The public consultation was held from **21 October 2024** to **10 November 2024** through the project website – wivelsfieldgreen.consultationonline.co.uk. This was viewed **1,284** times by **324 people** during the consultation period. An online webinar and Q&A was also held on **23 October 2024** from **7pm to 8pm**.

5.

A social media advertisement was placed on Meta platforms (Facebook and Instagram) during the consultation period directing people to the project website as well as a survey. The advertisement reached **10,914 unique users**. The survey was completed by **75 people**.

6.

During the consultation, access to a freephone enquiry line and email address was offered to those who wished to find out more about the proposals, or to register their comments via freephone or email.

The telephone number was in operation for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and questions or concerns addressed.

The email address and freephone number used were detailed in all correspondence distributed to the local community.

3. The Site and local context.

3.1 Site context



Figure 1. Aerial view of the site

- 3.1.1 The site is located to the south of Green Road, Wivelsfield Green and extends to approximately 21 hectares. It currently comprises arable and pasture land.
- 3.1.2 Lewes District Council's Land Availability Assessment (November 2023) considered part of the western portion of the site, where the residential development is proposed to be located, a sustainable location for such development due to its proximity to schools, convenience stores and bus stops.
- 3.1.3 The Applicant is bringing forward an Outline Planning Application, which includes:
- Up to 150 high-quality new homes, including 40% affordable homes
 - Extensive open space comprising over 70% of the site
 - New tree and greenery planting, improved habitats and biodiversity net gain
 - Land for education or community use
 - Vehicular access from Green Road with further pedestrian and cycle access from Eastern Road

3.2 Policy context

- 3.2.1 The Applicant has complied with the Government's National Planning Policy Framework (NPPF) (December 2024) Paragraph 40 which states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*

This paragraph of the NPPF also highlights that *"good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

- 3.2.2 Lewes District Council's adopted Statement of Community Involvement (2020) states *"prior to submission of an application for development, the Council encourages the applicant to engage with the local community, statutory consultees and service providers on their proposal."* It further states that it *"expects applicants to carry out their own pre-application consultation" which "should be appropriate and proportionate to the scale of the application"*.

- 3.2.3 The Applicant has adhered to the guidance provided by the Council and has delivered a comprehensive consultation which has sought to engage with a wide variety of potential stakeholders.

4. Community engagement.

4.1 Consultation process

- 4.1.1 The public consultation took place between **21 October and 10 November 2024**.
- 4.1.2 The Applicant aimed to hold a hybrid public consultation, comprising a virtual exhibition on the project website as well as two in-person public exhibition events. However, bookings were cancelled or declined by various local venues owing to the advice of several district and parish councillors that local engagement was not wanted because it could be misinterpreted by the Applicant.
- 4.1.3 As a result, the Applicant held a virtual public consultation, including an online webinar and Q&A in addition to the virtual exhibition on the project website. The consultation was advertised via a newsletter mailing to the local area and a social media advert.

4.2 Stakeholder engagement

- 4.2.1 The Applicant has been committed to engaging with stakeholders through the pre-application consultation process.
- 4.2.2 Key political stakeholders were contacted via email on 5 September 2024 with an introduction to the proposals and personal invites to meet with the project team to discuss the proposals.
- 4.2.3 A further email was sent to key political stakeholders on 18 October 2024 informing them of the public consultation, including the virtual public exhibition and webinar.
- 4.2.4 The following stakeholders were identified during the consultation process who were invited to one-to-one meetings:

Position / Organisation	Stakeholder
Leader of Lewes District Council	Zoe Nicholson
Deputy Leader of the Council	Christine Robinson
Cabinet Member for Planning and Infrastructure	Laurence O'Connor
Wivelsfield ward councillor	Sue Morris

Ditchling & Westmeston councillor	Paul Mellor
Wivelsfield Parish Council clerk	Liz Gander
Westmeston Parish Council clerk	Paul Vidler
Ditchling Parish Council clerk	Tracey Euesden
Chailey county councillor	Matthew Milligan
Ouse Valley West and Downs county councillor	Sarah Osborne
Member of Parliament for East Grinstead and Uckfield	Mims Davies
Member of Parliament for Lewes	James MacCleary

- 4.2.5 Wivelsfield Parish Council replied to the invitation email stating that they would not engage with the Applicant regarding the proposals. The Leader of Lewes Council Zoe Nicholson and Wivelsfield ward councillor Sue Morris made similar statements regarding non-engagement with the Applicant on Facebook.
- 4.2.6 Contact will remain open with all stakeholders throughout the determination process.

4.3 Consultation website

- 4.3.1 A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process.
- 4.3.2 The website is hosted at www.wivelsfieldgreen.consultationonline.co.uk and held the virtual exhibition and an online feedback form between **21 October and 10 November 2024**.
- 4.3.3 The purpose of this website was to enable to local community to explore the Applicant's proposals in detail and respond to them with their views, comments and suggestions.
- 4.3.4 The website address was printed on the invitation newsletter and relevant correspondence. The website includes the following tabs:
- Home page
 - The Site
 - The Masterplan
 - Housing
 - Open space
 - Sustainability
 - Ecology and Drainage
 - Highways
 - Economic Benefits
 - Next Steps
 - Webinar
 - Feedback

- 4.3.5 The website was viewed a total of 1,284 times by 324 users over the consultation period.
- 4.3.6 The information provided on the website was also provided as a downloadable PDF document to aid with accessibility and to send to local residents who requested hard-copy versions of the consultation materials.
- 4.3.7 A copy of the downloadable PDF can be found in Appendix E.
-

4.4 Neighbour letter

- 4.4.1 In September 2024, a one-page letter was distributed via Royal Mail to 51 homes and businesses neighbouring the site.
- 4.4.2 The letter introduced the proposals for the site and invited residents closest to the site to arrange individual meetings with the project team at the Village Hall ahead of the public consultation. Prior to the meetings being held, the Village Hall cancelled the Applicant's booking, citing advice from political representatives from the Parish to not engage with the Applicant.
- 4.4.3 Five people expressed their interest for a meeting. Two people cancelled before the meetings were held and the remaining three people did not get back to the project team to confirm a meeting.
- 4.4.4 Following the cancellation of the Village Hall booking, residents that had expressed interest in a meeting were provided details of the webinar and were offered an additional opportunity to meet the project team if they wished.
- 4.4.5 A copy of the letter and distribution area can be found in Appendices A and B respectively.
-

4.5 Invitation newsletter

- 4.5.1 A two-page newsletter was distributed via Royal Mail to 969 homes and businesses around the proposal site. The addresses to which the newsletter was sent were chosen due to their proximity to the site.
- 4.5.2 The newsletter contained the following information:
- Overview of the proposals for Land South of Green Road
 - Information about the Applicant
 - Information about the online consultation and webinar
 - Contact details including the website, consultation email address and freephone enquiry line
- 4.5.3 A copy of the newsletter and distribution area can be found in Appendices C and D respectively.
-

4.6 Webinar

- 4.6.1 An online webinar and Q&A were held on **23 October 2024** between **7pm and 8pm** on Microsoft Teams.
 - 4.6.2 The webinar comprised a presentation on the proposals by the project team, followed by a Question & Answer session with attendees. Four people attended the webinar.
 - 4.6.3 A recording of the webinar was published on the project website for local residents to view.
-

4.7 Feedback form

- 4.7.1 Feedback forms were available online as part of the consultation. Additionally, all local residents who received the invitation newsletter were sent a paper version of the feedback form with a pre-paid reply envelope to ensure the consultation was accessible and easy to engage with.
 - 4.7.2 The feedback form comprised a range of questions designed to provide the Applicant with constructive feedback from the community on the proposals.
 - 4.7.3 Over the course of the consultation, a total of 53 feedback forms were submitted.
 - 4.7.4 A copy of the feedback form can be found in Appendix F.
 - 4.7.5 The questions used in the feedback form and the responses received have been detailed in Section 5 of this document.
-

4.8 Social media advert and survey

- 4.8.1 An advert was placed on Meta (Facebook and Instagram) between 21 October and 10 November 2024 promoting a survey which asked the same questions as the consultation feedback form.
 - 4.8.2 A total of 75 responses were received to the online survey.
 - 4.8.3 The questions used for the survey and the responses received have been detailed in Section 5 of this document.
-

4.9 Email and Freephone

- 4.9.1 Local residents and stakeholders could also provide feedback and ask the project team questions by email via feedback@consultation-online.co.uk. This email address was also provided on the exhibition invitation and consultation website. All feedback received through the email inbox was acknowledged, and where required responses were given.

- 4.9.2 During the consultation, access to a freephone voicemail service was offered to those who wished to find out more about the proposals or to register their comments via telephone.
- 4.9.3 The freephone number (0800 298 7040) used was operational throughout the consultation period and remains live. The information line provided a voicemail facility for messages to be left and responded to by the project team.
- 4.9.4 Information was given to callers where possible, and, if questions were of a technical nature, these queries were passed on to project team members for a response.

5. Review of comments.

5.1 Overall feedback received.

- 5.1.1 The feedback outlined below was provided up to 10 November 2024.
- 5.1.2 A total of 130 pieces of feedback were received during the consultation period.

Type of feedback form received	Number
Online feedback form	9
Paper feedback form	44
Email & phone feedback	2
Survey feedback	75
TOTAL	130

- 5.1.3 Feedback received was mixed. While respondents had largely positive views on the provision of public open space, a majority of respondents expressed opposition to new homes on the site. Respondents had differing views on the types of housing and potential community uses that should be provided.
- 5.1.4 Feedback responses both came largely from addresses near the Site. Of the 128 respondents who completed the feedback form or survey, 108 provided their postcode. All but two live in the area around Wivelsfield Green and are shown in the map below.

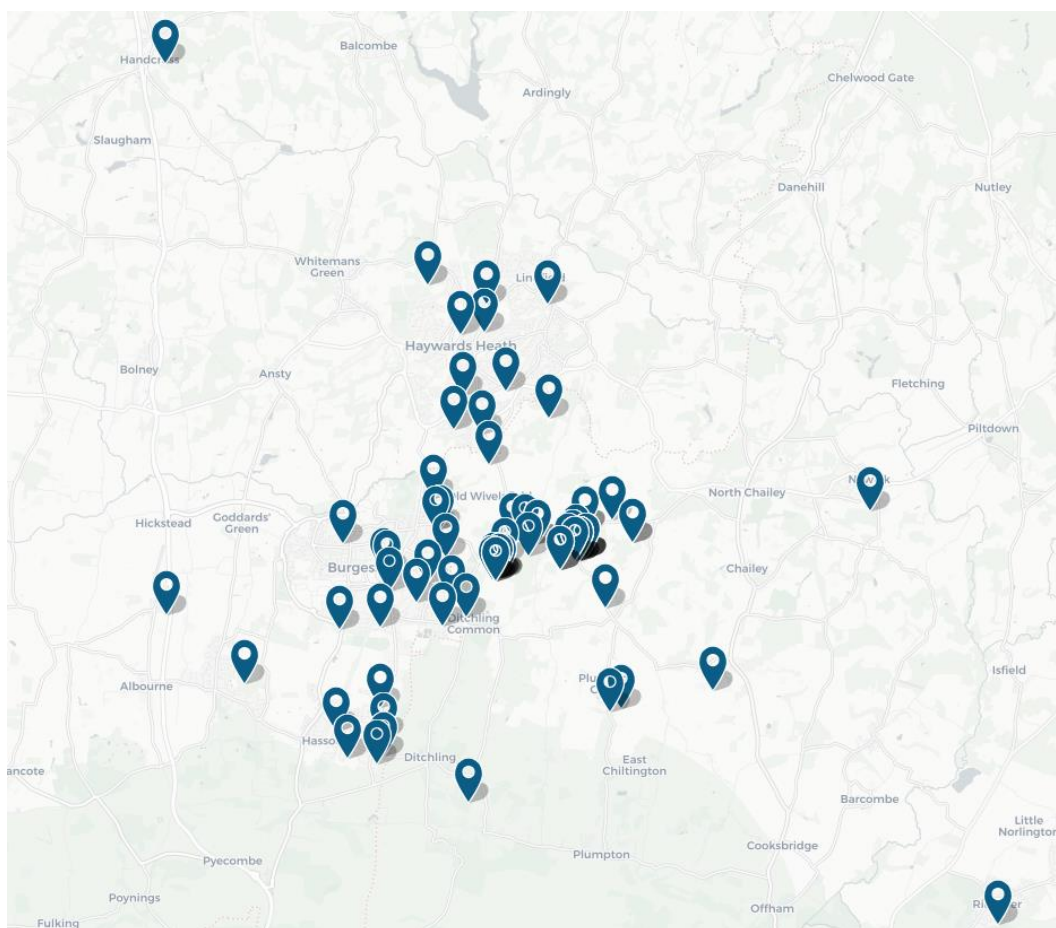
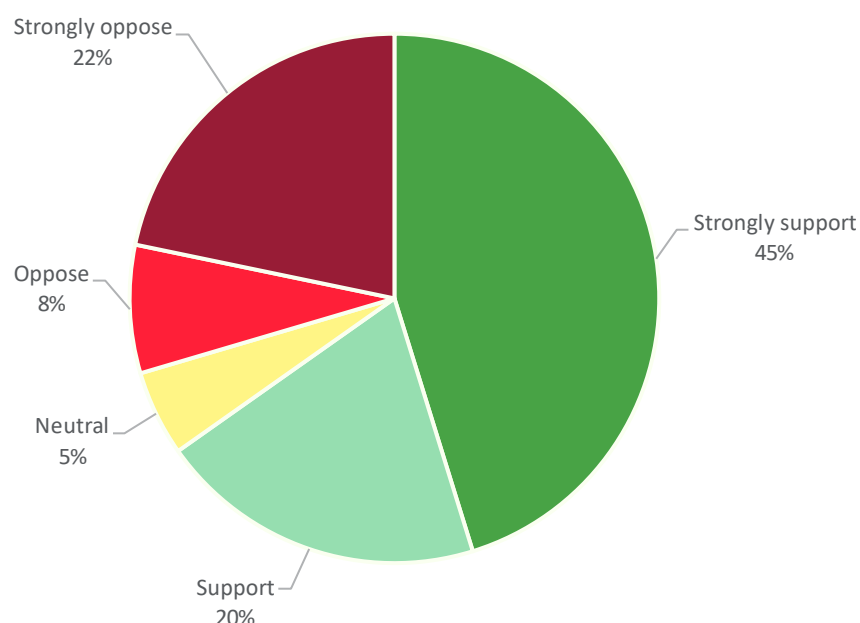


Figure 2. Postcodes of feedback respondents

5.2 Feedback analysis (online and paper forms and survey)

- 5.2.1 The following analysis, charts and tables illustrate the feedback received via the online and paper feedback forms, as well as the survey advertised through Meta.
- 5.2.2 The feedback form and survey both consisted of seven questions covering different elements of the proposals, as well as offering respondents the opportunity to further comment on the proposals as a whole.
- 5.2.3 All free-text responses provided are listed in Appendix G.

Q1. Do you support approximately 70% of the site being provided in perpetuity as public open space?



5.2.3 65% of respondents *support* or *strongly support* the proposed public open space provision. 30% of respondents *oppose* or *strongly oppose* the proposed open space, while 5% are *neutral*.

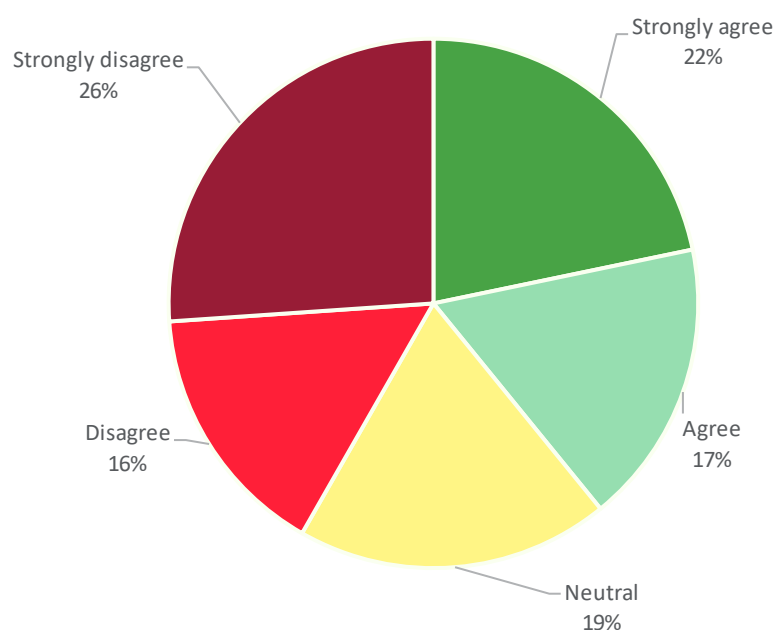
5.2.4 13 respondents expanded upon their answer to this question by providing a free-text response. The key themes are detailed below.

Key theme	Tally
Opposition to principle of development	8
Supportive of open space provision if the development is approved	3
Supportive of open space provision	1
Concerns with impact on wildlife	1
Other	1

5.2.5 Examples of the comments provided have been listed below:

- *"For that number of houses, open spaces are essential."*
- *"Development should not proceed."*
- *"Whilst I strongly oppose any further development in Wivelsfield Green, I have to take a pragmatic view that due to the incompetence of the LPA that even if this application is refused at committee planning will be granted on appeal. Keeping the open space to the West of the school in perpetuity will provide a much needed buffer to further development South of Green Road."*

Q2. Do you agree there is a need for affordable housing (for rent or shared ownership) in Wivelsfield Green?



5.2.6 42% of respondents *disagree* or *strongly disagree* with the need for affordable housing in Wivelsfield Green, while 39% *agree* or *strongly agree* with the need and 19% are *neutral*.

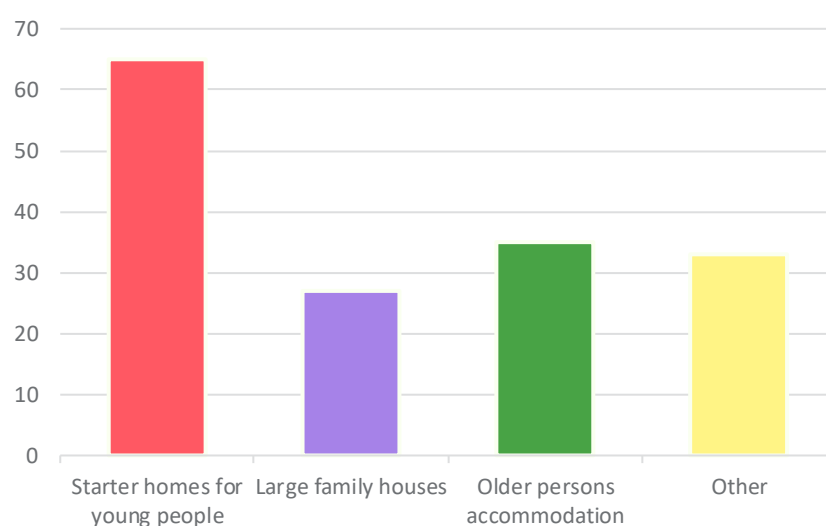
5.2.7 15 respondents expanded upon their answer to this question by providing a free-text response. The key themes are detailed below.

Key theme	Tally
Agreement with need for affordable housing	5
Opposition to the principle of development	4
Concerns with strain on local infrastructure	4
Supportive of proposals if affordable housing is needed	1
Providing affordable housing does not make the proposals viable	1
Affordable homes are not truly affordable	1
Affordable housing will be required due to planning policy	1

5.2.8 Examples of the comments provided have been listed below:

- *"No to Taylor Wimpey proposal."*
- *"The problem is these new homes are not affordable people struggle with the rents. Too many big expensive houses developers making too much money."*
- *"I agree that there is a need for affordable housing in the local area if this is built with sufficient local amenities for the proposed residents, such as a doctors surgery/pharmacy, shop, post office etc which currently do not exist within Wivelsfield Green – specifically not West of the proposed development where I currently am a resident."*

Q3. What type of housing should be provided if the development was to proceed?



5.2.9 Respondents had varying views on the type of housing they would like to see delivered if the development was to proceed. The most commonly selected option was starter homes for young people, followed by older persons' accommodation, other and large family houses.

5.2.10 23 respondents expanded upon their answer to this question by providing a free-text response. The key themes are detailed below.

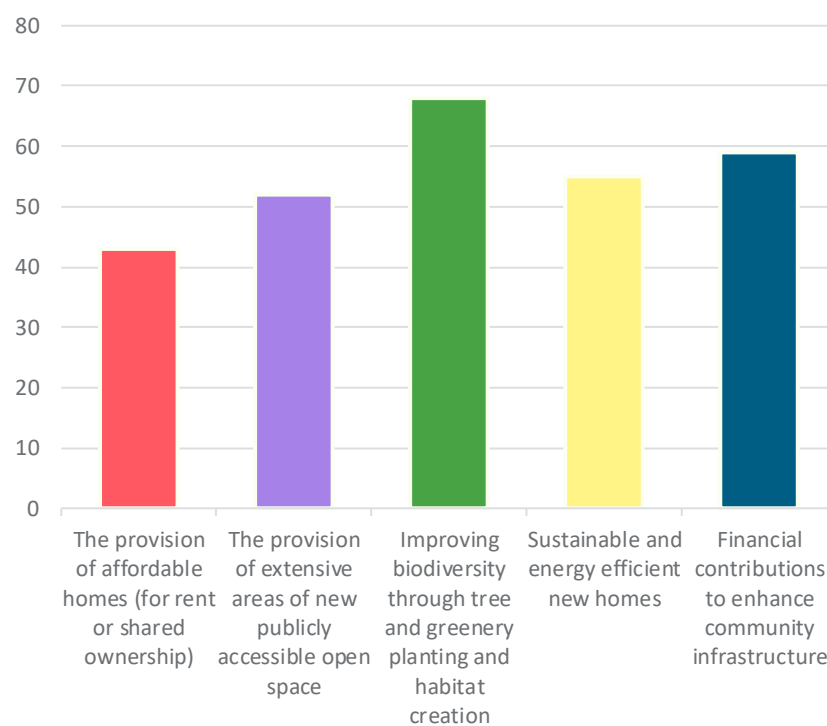
Key theme	Tally
Opposition to principle of development	9
A mix of types of housing	6
Concerns with strain on local infrastructure	3
Medium sized family houses	2
Bungalows	1

Supportive of the development if it is needed	1
Homes for young people	1
Large family houses	1
Other	1

5.2.11 Examples of the comments provided have been listed below:

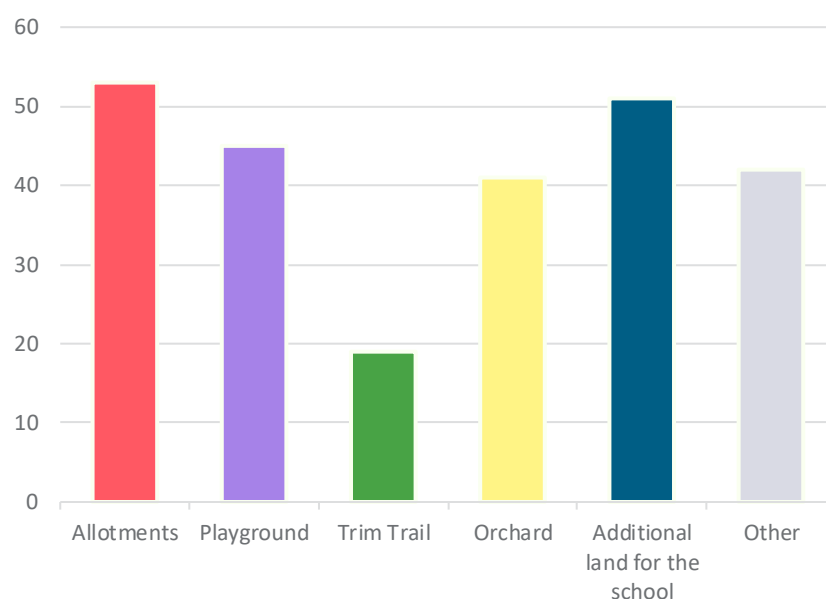
- *"A mix of the above."*
- *"I can't reply to this question because this development should not go ahead."*
- *"Village already overpopulated. Infrastructure!"*

Q4. What aspects of the proposals do you think are most important?



5.2.12 Respondents had varying views of the most important aspects of the proposals. Improving biodiversity was the most commonly selected option, followed by financial contributions to enhance community infrastructure and sustainable and energy efficient new homes.

Q5. Within the proposed publicly accessible open space, there will be scope for community uses. What community facilities would you like to see provided?



5.2.13 Respondents had varying views on the types of community facilities they would like to see within the public open space. The most commonly selected responses were allotments and additional land for the school, followed by a playground.

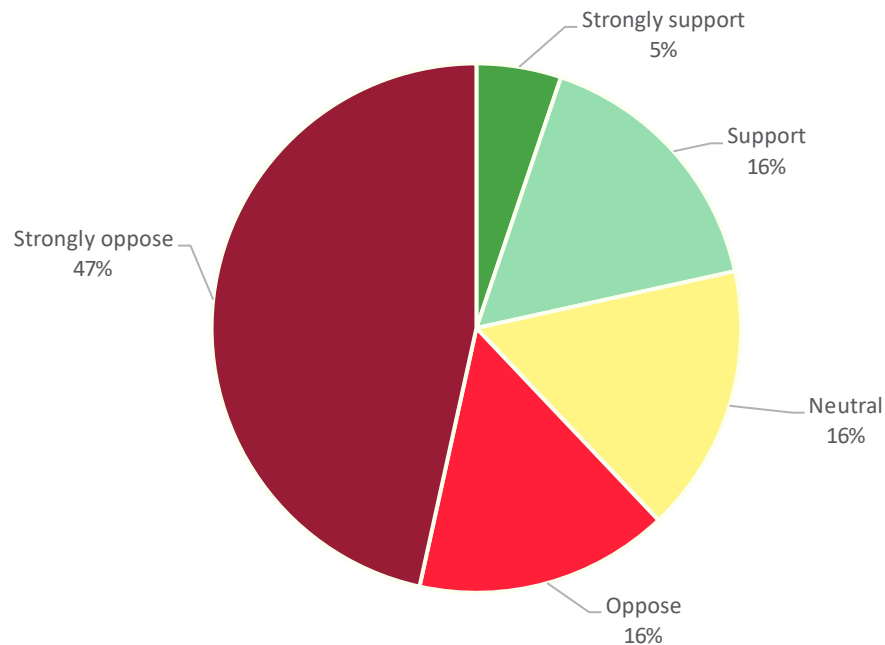
5.2.14 19 respondents expanded upon their answer to this question by providing a free-text response. The key themes are detailed below.

Key theme	Tally
Opposition to principle of development	4
Additional land for the school	3
Nothing	3
Shops	2
Sports ground	2
GP surgery	2
Off road trails	1
Additional housing	1
Allotments	1
Dog waste facilities	1

5.2.15 Examples of the comments provided have been listed below:

- "A GP surgery."
- "N/A This development should not proceed."
- "Shop and medical centre."

Q6. Do you support the overall approach shown for developing the site?



5.2.16 Overall, 63% of respondents *oppose* or *strongly oppose* the approach to developing the site. 21% of respondents *support* or *strongly support* the approach taken, while 16% are *neutral*.

5.2.17 24 respondents expanded upon their answer to this question by providing a free-text response. The key themes are detailed below.

Key theme	Tally
Opposition to the principle of development	9
Too many developments in the local area	6
Concern with the strain on local infrastructure	6
Concern with the impact on traffic	6
Concern with the availability of school places	4
Supportive of the proposals	2

Concern with the impact on flooding/drainage	2
Concern with impact on the environment	2
Proposals are only to benefit Taylor Wimpey / the landowners	1
Re-plant hedges on Ditchling Road	1
Unhappy with the consultation process	1

5.2.18 Examples of the comments provided have been listed below:

- *"Wivelsfield has contributed enough to the local housing stock in recent years."*
- *"Development in whatever format will ruin the village. The roads cannot sustain more traffic."*
- *"I support the overall approach providing there is consideration and respect for existing properties/dwellings and local residents living within the adjacent proposed area."*

Q7. Do you have any further comments?

5.2.19 77 respondents provided further comment. The key themes are detailed below.

Key theme	Tally
Concern with the strain on local infrastructure	30
Opposition to the principle of development	19
Too many developments in the local area	10
Concern with impact on the environment	10
Concern with impact on roads and traffic	9
Concern with availability of school places	8
Public transport should be improved	7
Concern with impact on flooding/drainage	6
There is no need for new housing in the area	5
Development will negatively impact the local character	5
Housing should be built on brownfield sites instead	5
Wants to see more details on the proposals	3
Provide a new general shop	2
Proposals are only to benefits Taylor Wimpey/landowners	2
Green spaces need to be properly maintained	2
Proposed development should have more affordable housing	2
Concerns with design and quality of homes	2
Green Road needs resurfacing	1
Interest in buying a property on site	1
Public footpaths should be retained	1
A central turning lane should be added at the site entrance on Green Road	1
Proposed development should be smaller	1

Concerns regarding management of communal spaces	1
Wants to see a Construction Environmental Management Plan	1
Other	1

5.2.20 Examples of the comments provided have been listed below.

- *"No development on the land, due to wildlife disruption, near ancient woodland."*
- *"There is insufficient infrastructure for drainage/sewers, health care and education for further development. Wivelsfield roads are already being flooded with sewage/rain and the pumping stations overwhelmed."*
- *"This is a nice village surrounded by open countryside. There are already too many new developments here. The roads will not cope with any more traffic. The school is already oversubscribed. People in Charters Gate can't get a local GP. Not enough dentists in the area. This is a village not a town. Charters Gate still have problems with sewage, where is it all going to go."*

5.3 Feedback received via email or phone.

5.3.1 One email containing feedback was received during the public consultation period. The resident expressed concern with the affordability of homes, associated traffic, flooding and strain on local infrastructure. An additional email was received querying whether local people would have first choice of the new homes if they were to come forward.

5.3.2 One phone call containing feedback was received during the public consultation period. The resident expressed concerns with drainage and privacy for houses neighbouring the site.

6. Response to comments.

6.1 Applicant's responses to feedback received

Key themes raised

Feedback received	Applicant's response
Will additional key local services be provided alongside the development (i.e., GP surgery, public transport)?	If Outline planning permission is granted, the Applicant will be required to make financial contributions for community infrastructure via a Section 106 legal agreement. The amount and uses of the financial contributions will be determined as part of ongoing discussions between the Applicant and the Council.
There is no need for additional housing in the local area.	There is an identified need for new homes in Lewes District, with the current Local Plan allocating only about 60% of the housing needed in the district every year. There is also a critical need for affordable homes, with affordability significantly worse in Lewes District than the national average. The delivery of affordable housing has fallen well behind demand, with over 1,000 households on the Council's social housing register in 2022.
The development will increase traffic in the local area.	As part of the planning application, a Transport Assessment will be submitted, which analyses existing vehicular, cycling and walking accessibility on the surrounding network, as well access to existing public transport. It also assesses the potential impact of the proposed development, using industry standard modelling to ensure that predictions are as comprehensive as possible.
The development will negatively impact the character of the local area.	The overall character of the development has been carefully considered and is detailed in the Design and Access Statement submitted as part of the planning application. Specific details such as the design and materials of the development would be determined as part of a subsequent reserved matters application, should Outline planning permission be granted.
How will existing flooding issues be managed?	A drainage strategy will be agreed with the Local Lead Flood Authority, which will ensure that at the

	very least, drainage measures being installed on site can make no greater impact on adjoining neighbours as the existing condition, and at best, could potentially improve the situation for neighbouring properties.
Affordable homes are not truly affordable.	“Affordable housing” is the umbrella term given to housing that is below market value or that support individuals on a Council’s affordable housing waiting list. Affordable housing comprises several different products aimed at serving different levels of affordability and assisting in rent or buying dependent on the individual’s needs. This includes intermediate rent, shared ownership, help to buy, discount market sale, and affordable rent.
More detailed information should be provided.	An Outline planning application focuses on the principle and nature of development and certain matters such as access. If Outline planning permission is granted, further Reserved Matters Applications would determine the appearance, layout, scale and landscaping of the development.

7. Post-submission engagement.

7.1 Ongoing engagement

- 7.1.1 The Applicant commits to ongoing dialogue with stakeholders and the local community with respect to these proposals.
- 7.1.2 The project team remains contactable via the details used during the public consultation.

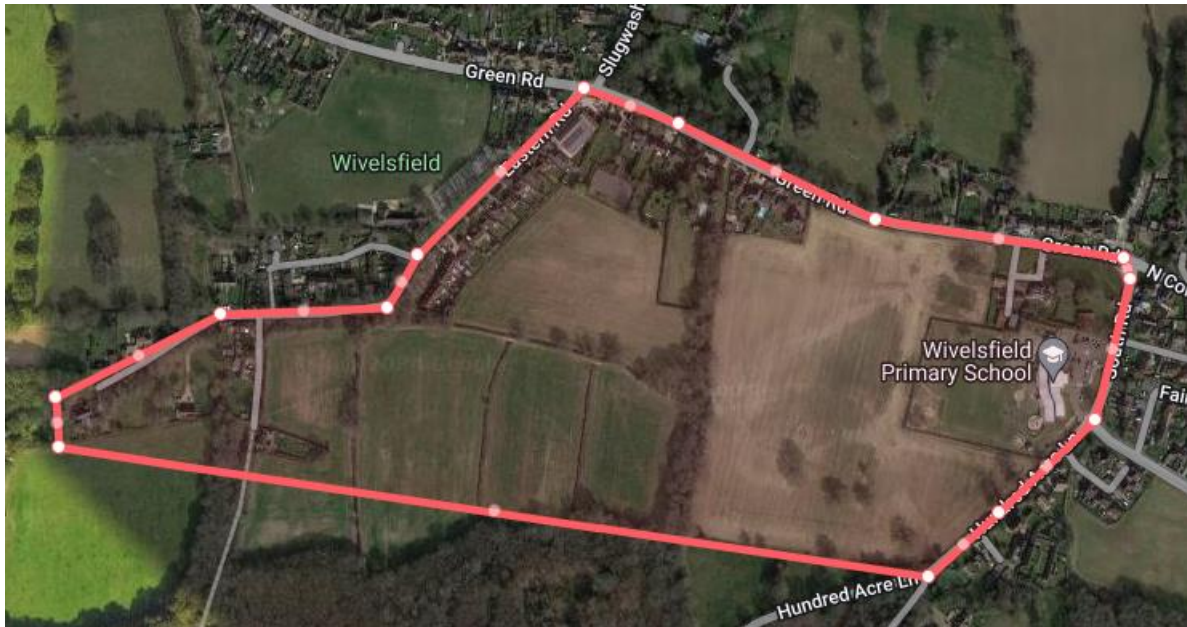
8. Conclusion.

8.1 Concluding statement

- 8.1.1 During the public consultation period, multiple opportunities were provided for local residents and stakeholders to inform the Applicant's proposals, ask questions and provide feedback. Multiple platforms of engagement, have been explored to aid accessibility and maximise engagement.
- 8.1.2 Opportunities to provide feedback and engage with the project team were available online, by phone, by post and by email.
- 8.1.3 Feedback received was largely mixed, with 21% of respondents supporting the proposed development. While a majority of respondents expressed opposition to new homes on the site, they also had largely positive views on the provision of public open space. Respondents had differing views on the types of housing and potential community uses that should be provided.
- 8.1.4 Throughout the pre-application period, the Applicant has worked with Lewes District Council to ensure key officers and councillors were made aware of the proposed development, key consultation activities and outcomes. This collaboration aimed to develop a high-quality proposal that delivers significant benefits to the local community.
- 8.1.5 The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback. The Applicant will continue to engage with the local authority, local stakeholders, and surrounding community post-submission.

9. Appendices.

Appendix A – Neighbour letter distribution area



Appendix B – Neighbour Letter



Dear Neighbour,

RE: Proposed development at Land South of Green Road, Wivelsfield Green

I am writing on behalf of Taylor Wimpey to introduce our proposals for Land South of Green Road, Wivelsfield Green, and to invite you to meet with the project team to discuss the project ahead of an upcoming public consultation.

Taylor Wimpey is a leading national housebuilder that delivers high-quality homes across the UK. Taylor Wimpey has a clear purpose: to deliver great homes within sustainable and thriving communities that our customers are proud to live in. Our priority is both existing and future residents. We are proud to have been awarded five stars for customer satisfaction by the Home Builders Federation.

Our proposals will create high-quality, sustainably constructed new homes and extensive new public open space in Wivelsfield Green. Key benefits of the proposals include:

- Approximately 170 high-quality new homes, 40% of which will be affordable
- Extensive new public open space to the west of Wivelsfield Primary School, a children's play area and new recreational routes through the site
- New tree and greenery planting to enhance the biodiversity of the site, achieving a net gain
- Safeguarded land to the south of Wivelsfield Primary School that could be used to expand the existing school or an alternative community use
- Financial contributions to enhance wider community infrastructure such as highways, education and health facilities
- A sensitive and landscaped led development that responds to its surroundings, and creates new footpaths and active travel opportunities

Ahead of launching a public consultation, we are offering 1-2-1 sessions to the people who live closest to the site. These sessions will be an opportunity for you to speak directly to our project team about our proposals for Land at Green Road, and for the team to answer any questions you may have.

These sessions will be held between 2pm and 5pm on 16 September at Wivelsfield Village Hall.

To book your 15-minute slot, please get in touch either via email at feedback@consultation-online.co.uk or via telephone on 0800 298 7040 to book a slot.

If you are unable to attend a 1-2-1 session, you are of course very welcome to attend our wider public consultation, which will be held in October. You will receive a further letter with details of the public consultation once it has been launched.

We look forward to hearing from you. In the meantime, please do get in touch if you have any other immediate questions.

Yours sincerely,

Taylor Wimpey

Appendix C – Invitation newsletter distribution area





Public Consultation
October - November 2024



**New homes at Land south
of Green Road, Wivelsfield Green**

Taylor Wimpey, one of the UK's most well-regarded housebuilders, is bringing forward proposals for approximately 170 homes and new public open space at Land south of Green Road, Wivelsfield Green.

Lewes District has a significant unmet need for new homes – especially affordable homes. Recognising the urgent need for more affordable homes in Lewes, Taylor Wimpey is providing 40% affordable homes on site.

Our proposals will also create extensive new public open space for the local community, providing leisure and recreational opportunities for new and existing residents.

As a member of the local community, we are pleased to invite you to take part in our public consultation to have your say on our proposals for the site. Details on how to find out more about the proposals and attend our webinar can be found overleaf.

About Taylor Wimpey

Taylor Wimpey is a national housebuilder that delivers high-quality, sustainable homes across the UK. Taylor Wimpey has a clear purpose: to deliver great homes within sustainable and thriving communities that our customers are proud to live in. Our priority is both existing and future residents. We are proud to have been awarded five stars for customer satisfaction by the Home Builders Federation.

Our proposals:



Approximately 170 high-quality new homes, 40% of which will be affordable



Extensive new public open space to the west of Wivelsfield Primary School, delivering on Policy 7 of the Neighbourhood Plan to protect this green space in perpetuity



New recreational routes through the site along with a children's play area



New tree and greenery planting to enhance the biodiversity of the site, achieving a net gain



Financial contributions to enhance wider community infrastructure such as highways, education and health facilities



A sensitive and landscape-led development that responds to its surroundings, and creates new footpaths and active travel opportunities

How to get involved

Taylor Wimpey is seeking the views of the local community on our plans for Land south of Green Road, Wivelsfield Green, and we are keen to receive feedback from residents and other important local stakeholders. **Our consultation is open from Monday 21 October to Sunday 10 November.**

Virtual Consultation

You can view the plans and provide feedback on our project website: **wivelsfieldgreen.consultationonline.co.uk** You can also provide your feedback by filling out the enclosed feedback form and posting it to us using the pre-paid envelope provided.

Webinar

We will also be hosting a webinar, where you will be able to learn about the proposals and ask questions to the project team. **The webinar will take place on Wednesday 23 October from 7pm to 8pm. Please visit our project website or scan the QR code to register for the webinar.**



Contact Details

We are keen to ensure that as many members of the local community as possible can engage with our proposals. If you do not have access to the internet, please contact us via our freephone voicemail line 0800 298 7040, and a member of our team will post the proposal materials out to you, so that you can view and comment on our plans.

@ feedback@consultation-online.co.uk  wivelsfieldgreen.consultationonline.co.uk  0800 298 7040



Welcome



Land south of Green Road, Wivelsfield Green

Taylor Wimpey, one of the UK's most well-respected housebuilders, is bringing forward proposals for much-needed new homes at Land south of Green Road, Wivelsfield Green.

Taylor Wimpey is a national housebuilder delivering high-quality homes across the UK. Taylor Wimpey has a clear purpose: to deliver great homes within sustainable and thriving communities that our customers are proud to live in. Our priority is both existing and future residents. We are proud to have been awarded five stars for customer satisfaction by the Home Builders Federation.

Taylor Wimpey will be bringing forward an outline planning application seeking to establish the principle of developing approximately 170 high-quality new homes on the site.

Following our consultation, the draft proposals will be refined following a review of all feedback received. We will then prepare an outline planning application for submission to Lewes District Council.

About Taylor Wimpey

Taylor Wimpey was founded in 2007 after the merger of rivals Taylor Woodrow and George Wimpey. Taylor Wimpey has a clear purpose: to deliver great homes within sustainable and thriving communities that our customers are proud to live in.

Taylor Wimpey takes pride in creating thriving sustainable communities through high-quality developments that are valued by its tenants, partners, and neighbours. Taylor Wimpey's priority is existing and future residents.

-  Approximately 170 high-quality new homes as a continuation of the existing settlement.
-  40% affordable homes, including intermediate/shared ownership and affordable rent.
-  Extensive new public open space comprising over 70% of the site, accessible for both existing and future residents.
-  New tree and greenery planting to enhance the boundary of the Ancient Woodland and protect existing residents' privacy.
-  Vehicular access from Green Road with further pedestrian and cycle access from Eastern Road.
-  New walking and cycling connections, promoting sustainable and active travel.

-  A scheme that is environmentally, socially and economically sustainable, promoting the wellbeing of existing and new residents for the long-term.
-  Improved habitats achieved through reinstating former hedges and native wild flora and fauna.
-  Financial contributions to enhance community infrastructure such as healthcare, schools and highways.
-  New jobs and training opportunities will be delivered throughout construction and once completed, new residents will provide an economic contribution to Wivelsfield Green's economy.

The site

The site is located to the south of Green Road, Wivelsfield Green and extends to approximately 21 hectares. It currently comprises arable and pasture land.

Lewes District Council's Land Availability Assessment (November 2023) considered the western part of the site, where we are proposing to locate our residential development, a sustainable location for such development due to its proximity to schools, convenience stores and bus stops.

Housing in Lewes District

There is a need for new homes in Lewes District, with the current Local Plan allocating only about 60% of the housing needed in Lewes District every year. There is also a critical need for affordable homes, with affordability significantly worse in Lewes District than the national average. The delivery of affordable housing has fallen well behind demand, with over 1,000 households on the Council's social housing register in 2022.



Aerial view of the site



Opportunities and Constraints

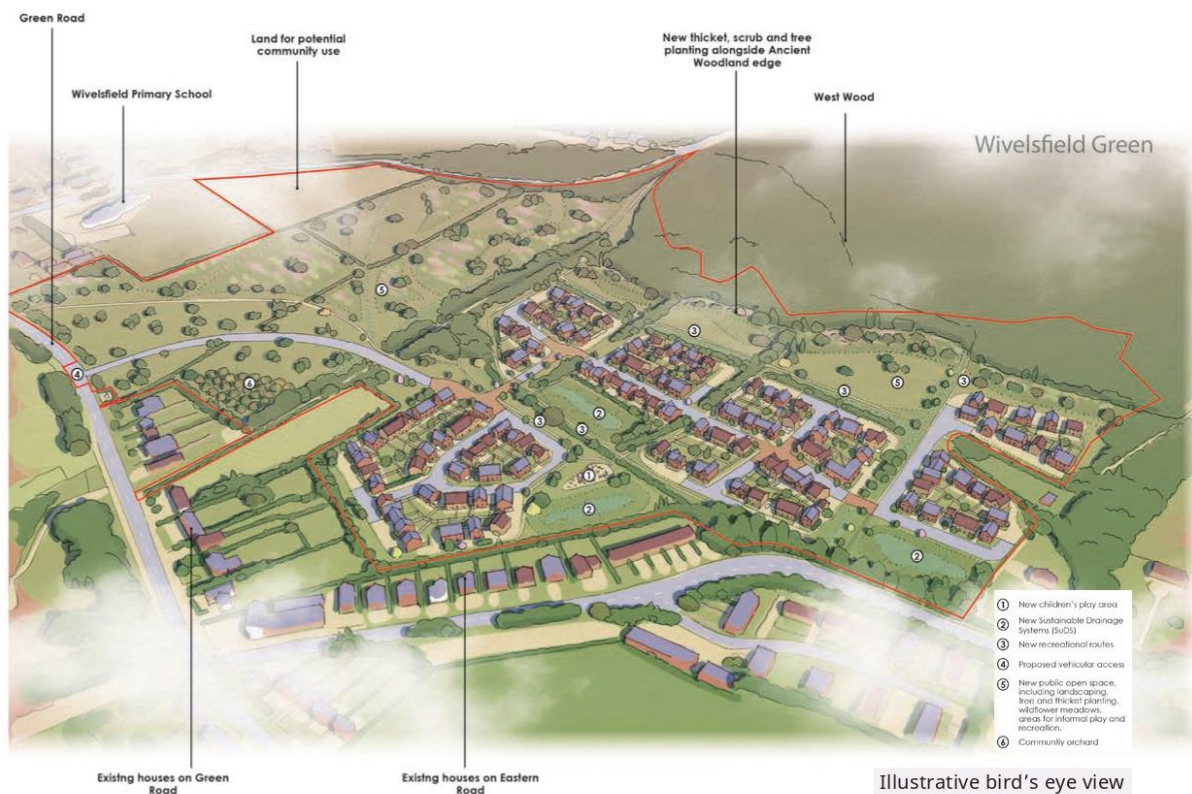
We have carefully considered the opportunities and constraints of the site when developing our plans. The parameter plan outlines our initial thoughts on where housing and open space could be delivered on the site, responding to the key influences identified below.

- Buffer between the Ancient Woodland and the development edge.
- Opportunity to create a large area of publicly accessible open space for recreation and increasing biodiversity.
- Respecting the amenity of existing homes.
- Opportunity to provide pedestrian and cycle connections between Green Road and Hundred Acre Lane.



The Draft Masterplan for our proposals can be viewed above includes:

- Approximately 170 high-quality new homes, 40% of which will be affordable homes.
- Extensive new public open space comprising over 70% of the site.
- New tree and greenery planting to enhance the boundary of the Ancient Woodland and protect existing residents' privacy.
- Vehicular access from Green Road with further pedestrian and cycle access from Eastern Road.
- Financial contributions to enhance community infrastructure such as healthcare, schools and highways.
- Improved habitats achieved through reinstating former hedges and native wild flora and fauna.



Illustrative bird's eye view



Our proposals include:

- Approximately 170 high-quality new homes as a continuation of the existing settlement.
- 40% affordable homes, including intermediate/shared ownership and affordable rent.
- Vehicular access from Green Road with further pedestrian and cycle access from Eastern Road.
- New walking and cycling connections, promoting sustainable and active travel.
- A scheme that is environmentally, socially and economically sustainable, promoting the wellbeing of existing and new residents for the long-term.
- Financial contributions to enhance community infrastructure such as schools and highways.
- New jobs and training opportunities will be delivered throughout construction and once built, new residents will provide an economic contribution to the existing settlement's economy.



Our proposals are landscape-led and will provide extensive new public open space in the eastern part of the site, delivering on Policy 7 of the Wivelsfield Neighbourhood Plan to protect this green space in perpetuity.

The site is bounded to the north and west by existing homes, to the east by Wivelsfield Primary School, and to the south by Ancient Woodland. Over 70% of the site will be made into publicly accessible open space. The open space will include significant tree and greenery planting and will provide a dedicated space for a community orchard for future and existing residents of Wivelsfield Green.

New tree and hedgerow planting would be provided along the southern boundary of the site to strengthen the Ancient Woodland's boundary and to discourage unmanaged access. Additional planting will be provided to respect the privacy and amenity of existing homes.

- Extensive new public open space comprising more than 70% of the site, accessible for both existing and future residents.
- New tree and greenery planting to enhance the boundary of the Ancient Woodland and protect existing residents' privacy.
- Improved habitats achieved through reinstating former hedges and native wild flora and fauna.



Our Sustainability Strategy

Homes emit around 16% of the UK's carbon emissions. As a responsible homebuilder, Taylor Wimpey has set an ambitious target to be net zero in its operations by 2035 and net zero across its value chain by 2045, ahead of national targets.

A green neighbourhood

- Green links, pedestrian and cycle routes on-site enable walking, wheeling and cycling throughout the site and connecting to amenities in the surrounding area.
- Biodiversity Net Gain of at least 10%.
- Inclusion of wildlife enhancements – hedgehog highways, bug hotels, bat boxes and bird boxes.
- Planting that provides food for local species throughout all seasons.

Socially sustainable

- The scheme will incorporate freely accessible high-quality open, play and green space to encourage socialisation and exercise for residents and the local community.
- Play spaces will consider the needs of different age groups and users to ensure equitable access is provided to all residents, such as mobility needs, the needs of differing age groups and genders.
- A clearly laid out access and transport network for vehicles, pedestrians and cyclists will ensure safe travel through, and entry/egress to, the site.

Economically sustainable

- The construction phase will assist in supporting local jobs in the construction industry and contribute to the economic output of the local area.
- The scheme will provide additional economically active residents to support the local economy, as well as providing additional council tax payments to the local authority.
- Construction and operational phases will deliver a range of employment opportunities and upskilling benefits for the local area.



Here's what Taylor Wimpey is doing to fight climate change:

35%

reduction in operational emissions since 2019

98%

construction waste diverted from landfill in 2022

100%

of our homes will be zero carbon ready by 2030

79%

of our electricity usage is from renewable sources

28%

reduction in water consumption since 2019

Ecology

The site currently comprises arable and pasture fields. Our ecology proposals include a number of measures, including:

- Retention and improvements of habitats of value to bats, birds and other protected species.
- Safeguarding protected species during construction if found to be present.
- New tree planting and restoration works to existing trees, hedgerows and shrubs.
- Protecting key ecological features including the Ancient Woodland south of the site.
- As part of our commitment to sustainability, we have partnered with Hedgehog Street and Buglife to help protect and promote habitats for hedgehogs and insects on our sites.

The proposed development will also seek to provide a Biodiversity Net Gain through:

- New tree, hedgerow and scrub planting within landscaping, as well as bolstering existing hedgerows.
- Provision of bird and bat boxes within buildings and on existing trees, along with features such as nesting sites for hedgehog and habitat/log piles for small mammals and invertebrates.



Drainage

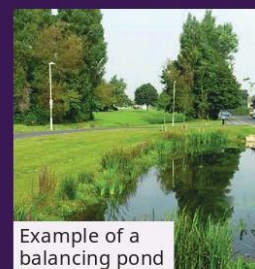
The site is wholly located within Flood Zone 1 and is at low risk of river flooding.

Our drainage strategy ensures that there is no increase in flood risk and climate change has been considered as part of the drainage design, including in relation to the management of surface water drainage.

Green space has been designed to include flow routes for surface water run-off and sustainable drainage measures, comprising a combination of balancing ponds and swales.



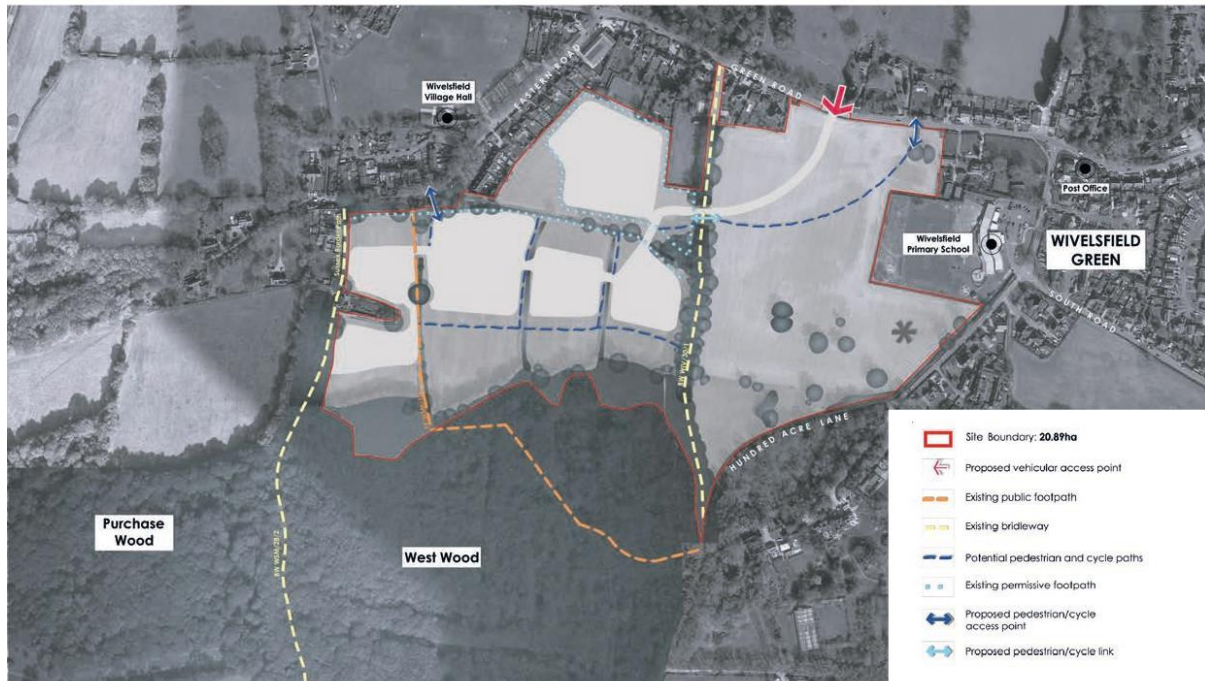
Example of a swale



Example of a balancing pond



Example of a balancing pond in summer



Highways and Access

The main access to the site will be from Green Road with a pedestrian, cycle and emergency only vehicular access from Eastern Road. Further pedestrian and cycle routes will connect the site to Green Road, Eastern Road and Hundred Acre Lane.

The proposal will include on-site parking spaces for future residents and visitors, including the provision of disabled spaces. As part of our commitment to delivering a shift to greener, more sustainable public transport, Taylor Wimpey's proposals will enable the provision of electric vehicle charging facilities and cycle storage on-site.

A Transport Assessment will be submitted and consulted on as part of the planning application, which will assess capacity in the network, evaluate highways safety and identify any further improvements needed.

The site is ideally located for public transport links, with existing bus stops along Green Road and South Road. Services from these stops provide connections to Haywards Heath, Burgess Hill and Lewes.

Sustainable transport

New green links and pedestrian and cycle routes will enable walking, wheeling and cycling throughout the site and will connect to amenities in the surrounding area.

The site is located in close proximity to bus stops on Green Road and South Road. The new homes will therefore be walking distance of existing bus services to Haywards Heath, Burgess Hill and Lewes.

The site is within walking distance of key facilities found within Wivelsfield Green, including local shops, community facilities and a primary school.

New development can bring a number of economic benefits to the local area both during construction and afterwards. We have estimated these using UK-wide statistical data.

Construction Impacts



68 jobs

Direct Construction Employment



27 jobs

Indirect/Induced Employment



£3.7m

Direct Gross Value Added per annum



£1.5m

Indirect and Induced GVA per annum

Expenditure Impacts



£4.5m

Total residents spend per annum



£7.0m

Gross Value Added per annum

Local Planning Authority Fiscal Impacts



£542,000

Additional Council Tax revenues per year



£235,000

New Homes Bonus payments



Taylor Wimpey would like to thank you for viewing our proposals for Land south of Green Road, Wivelsfield Green.

We hope that you found the consultation material informative. We welcome your feedback and encourage you to share your views on our proposals. We also hosted a webinar for the local community to learn about the proposals and ask questions to the project team. The webinar took place on Wednesday 23rd October from 7pm to 8pm. You can view a recording of the webinar at [wivelsfieldgreen.consultationonline.co.uk/webinar](https://www.wivelsfieldgreen.consultationonline.co.uk/webinar)

Once the consultation period has closed on **10th November**, we will carefully consider all feedback received and use it to inform the ongoing development of our proposals before we submit a planning application to Lewes District Council.

If you would like any more information or have any questions, please contact us via the following channels:

📞 feedback@consultation-online.co.uk

✉️ 0800 298 7040

Next Steps Timeline

- **October – November 2024**
Pre-application consultation
- **November 2024**
Prepare the planning application following feedback from local residents and stakeholders
- **December 2024**
Submit outline planning application
- **TBC 2025**
Reserved matters planning application, subject to approval of the outline application

Appendix F – Feedback form

Land south of Green Road, Wivelsfield Green Feedback Form

**Taylor
Wimpey**

Thank you for taking the time to review our proposals for the site. Please let us know your thoughts by filling out and returning this feedback form in the pre-paid reply envelope provided no later than **10 November 2024**.

Privacy Statement

By filling in this form you are agreeing that Cavendish Consulting Limited ("Cavendish") can hold and process your Personal Data in relation to this public consultation exercise.

- Cavendish will share your Personal Data with the project team companies for planning evaluation purposes only.
- Your Personal Data will not be used for any other purposes without your consent.

Cavendish and the project team will use your Personal Data to:

- Send you updates about the project (where you provide us with your contact details); and

- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous and we will only identify you in these reports with your consent.

If you provide us with your contact details, we may also contact you for more details regarding the comments you have made.

Cavendish acts on behalf of the project team to run public consultation activities.

Your details

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Title (Miss/Mrs/Ms/Mr/Other):

First Name or Initial:

Surname:

Postcode:

Please check to confirm you are over the age of 13 years:

☐

Your contact details

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address:

Telephone:

Email:

Age group (please circle)

☐ under 13 ☐ 13-17 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75-84 ☐ 85+

*PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Once completed, please fold this feedback form and post it to us using the pre-paid envelope provided.

Data Protection

We process all Personal Data in accordance with the UK General Data Protection Regulation, the EU General Data Protection Regulation 2016/679 (together the "GDPR") and the Data Protection Act 2018. Your Personal Data will not be transferred outside the UK or European Economic Area (the EU member states plus Norway, Iceland and Liechtenstein). To see our full Privacy Notice and find out how to exercise your data subject rights, please visit cavendishconsulting.com/dp or by contact us by phone on 01962 893 893, or email at dataprotection@cavendishconsulting.com.

1. Do you support approximately 70% of the site being provided in perpetuity as public open space?

Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose ☐

Additional comments:

2. Do you agree there is a need for affordable housing (for rent or shared ownership) in Wivelsfield Green?

Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐

Additional comments:

3. What type of housing should be provided if the development was to proceed?

Starter homes for young people ☐ Large family houses ☐ Older persons accommodation ☐
Other (add details below) ☐

4. What aspects of the proposals do you think are most important? (Please select all that apply)

- | | |
|---|--|
| ☐ The provision of affordable homes (for rent or shared ownership) | ☐ Sustainable and energy efficient new homes |
| ☐ The provision of extensive areas of new publicly accessible open space | ☐ Financial contributions to enhance community infrastructure |
| ☐ Improving biodiversity through tree and greenery planting and habitat creation | |

5. Within the proposed publicly accessible open space there will be scope for community uses. What community facilities would you like to see provided? (Please select all that apply)

- | | | |
|-------------------------------------|---|--|
| ☐ Allotments | ☐ Orchard | ☐ Other (add details below) |
| ☐ Playground | ☐ Additional land for the school | |
| ☐ Trim Trail | | |

6. Do you support the overall approach shown for developing the site?

Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐

Additional comments:

7. Do you have any further comments?

Additional comments:

Appendix G – Free-text feedback

Q1. Do you support approximately 70% of the site being provided in perpetuity as public open space?

Not appropriate

This is possibly the only upside of the development, however it is no replacement for farmland.

It all needs to stay there is so much wildlife in those fields, toads, frogs, swallows, sifs, buzzards, etc etc. You have already taken away the wildlife adjacent to South Road.

If 70% of the site being open public space is proportionate to the positioning of the proposed 170 dwellings housing area and there is consideration given to the existing dwellings which are immediately adjacent to but outside of the proposed area.

There is currently plenty of public open space in and around Wivelsfield - no one is asking for more.

Development should not proceed.

100% of the site should be for public open space

Some of the development site already is public open space

Would rather have 100% as is now.

For that number of houses, open spaces are essential.

This is not Taylor Wimpey being generous, this is a government introduced thing biodiversity net gain!

Whilst I strongly oppose any further development in Wivelsfield Green, I have to take a pragmatic view that due to the incompetence of the LPA that even if this application is refused at committee planning will be granted on appeal. keeping the open space to the West of the school in perpetuity will provide a much needed buffer to further development South of Green Road.

No to Taylor Wimpey proposal

Q2. Do you agree there is a need for affordable housing (for rent or shared ownership) in Wivelsfield Green?

Not appropriate

There is a need for affordable housing generally.

The problem is these new homes are not affordable people struggle with the rents. Too many big expensive houses developers making too much money.

I agree that there is a need for affordable housing in the local area if this is built with sufficient local amenities for the proposed residents, such as a doctors surgery/pharmacy, shop, post office etc which currently do not exist within Wivelsfield Green - specifically not West of the proposed development where I currently am a resident.

There is so much building in these little villages already. They are swamped.

If really needed.

Who has asked for this? Ticking a box for unmet needs of the council does not make it a viable case?

No transport links, facilities, or school (education) or medical provision

Currently we have... 7 houses being built on the old Travis Perkins site, 46 Houses being built off South Rd, 96 houses being built at the back of Bulldogs off Ditchling Rd. Wivelsfield Green has enough new houses.

I agree that affordable housing is required in our country however with very poor public transport (and only in the daytime) those who cannot afford to run a car cannot access jobs. The current public transport is completely inadequate to get to and from work

Affordable at all levels for young and old.

As long as it is REALLY affordable.

The village does not have the amenities necessary

Planning policy dictates affordable housing in any event.

No to Taylor Wimpey proposal

Q3. What type of housing should be provided if the development was to proceed?

Mix of starter homes and slightly larger houses.

None

Mixture

Build bungalows older people don't all want to live in blocks of flats.

Medium Sized Family Houses - The area currently predominantly only exists of larger family houses which are unaffordable to local residents such as myself.

Small amounts of reasonable [unintelligable]

If needed.

Village already overpopulated. Infrastructure!

You want to keep young people in the area - otherwise the community will simply die out.

N/A - Development should not proceed

N/A This development should not proceed

No to Wivelstown!

New school to house all the children, doctors surgery to nurse all the new families, dentist to fix all the new families teeth

1 bed, 2 bed, 3 bed - not 4/5 bed they are everywhere

A few larger family houses

Mixed accommodation

Mixture but not without parking for services eg the local shop traffic

The development should not proceed

I can't reply to this question because this development should not go ahead

All of the above

None as the development should not proceed

No to Taylor Wimpey proposal.

A mix of the above

Q5. Within the proposed publicly accessible open space there will be scope for community uses. What community facilities would you like to see provided?

Off road bicycle and walking trails

No

Shops

I cannot see any space for extension of the very small village school. It is over subscribed now.

Attractive affordable 1 and 2 bedroom homes

Hall Sports Ground

A GP surgery

No more homes. School overpopulated

Other than additional land for the school, have any of the others been asked for! There is already a playground in Wivelsfield.

N/A This development should not proceed

Shop and medical centre

Gardens are usually very small so allotments are good.

Tennis court

This has to include services built for the school as the council can't afford this and you can.

Again, this development should not go ahead so the above is not relevant

Whilst the school will need to expand to meet the additional demand , leave the majority of the POS as parkland.

None, should not proceed

No to Taylor Wimpey proposal

Dog poo bins

Q6. Do you support the overall approach shown for developing the site?

There is enough development in Wivelsfield Green already. There is a lack of design information in this consultation and there is a lack of local infrastructure to cope with the additional housing.

Drainage, water supply , school places

Highway infrastructure. The questions have been deliberately formed to illicit positive answers. This letter arrived only today, 1 day before the online consultation. The consultation should be done in person at a future date when people can organise to attend. A poor attempt to prove consultation without actually doing anything

No, this site is not needed. Considering that another builder has received the go ahead to build 96 homes literally down the road from this site, another 170 homes is not required! The primary school is already full, so where would you propose any children living at this site will go to school???? Traffic is already a nightmare in the morning and evening rush, so it is only going to get worse when another 270 homes are added to the village, and every resident will need a car, as the public transport is rubbish at best.

No mention of biodiversity protection or surface water management

No

Wivelsfield has contributed enough to the local housing stock in recent years.

No infrastructure.

There is enough developments going on inside/outside of the village already. It will become a town no longer a village.

I support the overall approach providing there is consideration and respect for existing properties/dwellings and local residents living within the adjacent proposed area.

If it does go ahead, there must be surgeries, chemists, and schools provided for the extra population.

I'm apprehensive about through way for traffic during construction

The village already has problems with surface transfer, lack of school spaces, no public buses.

The approach is purely for the benefit of Taylor Wimpey and the Burguynne Family.

Development in whatever format will ruin the village. The roads cannot sustain more traffic.

We need a GP surgery, a Dentist, social areas, a community centre, a children's nursery etc before more housing!!

We STRONGLY oppose ANY significant development in the village, it is already over developed. We would support the development of brownfield sites however NOT the development of fields and woodland. The proposed site is a pleasant outlook and wildlife sanctuary and MUST be preserved. We have heard from a number of residents who are saying enough is enough and if there is anymore developments they will be looking to sell up and move out of the village.

Wivelsfield Green cannot sustain more homes.

Do not agree with demolishing the natural wood.

This is a small village with a school that cannot cope with an influx of new children and a small road outside the village shop which already can't cope with the traffic/parking it causes.

This proposed development should not go ahead. The arterial roads around Wivelsfield Green are already overused especially during pressure times. There are currently 45 and 96 houses being built which will add further congestion. Both of these plans were objected to by local residents. Neither were they supported by Lewes Planning Department.

There need to be far clearer plans regarding improved highways before any proposal such as this is further developed.

There is very little work in the immediate area - the construction jobs mentioned are small in number and will be temporary. Residents will be commuting to Haywards Heath, Burgess Hill, Crawley, Brighton and London.

School places and Health Care facilities need to be increased before anymore house building is considered.

There is no need for improved recreational facilities of the type you mention nor sensitive plantings - there is plenty of open space and woodland which will be lost should this plan go any further.

I support for the reasons stated in response to question 1 and have to accept the fait accompli that the proposed development will go ahead

No to Taylor Wimpey proposal

With the proviso that 70% of the site remains in perpetuity as public open space.

At a higher level there is no local need for the proposed 170 homes. There is insufficient already of doctor, dentists and school places.

Q7. Do you have any further comments?

Please produce detailed drawings showing the development.

The proposals to improve infrastructure!

Drainage proposals

A construction environmental management plan would be useful

Please give special consideration to bus services which are currently minimal. Need regular buses connecting WG to Lewes, Burgess Hill, Ditchling and Haywards Heath.

No amount of mitigation can offset the destruction of natural habitat, biodiversity and wildlife directly and indirectly that will be caused by this development. And token gesture contributions to infrastructure will in no way meet the needs of existing and additional 300-400 people living in the area.

Green Belt Development No!

Green Rd is very bumpy. It needs a new surface.

An additional shop will be essential. This should sell general produce.

No doctors. No hospital - can't cope now. No schools. No transport.

Too much development in a small village no infrastructure no GPs, dentists. The school that has already had extra built on, the staff room/library has had to become a classroom. Where do all the children go to school. And you are going to extend it? I think not looking at the plans.

Tell Taylor Wimpey to go and f*** themselves. Love from Wivelsfield Green.

Since November 2022 I have lived in rented accommodation in the Ditchling Common, Wivelsfield area, approx. less than a mile from the proposed site/around five minutes' walk to the proposed site.

My partner and I would be first time buyers; however, we are currently unable to afford to buy a property in the area due to the limited number of available properties and cost of local house prices.

I would like to ask if there would be any concessions, incentives or priorities given to existing local residents with connections to the local area who would be interested in the prospect of purchasing a property at the proposed site - Would there be any priority given to existing residents such as my partner and I who have resided next to the proposed site for 2+ years.

- Please note my Feedback is not to be shared publicly where my personal information such as name or address will be visible.

No development there

There is no infrastructure for this. This along with 2 other large developments mean the village will double in size. One main road, no dr, no dentist, one small shop, one small school. Flood issues! We moved to a country village for a reason - this will make it a town!! Plus public land behind a primary school - is that safe/secure?

School places essential. Maintenance of affordable housing and gardens and access roads and footpaths.

It is essential that a GP surgery is provided in or near Wivelsfield Green. The only one currently available is in Newick, several miles away and oversubscribed. Also it must first be established that the primary school has additional capacity and also there is insufficient secondary schooling in the area. Without these I would say a no.

Would like to sell my business... [redacted].

Wivelsfield Green already crowded. No infrastructure.

The village is already overpopulated, water electricity supply problems, waste water problems and an already overpopulated school. Little bus availability and green road breaking up with the amount of cars and lorries.

No more houses.

The justification that this creates 'new public open space' and habitat creation is not justifiable. There is already open space and the building will destroy centuries old habitats which cannot ever be replaced. Prove that you have a demand for 170 homes and why this area has been chosen over and above greed for a land owner to make money!

The local services including schools and bus routes cannot cope with this development.

The site is totally overdeveloped and for financial gain for the developer. The questions above are phrased to be misleading. Why wait for 10 years - this is due to public reaction to the site not being viable.

I would like more details. Health: Doctors, dentists. Services: water, gas, electricity. Transport: Buses, trains. Pedestrians: segregation of pedestrians and traffic, cycle ways. Parking: residents, EV charging, trades vehicles.

Thank you for your offer of providing feedback re the above development.

We are unable to provide answers to your feedback form as the questions asked make the assumption that the project is a 'Fais de Compris' which I find absolutely appalling for a questionnaire for consultation.

Firstly you say that 40% of the proposal is for affordable housing. May I ask what your definition of affordable housing is? Affordability is today what a person will pay for a property, some will pay £200k as a starter home, others £750k+ for a home away from London say. So I find your use of affordable homes very dubious and misleading.

Secondly: you say 70% of the site being provided in perpetuity as public open space and possible community use. Who will actually legally have ownership of that land and who will be obliged to maintain it? I would be interested to know what you classify as a community use, as Wivelsfield Green already has a village Green. Are you proposing a development of community facilities like a Hall or just talking of leaving open space for people to enjoy on the few sunny days we experience each year.

Thirdly: Wivelsfield Green has had its fair share of new developments over the past 20 years or so, but just about maintains a small town/large village appeal. My view is that this proposed development will destroy that appeal and bring Wivelsfield to a small-medium size town.

Fourthly: There is one small primary school, one village store/post office, one public house and no available doctor or dentist facilities in the immediate area available, and you want to add another 170 homes @ 3 persons to a house equals 510 extra bodies to a village with no facilities. That's a conservative figure I think!!

The South East sewage structure and water structure is already cracking at the seams, this proposal adds more pressure to a failing system. Green Road is already a road exceeding its limitations of use, just judging by the number of existing potholes and to add more pressure in my mind is blandly irresponsible.

The present proposed site is agricultural land and should be left as such for nature to enjoy and people to enjoy nature, a fact sadly missing in today's society.

No to Wivelstown. Wivelsfield Green is becoming too urbanised. This proposal follows the recent Cala Homes development, the new houses bordering South Road and the new proposed development along the Ditchling Road. Without additional infrastructure (larger school, doctors surgery, public transport) the proposals are not sustainable.

I have asked this question many times and no one not even the local MP can answer it... where do you expect the children to go to school? Wivelsfield Green School is over subscribed and under funded. They have had to split one of their classrooms in half with a partition wall to fit another class in. So the class room that used to school 30 children now does 60. They don't have enough staff or funds to manage the current numbers of children, let alone with any more. They are already failing in many areas. More children is not the solution.

It takes 3 weeks to get a doctors appointment at the nearest surgery in Newick, it is already struggling and this can be shown by the speed in which the GP's get you in and out as fast as possible. More patients is not the solution.

North Common Rd in Wivelsfield Green has the worst potholes in the area, with it being constantly patched up every year (which takes months for them to get round to doing). More traffic is not the solution.

The infrastructure in Wivelsfield Green and surrounding area can not handle much more, we are already

at bursting with very little amenities... that being one shop. An increase in population will only add strain to the area that is already pushed to the limits. More housing is not the solution.

As mentioned earlier, we currently have 7 houses at the Travis Perkins site, 46 off South Road and 96 houses off Ditchling Rd (yes I know the latter is in theory Wivelsfield, but it backs onto Wivelsfield Green basically making it Wivelsfield Green) all being built. More housing is not the solution.

Do you not think Wivelsfield Green has had enough new homes in an already struggling village?

The way this questionnaire has been presented implies that if you respond you are supporting the development by asking questions like what aspect do you prefer. Even question 6 asks do you support the approach .. The first question should be do you support or oppose the development full stop. Myself and my family are fed up with the boundaries of the village being pushed out in all directions. The village is overdeveloped and development must be stopped

This is a nice village surrounded by open countryside. There are already too many new developments here. The roads will not cope with any more traffic. The school is already oversubscribed. People in Charters Gate can't get a local GP. Not enough dentists in the area. This is a village not a town. Charters Gate still have problems with sewage, where is it all going to go.

Village has grown to a point where we need more than a village shop. Med centre and a couple of shops.

I use the footpath a lot and hope this will be kept and that the affordable housing will NOT be shelved.

It is essential that a central turning lane is added in Green Road at junction into the new development - given that roughly 300 cars per day will use this junction.

How do you expect new residents to pay for the upkeep of your proposed communal land? The council won't cut this grass and service charge for Charters Gate way is already too high with a lot less communal land.

It is totally inappropriate and disproportionate to put large scale developments on a small village. The Local Plan deemed 15 dwellings suitable development some years ago, since then we have had 200 plus more approved. This proposal involves destruction of more greenfield sites, farmland and the rural nature character of the village. The village do not have the infrastructure necessary - limited public transport, restricted travel links with high car dependency, small school with no extra places, no local access to healthcare provision or other services. Further strain on land drainage, water and sewage services.

There is insufficient infrastructure for drainage/sewers, health care and education for further development. Wivelsfield roads are already being flooded with sewage/rain and the pumping stations overwhelmed.

No to Taylor Wimpey proposal

The proposed building of 170 homes which the local community does not need would change the existing rural character of Wivelsfield Green for the worse.

Much more detail needed on the layout of the houses; layout of the open space; contribution to the infrastructure etc

Building houses in an area where there is no infrastructure to support the extra population is not rational. One small village store, nhs services stretched and local school struggling to cope do not need this kind of development. Approx 700,000 empty houses in the UK utilise them.

Stop destroying our green spaces. Build on existing brownfield sites.

We do not need more houses being built. There are thousands being built which are unaffordable to youngsters. The various schemes do not make the houses cheaper that just disguise the real cost, which is too much.

We need more doctors surgery and dentist as not enough for the residents in the area as it is and all the new housing going up means all healthcare providers are full

We know it won't actually end up being 40% "affordable". Let's actually build one regular people can afford. Let's also make it 100% instead

You need to make sure there are enough doctors surgeries. Developers never do that

The infrastructure in this area cannot take any more people or cars, plus all the hospitals, doctor's, dentist's cannot take any more people as waiting list's are far too long

This is a huge development that would vastly extend the village and ruin the rural landscape. Additionally anecdotally developers funding to provide infrastructure development is always woefully small in comparison to the actual need and strain the additional population puts on local facilities.

Running a road through an already green area is disastrous. Taylor wimped homes are not high quality and should not be advertised as such. Housing density too high, green space that's not manufactured is too low. Estate charges mean affordability doesn't pan out

How will the infrastructure cope - water supply, electricity, WiFi connectivity etc - in a county that already struggles?

Road and public transport issues need to be addressed

Medical facilities are stretched already .

The size of the site is far to large and out of scale for the size of Wivelsfield Green, developments should be smaller and more in keeping with the village's current housing stock.

Any housing development is really inappropriate for a small village when building on green fields / countryside.

Lack of public transport in this area is a real concern for a development of this type and size, with all residents likely to be reliant on driving to access anything beyond the most basic facilities available within Wivelsfield Green.

No more building on our green belt!!! It already has biodiversity and green spaces and trees and shrubs. Enough is enough!! Stop concreting over the whole of sussex!! When are you going to stop? When we're all under concrete!!'

Too many houses in this area already. We do not need any more!

The basic infrastructure is already overloaded

The surrounding road infrastructure is rural & consideration should be given to what improvements are necessary to junctions etc to cope with the increased vehicle movements created by the development

Stop destroying our important wildlife habitat. Numbers of butterflies and insects are falling every year!! Stop building on green fields.

All promises which will come to nothing all there will be are more houses, further swamping the local area with cars and people for which there isn't the infrastructure.

The area is already over developed, losing a lot of the character of the village it is already. Adding this number of additional houses would increase impact on existing services (water, sewerage, roads, power etc) which needs to be planned initially.

If the development MUST happen, services such as GP surgery's, dentistry, childcare all needs to be taken into account, which does not appear to have been in this instance.

This appears to be an incomplete solution as usual.

Roads, water supplies, and waste management need to be improved before any development takes place..

You are the wrong developer for this area as your schemes lack any design flair and build quality of new homes has to be questionable.

North Common Road and Green Lane are very busy roads used as a cut through to Burgess Hill from North Chailey and A272. This development will increase the traffic, and as part of the traffic management of the area the speed limit of the road between Wivelsfield Green and Chailey Common should be reduced to 40mph.

Lewes District Council shrugging their housing responsibilities on to other councils as both Burgess Hill and Haywards Heath will take the strain on services and infrastructure along with West Sussex for increase in road use.

Good for Wivelsfield bad for surrounding councils who will not get a penny.

We cannot support more houses without infrastructure.

There are great crested newts, bats in those areas also grass snakes and birds of prey. Building work would mess up their habitats

Build on brown field sites. Do not take green fields away. Once under concrete gone forever.

Please provide more than 50% affordable housing and fitness element to open space like gym equipment

No thank you TW. You're killing our countryside forever

The land proposed to be built on is valued for walking and outdoor recreation. There is very little left in Mid Sussex ! Lewes has taken the open fields on the East side of Haywards Heath and new housing is not bought by local people but residents of Brighton, London and Crawley.

I Oppose this development. It appears that it is Open Season for Developers to build in areas where the infrastructure cannot withstand any more loss of countryside . Inevitably more cars would be needed to get to a station and shops . The Village would become a town . Put your money in brown sites and make a difference .

“Enhancing” biodiversity is a bit rich, please be more realistic.

Housing should be well designed and contemporary. Wivelsfield is a mess of poorly designed housing.

Please ensure the biodiversity, planting and environmental measures are NOT greenwashing.
Plant native trees, implement SUDS properly and install heat pumps and solar on ALL houses - not just the top of the range ones

Ensure proper public transport too / not just tarmac for more cars

Should not build on green field sites, redevelop field sites instead.

I strongly feel the village is busy enough especially the traffic passing through Green road. I feel this will turn the village into a little town which is NOT why I chose to live here. I walk my dog daily over the fields and will be very upset if the development goes ahead.

We need shops, small businesses and more infrastructure to support the houses. Maybe make 3 or 4 of the properties flats over shops?

there is no need for further housing in this area
there is no infrastructure in place (or proposed) for the increased population and traffic this would create
this is a small village community and should stay that way
there would be a substantial impact on local wildlife

No development on the land, due to wildlife disruption, near ancient woodland.

Stop building on green land and destroying wildlife habitats.

Do not destroy the public land for houses! It's a hotspot of local biodiversity and there is not enough infrastructure in the village to support new houses. This will be deeply damaging to the local community and I hope it is rejected.

Connectivity is essential- the location isn't near to train stations so how do people connect to jobs without a car? A wider connectivity plan is essential, where can cycle / pedestrian routes be created to facilitate ease of access to Wivelsfield Station and/or Haywards Heath - that are feasible options both on a summers day and when the nights close in?

This is part of a bigger issue.... "Affordable homes" at what price? Do the maths....people cant afford those either!! Unless your building sub £250,000 homes. Then beginners on the property market may stand a chance! Your profit margin can afford to take a hit!

Stop destroying country side, develop on brown land sites

CAVENDISH