

Introduction

1.1 The Wealden Local Plan has been prepared by Wealden District Council to guide development across the whole administrative District, as shown in Figure 1, into the next century.

1.2 In setting out policies and proposals for the development and use of land, the Plan looks to:-

- (1) bring local planning issues before the public;
- (2) develop the overall policy framework of the East Sussex County Structure Plan;
- (3) provide a detailed framework for the control of development in the District;
- (4) provide a basis for co-ordinating public and private development and for investment decisions.

1.3 Proposals for development will be subject to all the relevant policies in the Plan.

The Context for the Plan

1.4 The Plan has been prepared in the context of Government guidance, regional guidance, the 1991 East Sussex County Structure Plan and the Structure Plan Review, and public consultations during preparation of the Plan.

1.5 The preparation of a District-wide Local Plan is a requirement of the Planning and Compensation Act 1991. The Government has underlined the important role of the 'development plan' (Structure Plans and Local Plans) by requiring development control decisions to accord with the development plan unless material considerations indicate otherwise (Section 54A of the Town and Country Planning Act 1990).

The Plan Period

1.6 The Local Plan looks ahead ten years from its base date of April 1994 to the year 2004. This date is several years beyond the approved Structure Plan period to 2001. However the East Sussex County Council is reviewing its Structure Plan policies looking ahead to the year 2011. The matter is considered further in Chapter 2.

Format of the Plan

1.7 The Local Plan consists of a Written Statement and a Proposals Map.

Written Statement

1.8 The Written Statement (this document) includes the Council's policies and proposals together with a reasoned justification and explanation for their inclusion. The policies and proposals are distinguished by being in **bold type** and have a reference number.

Proposals Map

1.9 The Proposals Map illustrates each of the detailed policies and proposals in the Written Statement in a precise manner on an Ordnance Survey base. Sites are allocated for particular developments or land uses and areas are defined within which particular policies will apply for controlling development. The reference numbers are used to relate areas on the Map to the written policies and proposals.

1.10 The Proposals Map is at a scale of 1:50,000, and in order to show certain areas more clearly a number of Inset Maps have been prepared at a larger scale. Where Insets are used their boundaries are clearly shown on the Proposals Map.

1.11 The Proposals Map and the Inset Maps for Crowborough, East Dean and Friston, Forest Row, Hailsham, Heathfield, Old Heathfield and Cade Street, Maresfield, Mayfield, Nutley, Pevensey Bay, Polegate, Uckfield, Wadhurst and Willingdon are found in a pocket at the end of this document. All other Insets are bound within the document.

Existing Local Plans

1.12 The Wealden Local Plan supersedes the following Local Plans:

South Wealden Local Plan (adopted 1992)

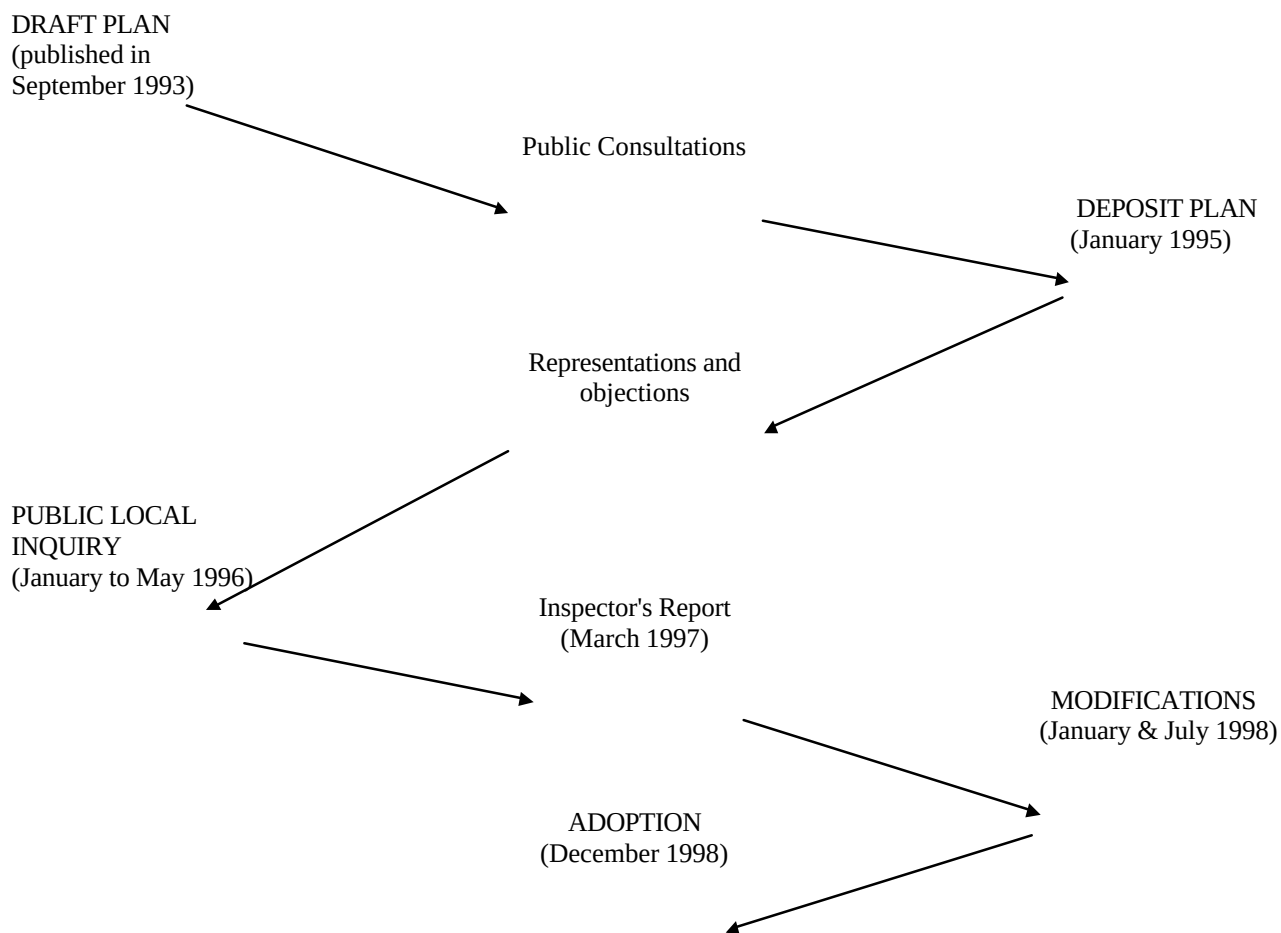
Uckfield Local Plan (adopted 1988)

Crowborough District Plan (adopted 1982)

North Wealden Local Plan (deposit 1990).

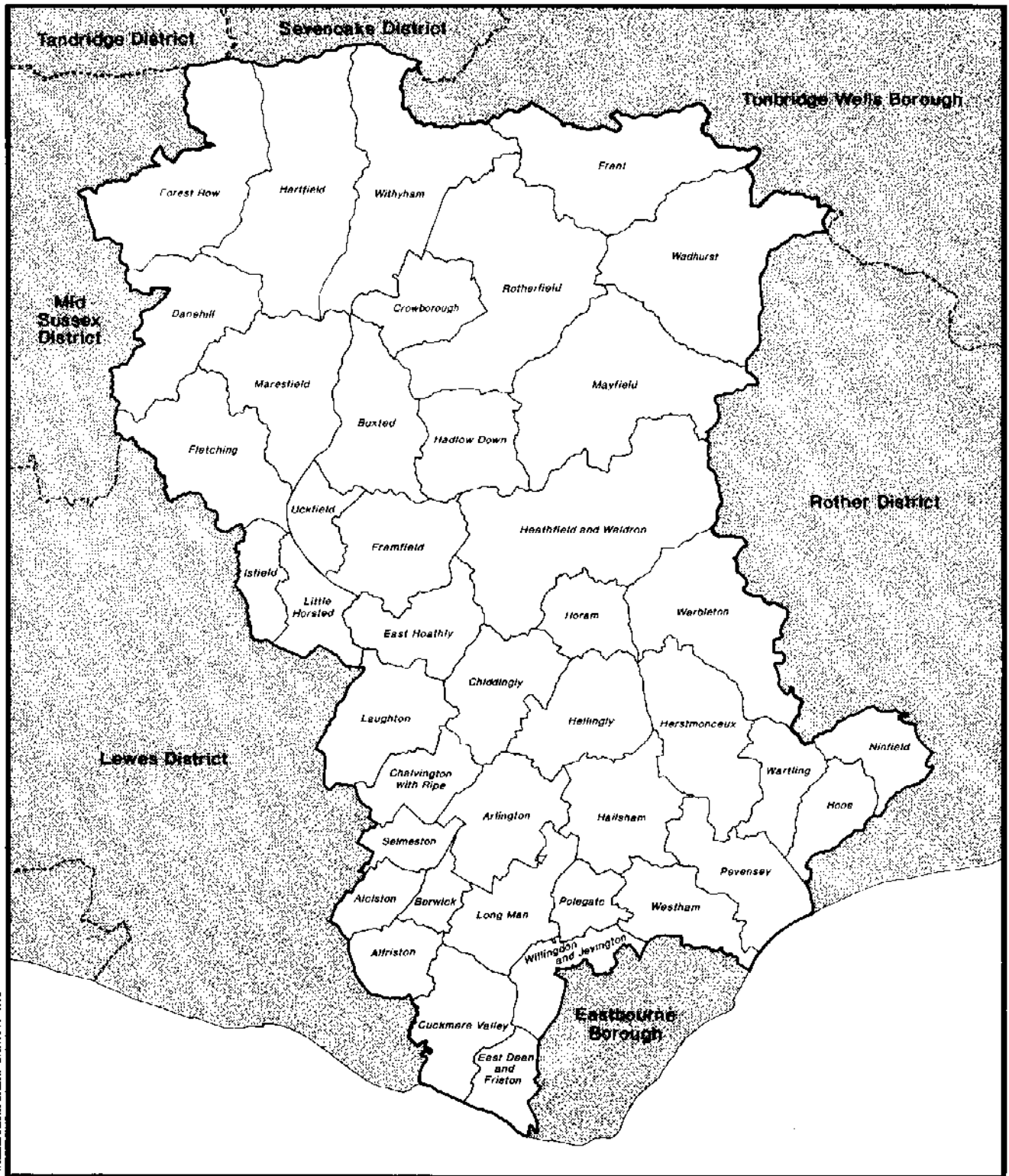
1.13 The chart below illustrates the key stages of the preparation of the Plan.

Stages of Preparation

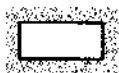


Plan Area

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KEY



Wealden Local Plan area and Parishes



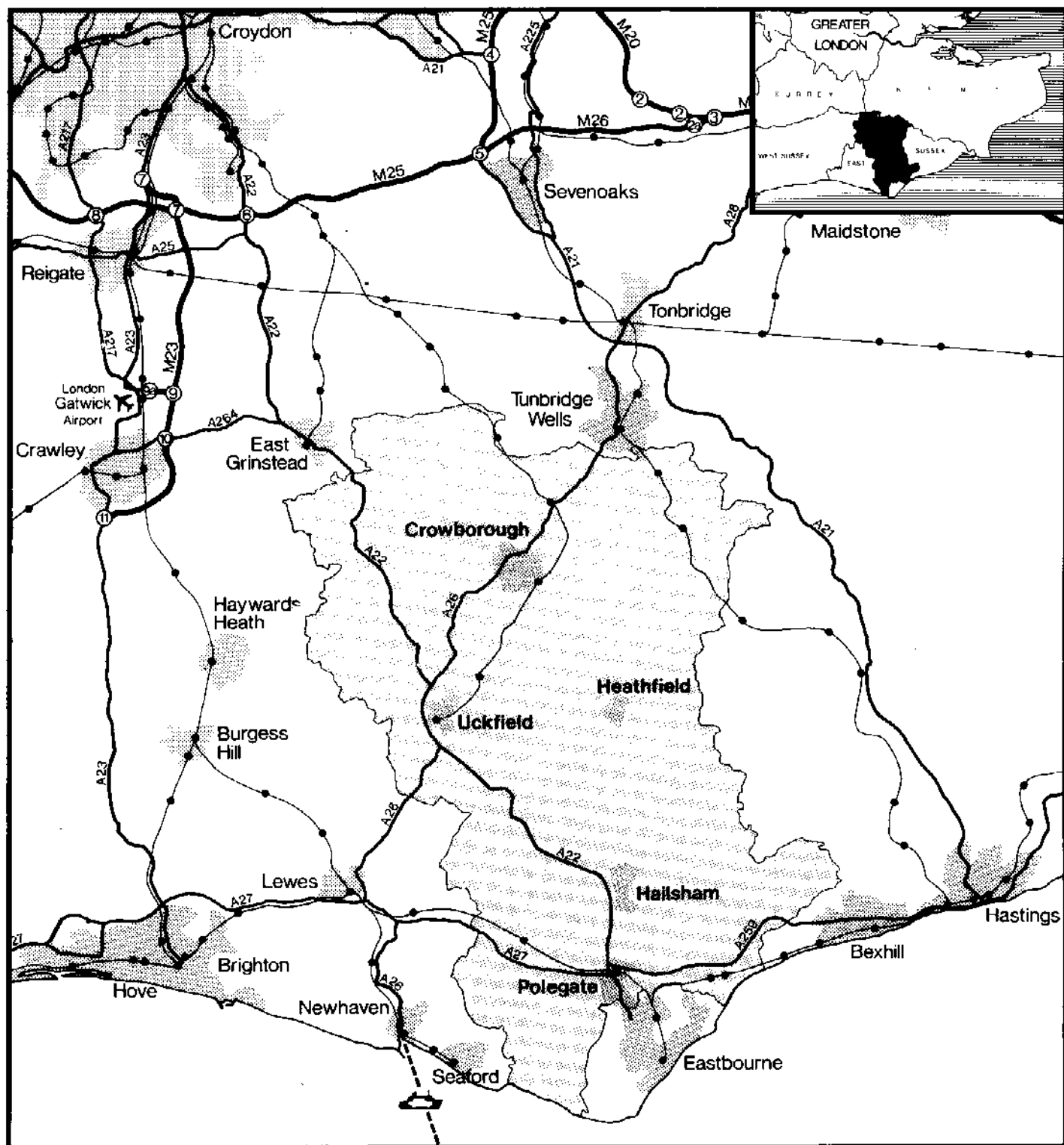
Figure 1

This plan is for illustrative purposes only, and does not form part of the Proposals Map.

0 5 10 kilometres

Not to scale

Location Plan



KEY

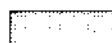
 Wealden District



Figure 2

This plan is for illustrative purposes only, and does not form part of the Proposals Map.

0 5 10 15 kilometres

Not to scale