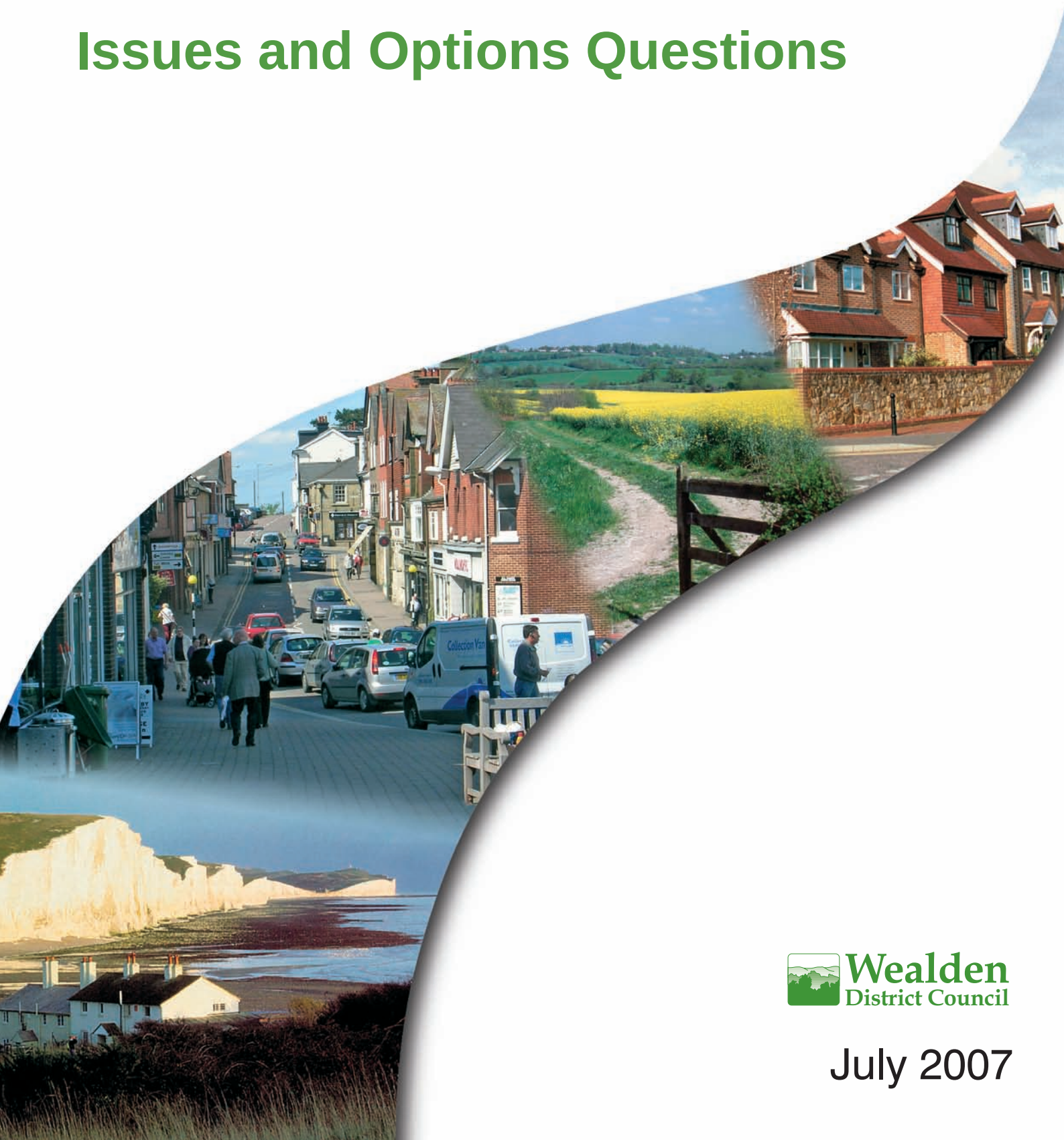
Wealden District Council
Local Development Framework

Core Strategy

Issues and Options Questions



Wealden District Council

July 2007

Issues and Options Questions

This question paper should be used to make representations on the **Wealden District Council Issues and Options Consultation Paper. The questions have been extracted from the paper itself.**

Where the question asks whether you 'agree' or 'disagree', please mark clearly with a tick in the box against your answer.

Where the question asks for your further comments, please use the dotted lines provided. If you need to use more space, please use the additional sheets at the back of this question paper and clearly mark which question your comments refer to.

It would help us greatly if you could make your comments clear and concise.

Please note that we must receive your completed question paper by 5.30pm on Monday 13 August 2007.

You can hand deliver or post your completed question paper to the Council reception at either;
Wealden District Council, Council Offices, Pine Grove, Crowborough, TN6 1DH
Or
Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX
Please clearly mark the envelope **Issues and Options Consultation**

Question One
Settlements in the High Weald Area of Outstanding Natural Beauty
Please tell us whether you agree or disagree that some development should be allowed in the AONB to meet housing needs?

Agree ☐ Disagree ☐

Question Two
Renewable Energy
Please tell us whether you agree or disagree with the following options;

2a New development should meet the South East Plan requirement of generating at least 10% of its energy from renewable energy sources
Agree ☐ Disagree ☐

2b A higher target - such as 20% - should be set in light of Wealden's potential, if this is viable
Agree ☐ Disagree ☐

Question Three
Employment Land
Please tell us whether you agree or disagree with the following options:

3a Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development coming forward
Agree ☐ Disagree ☐

3b Existing employment premises should be protected from redevelopment where there is evidence of market need
Agree ☐ Disagree ☐

3c For new business development the focus should be on securing small/ medium sized business space and general industrial premises in suitable locations
Agree ☐ Disagree ☐

3d New housing development should be balanced with an appropriate level of new business development
Agree ☐ Disagree ☐

Question Four
Hailsham/Eastbourne Triangle
Please tell us whether you agree or disagree with the following options for additional new employment/business developments

4a Land to the North West of Polegate by the A27(T)
Agree ☐ Disagree ☐

4b Area to the North of Polegate around the A22 Cophall roundabout
Agree ☐ Disagree ☐

4c Area to the north east of Polegate South of the A27(T)
Agree ☐ Disagree ☐

4d Area around the A22 in Hailsham
Agree ☐ Disagree ☐

4e If there are any other locations you wish use to consider, please tell us where and why they should be included

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Question Five
Settlement Boundaries
Please tell us whether you agree or disagree with the following policy options:

5a Settlement boundaries should be maintained, but should be expanded where needed to allow for necessary growth;
Agree ☐ Disagree ☐

5b There should be a policy which allows for some small scale development to take place outside settlement boundaries subject to strict criteria.
Agree ☐ Disagree ☐

5c If you have any further brief comments (including any changes to boundaries you would make) please tell us

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Question Six
The Urban/Rural Split
Please tell us whether you agree or disagree with the following possible urban/rural splits for planned growth:

6a About 80% should be focussed in and around towns with the remainder distributed to villages
Agree ☐ Disagree ☐

6b About 75% should be focussed in and around towns with the remainder distributed to villages
Agree ☐ Disagree ☐

6c About 70% should be focussed in and around towns with the remainder distributed to villages
Agree ☐ Disagree ☐

6d If there are any other options you wish us to consider (for example 60% focused in and around towns with the remainder distributed to villages), please tell us what they are and your reasons for suggesting them.

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Question Seven
Settlement Classification & Settlement Strategy

7a Please tell us whether you agree or disagree with the emerging approach for classifying settlements based on their services and accessibility.
Agree ☐ Disagree ☐

7b Please tell us whether you agree or disagree with the emerging approach to classifying villages according to their growth potential, the criteria used, and the size limits on additional housing growth proposed?
Agree ☐ Disagree ☐

7c Please tell us whether you agree or disagree with a possible distribution of development which would see the large majority of planned village housing growth taking place in the villages with 'growth potential', and less in other categorised villages.
Agree ☐ Disagree ☐

7d Please tell us whether you agree or disagree with a policy restricting change of use from some local village services (e.g. shops, pubs etc.)
Agree ☐ Disagree ☐

7e If you have any further brief comments on the criteria and/or classification of any settlement(s) please tell us.

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Question Eight
Options for the Sussex Coast Policy Area

Please tell us whether you agree or disagree with the following options for future development (please choose one 'agree' only):

8a Hailsham Focus
Agree ☐ Disagree ☐

8b Polegate/Willingdon/ Edge of Eastbourne Focus
Agree ☐ Disagree ☐

8c Polegate/Hailsham Axis
Agree ☐ Disagree ☐

8d Focus on New Settlement(s) in a Low Weald area of search.
Agree ☐ Disagree ☐

Question Nine
Options for the Rest of Wealden

Please tell us whether you agree or disagree with the following options for future development (please choose one 'agree' only):

9a Uckfield Focus
Agree ☐ Disagree ☐

9b Uckfield /Crowborough Split
Agree ☐ Disagree ☐

9c Uckfield /Crowborough/ Heathfield Split
Agree ☐ Disagree ☐

Question Ten
Site Allocation Thresholds

Please tell us whether you agree or disagree with the suggested size thresholds for making housing allocations of 30+ dwellings in or on the edge of town and 15+ dwellings in or on the edge of villages.
Agree ☐ Disagree ☐

Question Eleven
Crowborough Growth Options
Please tell us whether you agree or disagree with the following broad areas of search in terms of development in and around Crowborough:

11a Pine Grove and Town Centre Opportunity Area
Agree ☐ Disagree ☐

11b Land North of Crowborough and North of A26
Agree ☐ Disagree ☐

11c Various Locations North West of Crowborough at Steel Cross
Agree ☐ Disagree ☐

11d Areas to the South East of Crowborough between Alderbrook and Jarvis Brook
Agree ☐ Disagree ☐

11e Land in area South of Whitehill and Alderbrook
Agree ☐ Disagree ☐

11f If you have any further brief comments, please tell us
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11g Please also tell us whether you agree or disagree with the suggested spatial objectives for Crowborough
Agree ☐ Disagree ☐

11h If there are any other broad areas you wish us to consider please tell us where and why they should be included.
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Question Twelve
Heathfield Growth Options
Please tell us whether you agree or disagree with the following broad areas of search for new development in and around Heathfield:

12a Heathfield Town Centre Opportunity Area
Agree ☐ Disagree ☐

12b Central Heathfield Commercial Area and employment area adjoining
Agree ☐ Disagree ☐

12c Locations to the East of Heathfield along Burwash Road
Agree ☐ Disagree ☐

12d Area North of Heathfield College and Leisure Centre
Agree ☐ Disagree ☐

12e Area at Sandy Cross South - East of Heathfield
Agree ☐ Disagree ☐

12f South West of Heathfield - South of Tilsmore
Agree ☐ Disagree ☐

12g If you have any further brief comments please tell us
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12h Please also tell us whether you agree with the suggested spatial objectives for Heathfield.
Agree ☐ Disagree ☐

12i If there are any other broad areas you wish us to consider please tell us where and why they should be included.

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Question Thirteen
The Edge of Tunbridge Wells Option
Please tell us whether you agree or disagree that consideration should be given to a small urban extension to the South East of Tunbridge Wells but outside the High Weald Area of Outstanding Natural Beauty and the Green Belt.

Agree ☐ Disagree ☐

13b If you have any further brief comments please tell us

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Question Fourteen
Uckfield Growth Options
Please tell us whether you agree or disagree with the following broad areas of search for new development in and around Uckfield:

14a Areas to the North West of Uckfield
Agree ☐ Disagree ☐

14b Areas around Ringles Cross
Agree ☐ Disagree ☐

14c Area to the East of Uckfield along Framfield Road
Agree ☐ Disagree ☐

14d Area to the North and South of Eastbourne Road - and West and East of Millennium Green
Agree ☐ Disagree ☐

14e Area to west of Ridgewood
Agree ☐ Disagree ☐

14f West of New Town
Agree ☐ Disagree ☐

14g Uckfield Town Centre Opportunity Area
Agree ☐ Disagree ☐

14h West of A22 – Uckfield
Agree ☐ Disagree ☐

14i If you have any further brief comments please tell us

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14j Please also tell us whether you agree or disagree with the suggested spatial objectives for Uckfield.
Agree ☐ Disagree ☐

14k If there are any other broad areas you wish us to consider please tell us where and why they should be included.

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Question Fifteen
Hailsham Growth Options
Please tell us whether you agree or disagree with the following broad areas of search for new development in and around Hailsham:

15a Areas to the North of Upper Horsebridge
Agree ☐ Disagree ☐

15b Area South of Amberstone/Battle Road- Hailsham
Agree ☐ Disagree ☐

15c Hailsham Town Centre Opportunity Area and potentially adjoining area to the North of Vicarage Lane.
Agree ☐ Disagree ☐

15d Area along Hailsham's Far Eastern Flank
Agree ☐ Disagree ☐

15e Area along Hailsham's Southern Flank
Agree ☐ Disagree ☐

15f Areas west of A22 – Hailsham
Agree ☐ Disagree ☐

15g If you have any further brief comments please tell us

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15h Please also tell us whether you agree or disagree with the suggested spatial objectives for Hailsham
Agree ☐ Disagree ☐

15i If there are any other broad areas you wish us to consider please tell us where and why they should be included

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Question Sixteen
Polegate/Willingdon Growth Options
Please tell us whether you agree or disagree with the following broad areas of search for new development in and around Polegate & Willingdon:

16a Area to the North West of Polegate - between A22 and A27(T)
Agree ☐ Disagree ☐

16b Area to the North West of A22 Polegate bypass Cophall Roundabout
Agree ☐ Disagree ☐

16c Area to the North East of Cophall – Polegate
Agree ☐ Disagree ☐

16d Area North East of Polegate - South of Polegate Bypass
Agree ☐ Disagree ☐

16e Areas North of Dittons Road – Polegate
Agree ☐ Disagree ☐

16f Area between Lower Willingdon and Polegate
Agree ☐ Disagree ☐

16g Polegate Town Centre and Station Opportunity Area
Agree ☐ Disagree ☐

16h If you have any further brief comments please tell us

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16i Please also tell us whether you agree or disagree with the suggested priorities for Polegate /Willingdon

Agree ☐ Disagree ☐

16j If there are any other broad areas you wish us to consider please tell us where and why they should be included

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Question Seventeen
Stone Cross Growth Options

Please tell us whether you agree or disagree with the following broad areas of search for new development in and around Stone Cross?

17a Land North of Dittons Road

Agree ☐ Disagree ☐

17b Land North of St Lukes Church

Agree ☐ Disagree ☐

17c Area to East of Friday Street/ Langney

Agree ☐ Disagree ☐

17d If you have any further brief comments please tell us

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17e If there are any other broad areas you wish us to consider please tell us where and why they should be included

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Question Eighteen
New Settlement Options

Please tell us whether you agree or disagree with the following possible new settlement options:

18a Lavender New Settlement (Isfield)

Agree ☐ Disagree ☐

18b Halland Expanded Village

Agree ☐ Disagree ☐

18c Lower Dicker New Village Option - Golden Cross

Agree ☐ Disagree ☐

18d Lower Dicker New Village Option - Hackhurst Lane

Agree ☐ Disagree ☐

18e Lower Dicker New Village Options – Infill

Agree ☐ Disagree ☐

18f Lower Dicker New Village Option - North of Lower Dicker

Agree ☐ Disagree ☐

18g Hellingly Hospital - Further Expansion

Agree ☐ Disagree ☐

18h Summer Hill New Settlement (midway between Hailsham and Polegate)

Agree ☐ Disagree ☐

18i Wilmington Green New Village and New Station
Agree ☐ Disagree ☐

18j Berwick Station new Settlement (village or town depending on chosen scale and amount of infrastructure)
Agree ☐ Disagree ☐

18k If you have any further brief comments please tell us
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Question Nineteen
Villages around the Ashdown Forest
Please tell us whether you agree or disagree with the possible growth potential at these villages

19a Forest Row
Agree ☐ Disagree ☐

19b Nutley
Agree ☐ Disagree ☐

19c Danehill
Agree ☐ Disagree ☐

19d Groombridge
Agree ☐ Disagree ☐

19e Hartfield
Agree ☐ Disagree ☐

19f If you have any further brief comments please tell us
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Question Twenty
The Heart of The High Weald Villages
Please tell us whether you agree or disagree with the possible growth potential at these villages:

20a Rotherfield (including Town Row)
Agree ☐ Disagree ☐

20b Wadhurst (including Durgates and Sparrows Green)
Agree ☐ Disagree ☐

20c Mayfield
Agree ☐ Disagree ☐

20d If you have any further brief comments please tell us
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Question Twenty One
Villages Around Uckfield
Please tell us whether you agree or disagree with the possible growth potential at these villages:

21a Maresfield
Agree ☐ Disagree ☐

21b Five Ash Down
Agree ☐ Disagree ☐

21c Buxted
Agree ☐ Disagree ☐

21d Framfield
Agree ☐ Disagree ☐

21e Blackboys
Agree ☐ Disagree ☐

21f East Hoathly
Agree ☐ Disagree ☐

21g If you have any comments about any village or potential village location please tell us

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Question Twenty Two
Villages Around Heathfield

Please tell us whether you agree or disagree with the possible growth potential at these villages:

22a Cross in Hand
Agree ☐ Disagree ☐

22b Horam
Agree ☐ Disagree ☐

22c Broad Oak
Agree ☐ Disagree ☐

22d Punnets Town
Agree ☐ Disagree ☐

22e If you have any further brief comments please tell us

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Question Twenty Three
Villages in The Sussex Coast Policy Area

Please tell us whether you agree or disagree with the possible growth potential at these villages:

23a Herstmonceux
Agree ☐ Disagree ☐

23b Lower Horsebridge
Agree ☐ Disagree ☐

23c Westham
Agree ☐ Disagree ☐

23d Ninfield
Agree ☐ Disagree ☐

23e Upper Dicker
Agree ☐ Disagree ☐

23f If you have any further brief comments please tell us

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Question Twenty Four
Housing Density

Please tell us whether you agree or disagree with the following options for the density of future housing development:

24a Typical densities for new development in Wealden should be at around 30-35 dwellings per hectare (as in the Non-Statutory Plan)
Agree ☐ Disagree ☐

24b Typical densities in Wealden should rise to around 40 dwellings per hectare (potentially saving up to around 1/7th of the new land requirement, which may otherwise need to be found on greenfield sites).
Agree ☐ Disagree ☐

24c Typical densities in Wealden should rise to around 50 dwellings per hectare (potentially saving up to around 1/3rd of the new land requirement, which may otherwise need to be found on greenfield sites)
Agree ☐ Disagree ☐

24d Please also tell us whether you agree or disagree that for locations accessible to public transport higher densities should be permitted
Agree ☐ Disagree ☐

Question Twenty Five
Housing Policy
Please tell us whether you agree or disagree with the following options:

25a More housing should be in the form of small dwellings (flats and terraced housing)
Agree ☐ Disagree ☐

25b In the towns of Hailsham and Polegate on sites capable of 10 or more units around 30% of new dwellings and in Uckfield, Crowborough and Heathfield around 40% of new dwellings should be affordable housing, where this is viable
Agree ☐ Disagree ☐

25c Outside of Wealden's five towns schemes should incude at least one affordable unit and match 'one to one' general market units with affordable units
Agree ☐ Disagree ☐

25d Sites solely for affordable housing should be allocated in rural areas
Agree ☐ Disagree ☐

25e The Council should maintain a rural exceptions policy with appropriate criteria
Agree ☐ Disagree ☐

25f Ancillary dwellings for elderly relatives/disabled relatives or carers should be allowed if appropriate controls are in place
Agree ☐ Disagree ☐

25g Ancillary dwellings to businesses providing key rural services should be permitted if appropriate controls are in place
Agree ☐ Disagree ☐

Question Twenty Six
Gypsies and Travellers Locations
Please tell us whether you agree or disagree with the following options:

26a Sites should be focused in the North of the District, in or close to the towns (this is where the evidence suggests the need is greater).
Agree ☐ Disagree ☐

26b Sites should be distributed throughout the District - in or close to the towns
Agree ☐ Disagree ☐

Question Twenty Seven
Transport Policy
Please tell us whether you agree or disagree with the following options:

27a Development should be located where it might improve the viability of bus services to and between towns
Agree ☐ Disagree ☐

27b Instatement of a Lewes/Uckfield/ Tunbridge Wells train service should be a long term priority of the new plan even if that means development at certain sections along its route to help fund missing links
Agree ☐ Disagree ☐

27c Further consideration should be given to a Parkway Station (rail based park and ride) in the Polegate area even if this could reduce the number of stopping services at the existing stations
Agree ☐ Disagree ☐

27d The potential for dualling of the A27(T)west of Polegate is unrealistic given the impact on the South Downs
Agree ☐ Disagree ☐

27e Park and Ride facilities should be provided in Wealden to serve Tunbridge Wells and/or Eastbourne
Agree ☐ Disagree ☐

27f Parking standards should derive from the car ownership levels of different types of household
Agree ☐ Disagree ☐

Question Twenty Eight
Open Space and Leisure Policy
Please tell us whether you agree or disagree with the following options:

28a The new plan should include proposals for quality parks for each of the towns at locations to meet local deficiencies
Agree ☐ Disagree ☐

28b Developer contributions should be secured for recreational facilities to meet local standards
Agree ☐ Disagree ☐

28c The new plan should protect indoor and outdoor sports and recreation facilities unless suitable, equally accessible and high quality replacement provision is made
Agree ☐ Disagree ☐

Question Twenty Nine
Housing Delivery
Please tell us whether you agree or disagree with the options (in this chapter) for ensuring that once planning permissions have been granted the housing is then built
Agree ☐ Disagree ☐

Question Thirty
Infrastructure Requirements
Please tell us whether you agree or disagree with the potential infrastructure requirements identified in Table 15
Agree ☐ Disagree ☐

Question Thirty One
Spatial Vision Themes
Please tell us whether you agree or disagree with the main themes of this preliminary Spatial Vision for Wealden?
Agree ☐ Disagree ☐

31b If you have any further brief comments please tell us
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Question Thirty Two
Local Spatial Objectives
32a Please tell us whether you agree or disagree with the possible local spatial objectives for Wealden identified in this vision?
Agree ☐ Disagree ☐

32b If you have any further brief comments please tell us.
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Please note that due to legislative requirements we are unable to accept anonymous responses. We are also unable to respond to individual comments.

Please complete the following details:

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Address

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Telephone number

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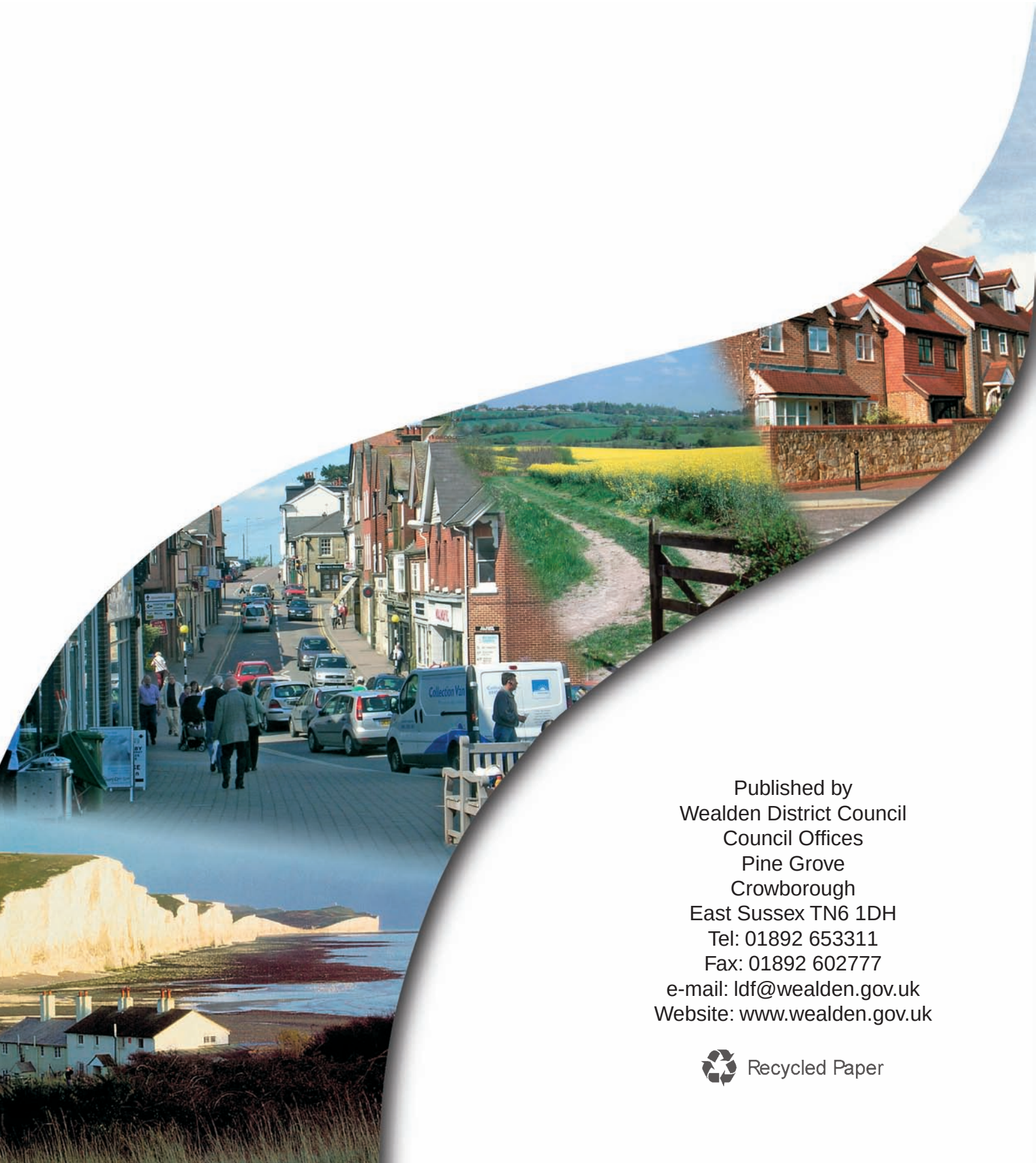
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Issues and Options Questions

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If you, or somebody you know, would like the information contained in this document in large print, Braille, tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk



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