

**Balcombe Parish**  
**Neighbourhood Plan 2016 - 2031**



**Design Guide**

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Balcombe Parish Council  
Clerk: Rosemary Robertson  
Telephone & Fax: 01444 811833  
Email: [parish.clerk@btconnect.com](mailto:parish.clerk@btconnect.com)

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Alley Green



A successful conversion, Oldlands



Barnfield Cottages



Church Lodge, London Road

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# Introduction • The Past

Quality of design is paramount to any development undertaken in Balcombe.

The buildings we construct today may well endure for a hundred years or more. It is beholden on each one of us to spend a little time and thought in making those new buildings as good as they can be.

Design is not just a function of the beauty of the architecture, though that is extraordinarily important, good design must also be found in the appropriate response to needs and practicality.



Forestry is still a major industry in Balcombe



Farming is still a major industry in Balcombe



Commuters drive to Balcombe

## 1. Introduction

This document was written by and for Balcombe Parish Council and forms part of the 2015 Neighbourhood Plan.

It consists of:

- An assessment of the design of existing Balcombe buildings
- A toolkit to ensure that new development blends well with the existing and meets village need

This Design Guide is aimed at the design of new buildings and the conversion or extension of domestic and other buildings. The typologies and the commentary on building forms, materials and technologies are equally relevant to all sorts of development.

This document is written for landowners, architects, their clients and householders.

## 2. The Past

### 2.1 A Brief History of Balcombe

Balcombe sits on the High Weald of Mid Sussex in the High Weald Area of Outstanding Natural Beauty; it is rolling countryside, valleys, fields, streams and woodlands, the pattern of which dates back many centuries. The woodlands have been coppiced, cleared and re-planted many times, but unlike other parts of The Weald, the density of woodland has remained high. The landscape and many of the historic buildings we see today are a product of the development of rural industries and cultivation, a slowly changing pattern of life that lasted into the Victorian era.

Balcombe was a working village, with the management of the land resulting from a busy economy of forestry, quarrying, iron smelting, agriculture and other crafts. As stone and iron were quarried and smelted and as trees were felled it scarred the landscape. These workings and clearings eventually became the rock outcrops, fields and scattered ponds of the modern landscape.

The area was dominated by large forests, and land owned by the farmsteads and the church. The village itself formed gradually around the convergence of two arterial roads running roughly north south with village housing scattered along these routes

In the Victorian era these scattered holdings were amalgamated into two larger estates. Their benign influence has created much of what we see today in Balcombe, including the village (Victory) hall, commemorating WW1 with murals depicting War and Peace; many of the domestic buildings, the field pattern and the extant woodland.

The land today remains largely in the ownership of Paddockhurst Estate to the north and The Balcombe Estate for the remainder.

It was the construction of the London, Brighton and South Coast railway and the Balcombe tunnel, opened in 1841, that gave greater access to the village.

# The Past - Architecture and Pattern

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Balcombe Viaduct

## 2.2 Architecture and Pattern

Much of the village would originally have been constructed from materials available in the immediate vicinity. Foundation stone was dug out and formed ponds, timber framing came from nearby woodland and the plasterwork would be a mix of cattle dung, straw and mud.

Horsham stone roofing or thatch would have covered the roofs. Timber cladding would have been common on houses and on barns and outbuildings. Brick and tile would have been a later and more extravagant material. Timber was one of the traditional building materials, especially for utility buildings.

Georgian architecture brought a formal balanced style to a few individual and mostly grander houses in the Parish but its effect was limited in Balcombe.

It was the Victorian and Edwardian era that saw considerable change in style with a new palette of red brick and tile, cast iron, decorative barge boarding, stone mullioned windows and stained glass.

Balcombe's internal street pattern was set out at the turn of the 20th century in farmland between and along the main artery roads. Stockcroft, Deanland, Haywards Heath Road, London Road and Mill Lane were infilled, defined and planned by Victorian and Edwardian developers.

The 20s, 30s and 40s saw a gradual infill in Balcombe between existing housing on the Victorian plan. The style changed slowly following fashion of the time and was largely individual, with a Sussex edge.

The 50s, 60s and 70s saw development of 'Closes' on fields within the triangle of the main roads. The style gradually became more national than regional. Newlands was laid out as social housing in Sussex style, tile hung on brick with Sussex droves and hipped roofs. Bramble Mead was a self build of varied architectural design. Troymede and Coomers are typical 70's houses of uniform design.

Since the 80s development has been by slow infill and numbers of new housing dropped once more. Barn Meadow has produced an affordable development of small 'Sussex' style homes in spacious surroundings, whilst the Nurseries has typical executive homes densely packed for profit and styled to attract a high price.



Casteye Barn - one of the earliest houses in the village with stone roofing and timber cladding. Brick and stone is used only for chimneys and at foundation level.



Highley Manor, Crawley Lane - a grander style of architecture

# The Present and the Future

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Design is described in the National Planning Policy Framework (NPPF) as “a key aspect of sustainable development, indivisible from good planning, and [good design] should contribute positively to making places better for people.”



Little Bowders, Haywards Heath Road



Springfield Shaw, London Road



Balcombe Stores

## 3 The Present and The Future

### 3.1 Existing Policies

The National Planning Policy Framework (NPPF) provides a seven point checklist for design, and requires that this checklist is informed by stated objectives for the future and an understanding and evaluation of its defining character.

Well-designed buildings:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- are visually attractive as a result of good architecture and appropriate landscaping.

This Design Guide has been written in the absence of an approved District Plan for Mid Sussex. Over the last few years, since the last Local Plan was approved in May 2004 the assessment of good design has evolved. Modern design, as a contrast to traditional, is acceptable, but sustainability has brought new features to the acceptable palette, like solar panels and sun-shades. The new District Plan coming into place in 2016 echoes many of the design principles in this guide.

The NPPF requires all development to achieve levels of social, economic and environmental sustainability. In Balcombe, where policies of the Area of Outstanding Natural Beauty apply, modern methods of achieving environmental sustainability, that sometimes change architectural norms, must be considered very carefully. The District Plan 2016 requires that development has regard for character and local distinctiveness, settlement pattern and a sense of place within the AONB.

# The Present and the Future



The Victory Hall



The Half Moon Inn



The Mill House, Mill Lane



Twittens making walking around the village easy, despite the speeding traffic

## 3.2 Development Today

Significant issues relating to modern living will change attitudes to acceptability of design and this design guide recognises that.

### 3.2.1 Quality

Quality of design should be high and in accordance with both the High Weald Area of Natural Beauty (AONB) Management Plan and the guidance set down in the National Planning Policy Framework (NPPF).

The High Weald AONB Management Plan sets out the Vision for Settlements in terms of sustainability and design quality, in particular in its Objectives S2 and S3, aiming to;

‘inform development options and enhance design quality.’

The NPPF requires quality design setting criteria for local authorities and developers, stating;

‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’

The District Plan 2016 requires design to be of high quality and to reflect the distinctive character of towns and villages whilst being sensitive to the countryside.

**Development must demonstrate high quality design.**

### 3.2.2 Sustainability

Modern issues of sustainability change our views on aesthetics. Whilst chimneys and wood stores do not seem to offend public taste and whilst we accept above ground oil storage tanks, we have more trouble accepting new technologies such as solar panels and satellite dishes. It is inevitable that sustainability issues will change our views on acceptability. This will be taken into account when assessing applications.

**Housing designs will be considered in relation to their social, economic and environmental sustainability.**

### 3.2.3 The car

It is difficult to live a full life in villages like Balcombe without a car but many older houses in the centre of the village lack parking provision. Balcombe retains good public transport connections via the train service and the modest bus service. Walking around the village is generally easy, though improvements could certainly be made, particularly at crossing points around the station and school and along the footpath along the Haywards Heath Road.

**New development should aim to increase walking and cycling and to encourage the use of public transport thereby reducing the impact of vehicles wherever possible.**

# The Present and the Future

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Bank Cottage - Haywards Heath Road



Cross Cottage, formerly the village newsagents



The Tea Rooms

## 3.2.4 The economy

Working from home can reduce the carbon footprint of the household. The more activity in the village, the more people who are there during the day, the better it is for social cohesion. Thus new dwellings or conversions that allow for home-working will be welcomed. In addition the use of part of the ground floor for commercial uses like hairdressing salons, professional surgeries, or studios can enliven a development anywhere in the village. Many village properties once had economic uses. Re-instatement of some of these would be beneficial to a vibrant local economy and social cohesion.

Because of the scale of the village there is no particular need for economic activity to be concentrated in the village centre. There is advantage in some high demand services like grocery shops, with a high footfall and parking requirement, being located near the traditional village core, in order to support other adjacent businesses, however this is not an exclusive policy of the Neighbourhood plan.

**New development that includes provision for home working is encouraged.**

Applications that provide space for economic activity or flexible ground floor space will be encouraged, whether they are new build or conversions. In particular re-conversions of previous industrial and commercial buildings and redundant shops to provide new employment or activity will be welcomed.

# A Toolkit - Density and Layout

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## 4. A Toolkit

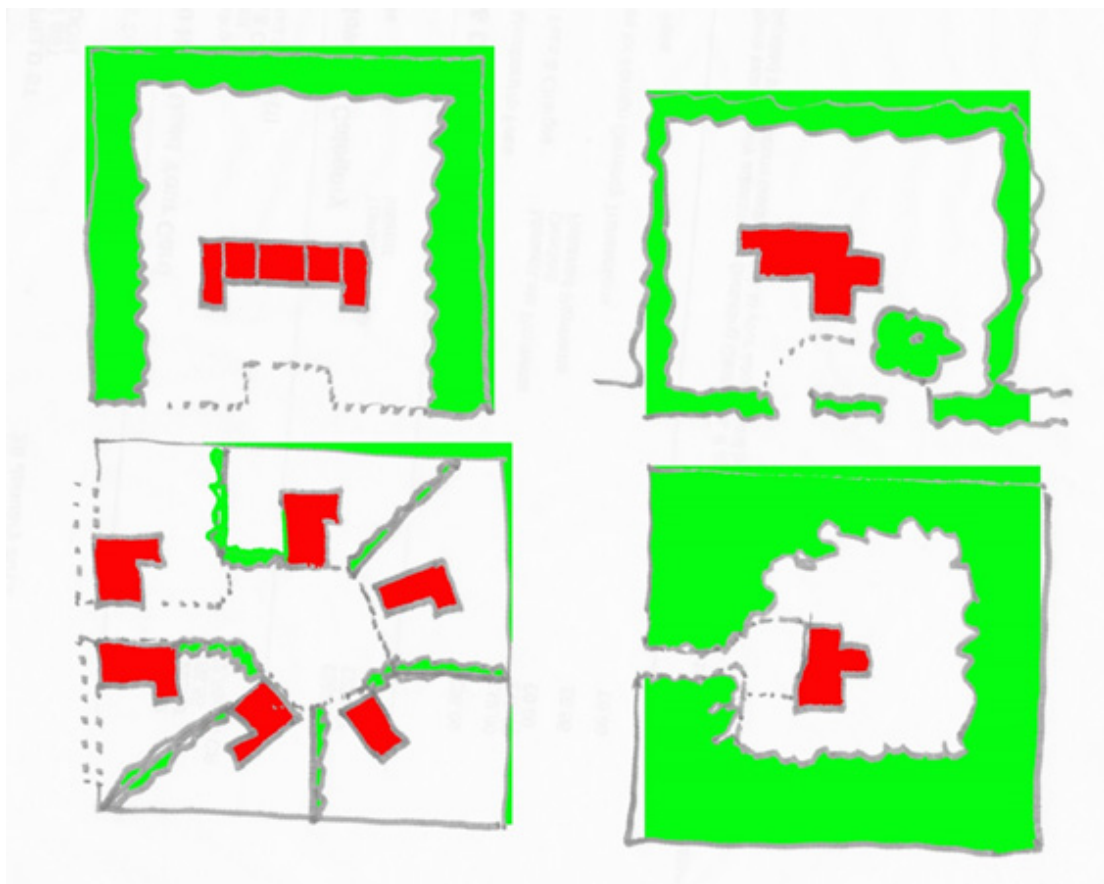
### Density and Layout

In general the density of housing in the village has been increasing since the thirties. There are a series of established arrangements of dwellings in the village. Architects for new development should consider these established arrangements before embarking on new typologies.

Typologies vary largely depending on location in the village so that these fall into different and overlapping categories:

Typology	Location
• Terrace of cottages	• Village Centre
• Cluster	• Edge of Village
• House in its own grounds	• Woodland
• Secluded house	• Open Land

The diagrams below show a series of typologies that can be found throughout Balcombe.



A Terrace of cottages

B Cluster

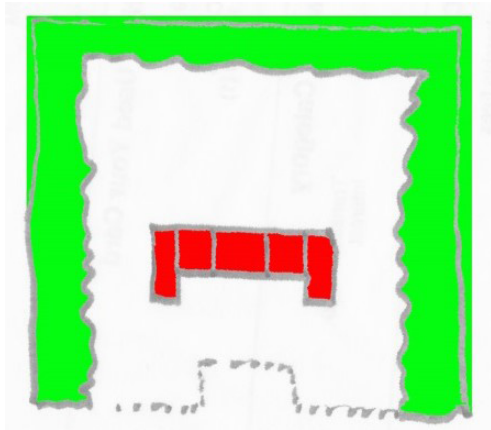
C House in its own grounds

D Secluded house



# A Toolkit - Density and Layout

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## A -Terrace of Cottages

Group of houses (or flats) set back from the road in their own grounds, mimicking a larger dwelling. Some of the old tied cottages built by the Balcombe Estate, like those shown below on the Haywards Heath Road, illustrate this typology well. They tend to be smaller houses, compactly planned, but built of good materials, well-detailed and decorated. They have a small garden at the front and parking inside larger gardens at the rear.

Because of the lack of driveways, garages and parking spaces to the front of properties they can be more open to the road, offering enhanced security.



Estate cottages on Haywards Heath Road



## B - Cluster

Because of the agricultural heritage of this area, some of the older housing stock is converted from barns or workshops and some cluster around a courtyard, rather than stringing out along an access road. This is a very efficient and much higher density typology. It has the added bonus of a shared parking area within the 'courtyard' of the cluster, and only requires one crossover access to the main road.

The smaller gardens retain their privacy through hedges and planting. The main road boundary is also generally well planted in established examples. Some successful modern examples of this typology also exist. In some locations ground floor functions need not be residential. They could be used for professional surgeries, craft or artist's studios.



Cluster of converted cottages on the Haywards Heath Road

# A Toolkit - Density and Layout

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## C- House in its own grounds

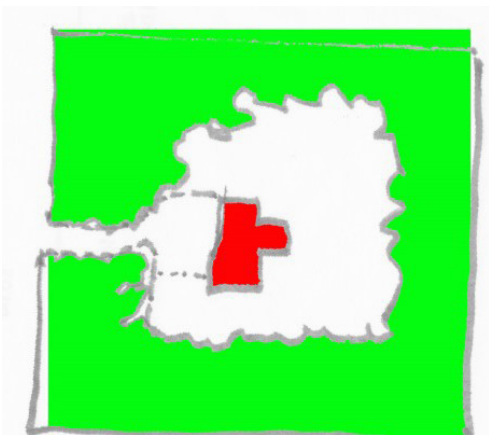
Many of the houses on Stockcroft Road typify this category. The dotted line in front indicates where a grass verge sometimes runs. This area was developed from farmland in the early part of the 20th Century and individual sites were sold off to people who built their own homes. This method of procurement has generated a very fine mix of ornamented houses, each in their own grounds. The quality of the architecture is sublimated to the thick hedging, specimen trees and soft verges that are characteristic of a village.

Cars are generally parked in a front driveway and hedges are set back from the road. In some locations bigger houses have successfully been converted into flats. This typology would also lend itself into a series of smaller linked cottages, each commanding a different quarter of the surrounding garden.

The soft verges, a characteristic of the generosity of the access road, with the occasional tree-lined street is enjoyable and should be encouraged, in this typology.



Stockcroft Road - detached houses with large gardens

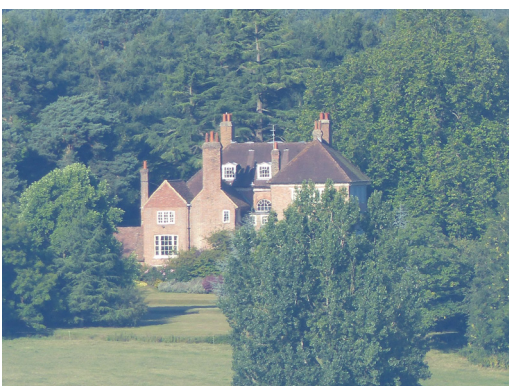


## D - Secluded house

Some of the larger houses have gardens that seem to have been carved out of the forest. For example some of the larger properties along Mill Lane and Handcross Road.

Traditionally the larger secluded houses in the Parish have shown the highest standards of design and should continue to demonstrate high quality and sustainability.

Again this model could be equally successful in the construction of flats, or sheltered housing.



Balcombe House

# A Toolkit - Location



Village Centre



Village Centre



Discreet underground parking at Springfield Shaw



Edge of Village - A typical wide and planted verge

## Location

The following locations are identified as having distinct characteristics

- Village Centre
- Edge of Village
- Woodland
- Open Land

## Village Centre

In the village centre the denser typologies are prevalent. Village Centre development should seek to mirror these typologies and densities can be higher than elsewhere in the Parish.

Issues to be addressed in village centre development are parking, traffic, privacy and density.

Houses along Haywards Heath Road in particular are very close to the road. Design today should ensure that housing is adequately set back from carriageway to accommodate footways and to avoid damage from vehicles. Parking should be discreet and integral to the development.

**Any development in the village centre should provide the appropriate number of car parking spaces to meet car parking standards in force at that time and consistent with the need to preserve or enhance the character of the conservation area. Developments that would demonstrably add to vehicle congestion and generate conflict between people and vehicles will not be supported.**

There is a pressing need within the village centre for an improvement in the road layout that is different in scale to mere traffic calming or adding pedestrian crossings. Here the balance between people and vehicles is in conflict. Consultation on the Neighbourhood Plan has shown village centre traffic, pedestrian and parking to be a high priority. The intention is to use Community Infrastructure Funding to address these where possible and by allocation of village centre car parking within the plan. This is however outside the scope of the Parish Design Guide.

**Housing built within the centre of the village should have regard for the issues of traffic, pedestrian and parking issues in the village centre.**

## Edge of Village

Edge of village development has sparser density and green spaces interrupt and link development. Room in developments should be given to create gaps, wide verges and footways and to maintaining hedgerows, and existing trees. Any proposals for terraced housing on the edge of the village should avoid narrow individual front gardens in favour of open communal green frontage.

Edge of the village development should enhance the green chains that run through the village.

# A Toolkit - Location

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Edge of Village - London Road woodland edge



Open Land - A typical field on the edge of the village



Newlands viewed from the surrounding countryside



The village viewed from Forest Farm

## Woodland

Woodland and trees support a complex ecology that is destroyed when they are felled. The felling of trees should only be undertaken when other measures have been exhausted.

Existing trees can be used most successfully to create screening between dwellings, to punctuate new development and to produce shade and protection. Trees positioned in private gardens are often more vulnerable to felling. Trees can be protected by Tree Protection Orders or positioned, by careful site layout, in more communal protected areas.

Over time, trees in private gardens may be lost, but this should be balanced with pollarding strategies, coppicing and the planting of new housing friendly specimens from the outset. It may be that a new house with a big tree in its garden will need a bigger garden, instead of the felling of a mature tree and the destruction of the ecology that goes with it. Modification of layouts to accommodate existing trees will introduce a complexity and richness into the designs that is to be welcomed.

Trees and sections of natural planting should be retained. Housing layouts should be modified in order to take account of existing trees and landscape. Garden size should be increased where appropriate. If trees are to be felled a replacement strategy is required.

## Open Land

Plots on open land or with distant views into the site must be designed to have minimal impact on the landscape. The rolling topography of the village means that in some locations even a low bungalow stands out on a ridge. In other locations a tall building three or even four stories high may fit well into its surroundings. Context must be considered for each site individually.

**Assessments of views from the surrounding countryside should also be made. Where a building will command a view, and thus be visible from the surrounding countryside, an application must be accompanied by accurate drawings to indicate the extent of visibility from key locations near and far.**

# A Toolkit - Conversion of Existing Buildings

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A successful example of a conversion



Counters Cottage, the former village Post Office now up for sale as a house



Granary Cottages, formerly the granary and an interiors store before conversion



Formerly the Railway Inn

## Conversion of Existing Buildings

The presumption must be to re-use and extend the life of buildings rather than demolish and re-build. Re-use of buildings, conversions, extensions and change of use are almost always preferable to demolition. The onus will be on the applicant who wishes to demolish an existing building to demonstrate why that building cannot be reused for any sustainable function.

Where changes are made to an existing building they do not necessarily need to follow the architecture of the past but consideration must be given to the design quality of the existing and of the new extension or conversion. Reflecting the context of the original use in the building can often enhance a design. In addition the nature of the development must also be considered.

Sympathetic conversion that results in smaller units, more affordable dwellings, more sustainable dwellings or dwellings converted for disabled use may add to the housing mix.

## Scale and Street Scene

Planning applications should be accompanied by elevations showing the buildings relative to adjacent properties.

**The scale, height and densities of new development should consider the surrounding buildings to complement the existing street scene.**

# A Toolkit - Materials



## Materials

Design of any development should pay attention to the landscape, surface finishes, planting and lighting. These all go together to produce a pleasant coherent and contextual scheme.

Brick, sandstone, timber framing and weather boarding, tile and slate are common, painted and rendered finishes are common.

Wooden decoration to fascias, porches and balconies are abundant. Windows are divided into traditional panes with painted or stained surrounds.



Modern design and materials should not be prohibited where they enhance their surroundings and show good design. They should however pay heed to the existing palette, incorporating or blending with typical local materials to provide a sympathetic addition to the architectural stock of the village.

Main facing materials should be a fundamental part of the design and approval of any planning application. Details should be approved either as part of the processing of planning applications or by the discharge of conditions before development commences.



**Main facing materials on new development, conversions and extensions should pay heed to and respect the existing palette of building materials. Where appropriate building materials on new development should incorporate typical local materials.**

**Applications should show details of the landscaping and road layouts of a development with drawings and material samples as appropriate.**



# A Toolkit - Boundary Treatments & Parking



A simple wooden gate



Examples of edible hedging



Off road parking but a dominant feature of the street scene



Off road parking hidden behind a beech hedge

## Boundary Treatments

Boundaries are as important as buildings. In Balcombe hedges, low key wooden fences and gates are typical. Wide verges and areas of green space supply additional green open public spaces and should be replicated in new development.

**Intrusive fences and gates will be discouraged. Ornate metal gates, large flanking features and imposing pillars are to be avoided in favour of post and rail or low wooden fencing and green hedging. High or close-board fencing in frontages will also be discouraged in favour of softer treatments.**

Grass verges add to many street scenes in the Parish and should be retained rather than paved over.

Where development takes place on open land, there will be a case for replanting trees and other vegetation. Care should be taken to plant indigenous specimen trees, particular those that will not unduly overshadow gardens. Smaller indigenous bushes and hedges, like elderberry, wild rose, hawthorn, holly can all make excellent boundaries and screens. Feature trees that will mature well in their surroundings can be added to more open spaces to mimic existing mature woodland and hedgerow trees and provide integration of the landscape design over time.

## Parking

Parking should be designed to be efficient and discreet.

Houses should have a minimum of 2 car parking spaces. Reductions in car parking standards may be allowed for smaller units and flats where it can be demonstrated that a lower number of cars will be present.

**Any development must be self-contained in parking numbers. No development should result in the use of the existing carriageway or verge for residents parking.**

Where new development can ease an existing problem then infrastructure gain in the form of additional parking should be considered as part of that development.

Garages and driveways that take up, or overshadow private garden space, especially where those gardens are small, will not be acceptable.

In general on-plot parking should be screened from the road and care should be taken when designing hard standing areas. The traditional screening method in Balcombe is hedging.

Driveways need not be fully concreted or tarmacked; a more permeable surface should also be considered which will aid rainwater absorption.

# A Toolkit - Access & Parking



Pedestrian green chain through the recreation ground

## Access Roads, Footways & Cycle Provision

Pedestrian access is a primary feature of village life and pedestrian green chains are an important aspect of life in Balcombe, both for access and socialising.

**Pedestrian routes should be provided through all new developments to encourage access on foot; to allow a through passage for people and avoid the isolation of new housing.**

**Applicants should show on a location plan how children and adults will walk to school, the station, bus stops and the village centre during the daytime and at night.**

Where extra provisions are required to make these accesses safe, they should be the subject of a planning contribution from the developer.

**Access roads should be designed to slow traffic speed. Use of traffic calming features or road layout can all help to create an environment where pedestrians are primary, cars are secondary and play is possible.**

**Provision for cycle storage should be made on all new developments.**

**Storage for bins should be provided in new developments and conversions and should be accessible but unobtrusive. This applies to all development, residential and commercial.**



Alley Green

## Green Space

Green spaces should be created in developments wherever possible. They provide pleasant space and additional informal communal areas for conversations and play.

Green space can be in small areas, along roadways as verges, or in larger greens.

Where sites are on the edges of the village, open space should be used to re-create the sparser densities or distinct cluster of buildings, to preserve existing trees and ponds and to provide areas for bio-diversity.

Green spaces and verges adjacent to high density housing for example in the centre of the village can be used to counter some of the issues with tighter densities and lack of garden space whilst also protecting existing trees and hedges.



# A Toolkit - Affordable & Accessible Housing



Wilton Villas, off Haywards Heath Road



Smaller units at Hazel Cottages, Deanland Road



Barn Meadow, a local exception site



Crawley Down affordable housing - a development by Hastoe which featured in Inside Housing Top 50

## Affordable and Accessible Housing

A major objective in allocating land for new development within the village is to provide more affordable housing and to provide accessible accommodation so those wanting to can continue to live here.

## Accessibility

It is vital that older people and those with disabilities are able to continue to live in Balcombe and enjoy the support of family and friendships developed over a lifetime in this community.

Supply of services and access to transport are vital for those who are without a car. The potential isolation of having to move closer to a wider range of facilities in larger towns is not acceptable and design should seek to accommodate the needs of older people and those with disabilities. The District Plan sets the standard at 5% of new development having wheelchair accessibility. Balcombe Parish would like to see new developments meeting higher criteria for this with a minimum of 10%. Aspirations would be for all properties to be accessible or adaptable. Consultation during the development of the Neighbourhood Plan has shown a strong desire for older people's and accessible housing.

The supply of good quality older peoples' housing can in turn add to the increased supply of family houses by traditional 'downsizing' so that larger houses become available to families.

**The provision of attractive accessible accommodation adapted to later life, easy access or assisted living is encouraged.**

**A minimum of 10% should be accessible.**

## Affordability

Younger people and those on lower incomes are priced out of the market in Balcombe. Evidence shows that affordable housing and smaller units are in demand and under provided in the village.

Developments will be required, by provision set down in the Neighbourhood Plan and by District Council quotas, to provide smaller and affordable units. Developers have to include the quotas set down by both.

Shared ownership and rental must be considered and the District Council will provide advice on the mechanisms available to provide these within a development.

**Affordable Housing and smaller units will be provided in accordance with the requirements set down in the Neighbourhood Plan and by the District Council.**

# A Toolkit - Sustainability & Size of Unit

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Rainwater harvesting systems



Sustainable drainage systems



Local bricks and wooden conservatory



Buttercup Barn allotments

## Sustainability

Sustainability standards for development are set by local authorities. This guide is unable to stipulate a higher grade than required by the local authority but applications demonstrating a better level of provision will be encouraged.

Priorities for sustainability in Balcombe include:

- Water conservation - this is an area of water shortage and recycling and collections systems built into developments should be considered.
- Sustainable Drainage Systems that ease the burden on existing networks will be required.
- Ecology and green environment - Balcombe is in an Area of Outstanding Natural Beauty and developments should demonstrate how bio-diversity can be protected or enhanced by that development.
- Gardens, trees and the use of native planting and protection of ecology are important.
- Fuel use, type and economy - schemes demonstrating the inclusion of low energy features or self-contained energy generation will be favoured.
- Use of local and natural materials – local provenance of building materials will be encouraged.
- Recycling and re-use of materials – the re-use of building materials will be encouraged.
- Space for growing food- allocation of land within developments for growing food should be considered either by size of gardens, amenity land or communal allocation of allotments or such.

The District Plan 2016 covers many of the priorities identified above in greater detail setting out further the requirements.

## Size of Unit

Evidence of housing need using the housing needs survey and the District Council Register, combined with local peoples' preferences, indicate that smaller, lower cost units are the most preferred housing for new development. The typologies above indicate a whole series of ways that modest housing can be built. Village life traditionally means a small house rather than a flat. Small houses with gardens, terraced in short rows, semi-detached or detached are all to be encouraged.

Houses with less than two bedrooms have less flexibility. They are unsuitable for young families with children; for older people with visiting grandchildren and provide little space for working at home or accommodating visitors. Very small units such as studios and one bedroom units will only be acceptable if it can be shown that they answer a specific need or have some flexibility.

Both the Neighbourhood Plan and the District Council policies set the sizes of housing allowable on each site allocated in the Plan.

# Acknowledgements

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## 5. Acknowledgements

This guide is written for and by Balcombe Parish Councils' Neighbourhood Plan Working Group.

The contents and themes have been fed by Village Consultation throughout the plan formulation period. Issues that matter to Balcombe residents, the things we value about this Parish and want to maintain, are included here.

In 2012 the Neighbourhood Plan Group applied for and won a grant from CABE (Commission for Architecture and the Built Environment) for an enabler to advise on the development of a Neighbourhood Plan with particular emphasis on the Design element of any developments in the village. Wendy Shillam RIBA, MRTPI was invited to assist the Balcombe Neighbourhood Plan, working with the group for nearly a year.

Wendy was able to start this plan and prepared a series of typologies, referred to in this document, which identified the pattern of existing development and showed how these might be used to direct new housing development and by inference, development of all kinds.

Many photographs in this document were taken by Ben Blossom as part of the CABE work.

The Neighbourhood Plan Working Group then completed the guide, publishing its first draft in February 2015.