

Report of Wealden LDF Core Strategy Workshop with LSP members: 18 February 2009, Pilgrim Hall, Halland

Background

The Local Development Framework forms part of a new spatial planning system tasked to deliver positive social, economic and environmental outcomes. It requires planners to actively collaborate with the wide range of stakeholders and agencies that help to shape local areas and deliver local services. Plans should be drawn up with community involvement and present a shared vision and strategy of how the area should develop.

The cornerstone of the LDF is the Core Strategy. This sets out the spatial vision and broad outlines for development in the widest sense, taking into account the Sustainable Community Strategy and the views of citizens and local stakeholders.

Wealden District Council held a series of workshops over the period November 2008 - February 2009 to consider the long term spatial vision for the District. These were part of the process in seeking to produce a robust sound Core Strategy. The workshops were seen as an important part of the LDF "journey" that will have a major impact on the future strategy for Wealden. The process will continue through the wider public consultation on the possible alternative spatial options planned for May - June 2009, leading on to the publication of the submission Core Strategy in 2010, prior to its formal examination.

The workshop held on 18 February was primarily for members of the Local Strategic Partnership together with representatives from town and parish councils and East Sussex County Council. The purpose of the workshop was to discuss the spatial vision and assess a number of possible options that will work towards achieving that vision.

The key aims of the workshop were:

- To help LSP Members understand the nature of the difficult choices faced in the context of the evidence and the emerging Regional Spatial Strategy (the South East Plan);
- To provide participants with an opportunity to contribute to the development of the strategy direction and priorities;
- To facilitate understanding of the evidence gathered to date and its implications;
- To narrow down the wide range of development options previously presented at Issues and Options stage (in July 2007);
- To increase ownership of the LDF process by increasing participants' understanding of the value of the process;
- To share the vision and objectives for the future;
- To test elements of that vision against possible spatial delivery options;
- To involve LSP Members in the identification of key issues and options;
- To show the alternative ways of delivering what the SE Plan requires – the *what, when, where* and by *what means* of housing and business development;

- To assess the implications of these alternative distribution choices and to explain why something may be preferred or indeed may be rejected;
- To allow others to respond and to suggest what they wish to see in the Core Strategy.

A list of participants is set out at Appendix C.

Summary: Clarifying the vision and developing spatial options

The focus of the workshop was on LSP Members exploring the work undertaken in the previous workshops and subsequent officer analysis which took the outcomes of these further. Further detail is set out at Appendix D. The purpose of the workshop was to:

- Clarify the strategic components of the vision for Wealden in 2026;
- Identify a set of strategic development options for the Core Strategy consultation document in terms of their contribution to meeting the emerging vision for Wealden;
- Understand how the next phase of Core Strategy work would be taken forward.

The workshop comprised a number of short presentations to set the context. These were followed by two rounds of facilitated table discussions: first addressing the vision; and second addressing the possible options. There were 5 separate tables of 6 people each.

Each group considered the scope and content of the vision and completed a pro-forma ranking each element of the vision and adding any elements they felt were missing. This was followed by the groups discussing six possible spatial development options. The groups selected their three preferred spatial options to deliver their vision by 2026 in a pro-forma. In addition, each group discussed additional options for spatial development, either entirely new options or mixtures of elements of the six suggested options, for inclusion in the pro-forma.

A summary of the results from each round of discussion is set out below.

Vision

The vision set out 15 elements: participants were asked to categorise these as high, medium or low priority and to give reasons for the ranking. They were also asked to highlight any issues that may affect the delivery of each element. The elements of the vision are set out at Appendix A. The combined results from each of the 5 tables are:

Element (see Appendix A)	Priority (number of votes ¹)		
	High	Medium	Low
1.	2	3	
2.	3	2	1
3.	3	1	
4.	4		
5.	1		2
6.	3	1	1
7.	3		1
8.	1	1	3
9.	2		2
10.		1	3
11.	2	1	1
12.	2	1	1
13.	2		2
14.	3	1	
15.	3	1	

NB: One table added a 16th element to cover education and training

As the table shows, a range of views were expressed. More detailed information on the group discussions is shown at Appendix D.

Options

The second round of discussion considered a series of development options. These were presented on maps showing settlement distribution. A written summary of each is set out at Appendix B. Groups were asked to pick three preferred options and to give reasons for the choice. Combined results are shown below.

Option (see Appendix B)	Ranking (number of votes)		
	First	Second ²	Third
A			
B		1	1
C		3	
D	3	1	
E		1	3
F	2		1

Options D and F were front runners with option C a clear second favourite. Option E was a clear preferred third choice. Option A received no votes although one table suggested an additional hybrid option combining A and F. Again a detailed summary is at Appendix D.

Key messages from the workshops

Full details of each group's responses are set out in Appendix D.

From the discussions there was a degree of consensus that the following six elements of the vision should be supported:

¹ Should sum to 5 - one vote per table, but some of the elements some tables scored as low/medium or medium/high, and some tables did not score some elements.

² One table ranked B and C as their joint second choice

Element 3: There will be higher levels of economic performance in the Hailsham/Polegate area, with significantly better transport links and other essential infrastructure by providing substantial opportunities for housing and employment development.

Element 4: The housing market in the District will be more balanced, through the provision of more varied and adaptable types of housing, in sufficient quantities, in locations most suited to addressing local needs, particularly with a view to supporting a more demographically balanced population. Housing will meet key sustainability criteria and better serve the community by including affordable housing, housing suitable for the elderly and for other specialised needs.

Element 6: The network of villages in the District will continue to support the day to day needs of existing local communities, accommodating development to embrace additional population growth where desirable or necessary; this will stimulate enhanced services and facilities, creating more vital, sustainable settlements in harmony with the character of the local landscape and environment.

Element 7: Improved links between rural and urban areas through better access to public transport services, and more integrated connections between transport modes, will make it easier for Wealden's population to take advantage of jobs, services and facilities in the five main towns, and in adjacent centres outside the District.

Element 14: New development is supported by appropriate infrastructure in the broadest sense. Where possible this will be focused where service capacity already exists or will provide infrastructure which is of wider benefit to the local community; in all cases the infrastructure will be developed in sympathy with the natural environment and local character.

Element 15: Wealden will contribute to the mitigation of climate change by nurturing its landscape environment, protecting and enhancing biodiversity throughout the District, reducing greenhouse gas emissions and encouraging the use of renewable resources wherever possible, either in new developments or to upgrade existing stock

With regard to the options, groups focused on putting their vision into practice through the use of the 6 mapped spatial development options. The development option that was identified with most strongly was option D:

'development within the Areas of Outstanding Natural Beauty is at a scale that meets local needs but respects the special character of the environment, that house building should reflect accessibility, particularly to transport hubs, and that affordable housing needs should be met as far as possible.'

An opportunity was provided for each group to consider other alternative options – perhaps combining elements of those presented. Suggestions were: a hybrid option combining A and F; and an amalgamation of options C and B, taking into account AONB, with less development in Crowborough, though need to explore whether railway (Berwick) can take pressure off.

Next Steps

Wealden District Council officers will use the outcomes of this and the other workshops to further refine the vision and options. The next stage of the process will

be to prepare a consultation document on spatial development options. This will be put out for a 6 week public consultation beginning on 22 May 2009.

Appendix A

Core Strategy: Vision

That by 2026 ...

1. Wealden's attractive landscape character and the overall sense of rural tranquillity will be maintained and enhanced; the countryside will be cherished and managed as an environmental, recreational and economic resource for local residents and those from further away to enjoy.
2. Wealden will have a more prosperous economy, allowing more residents to choose to work locally as more employment opportunities offering a wider choice of activity are provided through successful diversification in the knowledge-based and other locally sustainable sectors, with a particular emphasis on encouraging a lively, self-sufficient rural economy.
3. There will be higher levels of economic performance in the Hailsham/Polegate area, with significantly better transport links and other essential infrastructure by providing substantial opportunities for housing and employment development.
4. The housing market in the District will be more balanced, through the provision of more varied and adaptable types of housing, in sufficient quantities, in locations most suited to addressing local needs, particularly with a view to supporting a more demographically balanced population. Housing will meet key sustainability criteria and better serve the community by including affordable housing, housing suitable for the elderly and for other specialised needs.
5. While each of the five towns will be a thriving commercial centre serving its respective local area, maintaining the historical role of the market town as an essential feature of Wealden's character, Uckfield and Hailsham will have seen relatively more substantial investment to enhance their commercial and environmental attractions and provide opportunities for sensitively planned and managed development of their town centres.
6. The network of villages in the District will continue to support the day to day needs of existing local communities, accommodating development to embrace additional population growth where desirable or necessary; this will stimulate enhanced services and facilities, creating more vital, sustainable settlements in harmony with the character of the local landscape and environment.
7. Improved links between rural and urban areas through better access to public transport services, and more integrated connections between transport modes, will make it easier for Wealden's population to take advantage of jobs, services and facilities in the five main towns, and in adjacent centres outside the District.
8. There will be significant improvement in the safety records on Wealden's roads, and noticeable improvements in journey quality for those people making trips on foot, by bicycle or by public transport between the towns and rural areas of the District.

9. People experiencing deprivation in the District, whether in more concentrated populations or harder-to-reach, more widely dispersed in smaller pockets throughout, will experience significant improvements in their quality of life; they will enjoy standards of health and wellbeing which help reduce inequalities and measurably narrow the gap in their position relative to people in other parts of Wealden.
10. The new development that is required to meet changing needs will be sensitively and sustainably designed and managed, and incorporated into existing communities - both towns and villages - in a way which people feel reflects the character and local distinctiveness of each place. Taken overall, local people will be pleased with the result.
11. There will be a more comprehensive and accessible high quality network of open spaces and other facilities which provide opportunities for sport, leisure, recreation and cultural activities.
12. Wealden will be a place where sustainable communities are the norm, and sustainable development is a reality with a respectful balance between social, economic and environmental aspirations. People will recommend Wealden as a place to live, visit and do business in because of the quality of life this approach achieves.
13. The development of a modern rail link across the District between Lewes and Uckfield along the route of the old railway line will be brought demonstrably nearer, for example by the enhancement of the business case by focusing new housing development in appropriate locations, achieving developer contributions and seeking other sources of significant transport infrastructure investment.
14. New development is supported by appropriate infrastructure in the broadest sense. Where possible this will be focused where service capacity already exists or will provide infrastructure which is of wider benefit to the local community; in all cases the infrastructure will be developed in sympathy with the natural environment and local character.
15. Wealden will contribute to the mitigation of climate change by nurturing its landscape environment, protecting and enhancing biodiversity throughout the District, reducing greenhouse gas emissions and encouraging the use of renewable resources wherever possible, either in new developments or to upgrade existing stock

Appendix B

Core Strategy: Possible options

Option A

This takes the South East Plan requirement for Wealden as a whole (rather than subdividing the figure into the Southern and Northern areas of the district) and is based upon the extent and distribution of affordable housing needs in Wealden. It allocates house building in proportion to the scale of expressed need through the Housing Register. This general approach was one of the most popular choices at the workshops.

Option B

This trend-based option focuses housing development on Uckfield and Hailsham in accordance with the principles of the South East Plan. The extent of future development in these two towns would reflect the respective levels of growth in households over the last fifteen years. The remaining housing has been spread through the rest of the District in proportion to the extent of existing local housing need, as in Option A.

Option C

This option is similar to Option B but focuses development in Uckfield and Polegate. In Uckfield the extent of growth would reflect the growth in households over the last fifteen years. However in Polegate, where the rate of population growth has been significantly less, the housing growth would be based on the scale of change at Hailsham, its nearest neighbour. As with Option B, the remaining housing has been distributed broadly in proportion to the extent of existing housing need. In allocating the South East Plan requirements, this option has been adapted to illustrate the impact should the sewage treatment capacity issues at Hailsham not be resolved within the plan period.

Option D

This option focuses on three priority vision elements that arose out of the Member workshops - namely ensuring development within the Areas of Outstanding Natural Beauty is at a scale that meets local needs but respects the special character of the environment, that house building should reflect accessibility, particularly to transport hubs, and that affordable housing needs should be met as far as possible.

Option E

This option embraces the concept of a proportion of the need for new housing in Wealden being directed towards a new or significantly expanded village settlement - based on Berwick Station, Isfield or the Lower Dicker/Upper Dicker areas. An assumption is made that up to 2,500 dwellings might be provided at such a site, with the remainder of the South East Plan requirement being distributed across the district based, proportionately, on local housing needs.

Option F

This option is based on a distribution of future house building that reflects the range of facilities and services at existing settlements and their accessibility. The option draws on the draft settlement strategy published by the Council in 2007, updated with more recent information and responses to previous consultations.

Appendix C

Participants

Ian Chisnall	Churches in Sussex
Pam Doodes	Leader, Wealden District Council
David Chaffey	Downland Housing Association
Cllr Roy Galley	Wealden District Council
Tom Warder	Action in Rural Sussex
Jeff Hart	Freedom Leisure
Kate Banfield	Environment Agency
Cllr William King	Maresfield Parish Council
Mark Rist	East Sussex Fire and Rescue
Debby Matthews	South Downs CVS
Sue Shoemith	South Downs CVS
Ken Stevens	Federation of Small Businesses
Cllr Chantal Wilson	Chairman, Wealden District Council
Jim van den Bos	Wealden District Council
Cllr Anthony Reid	East Sussex County Council
Graham Credland	East Sussex PCTs
Alison Horan	East Sussex County Council
Robin Reed	East Sussex County Council
James Harris	East Sussex County Council
Clare Warwick	East Sussex County Council
Tessa Sweet-Escott	East Sussex County Council
Jon Wheeler	East Sussex County Council
Cllr Rupert Simmons	East Sussex County Council
Mike Langthorne	East Sussex County Council
Robert Frew	East Sussex County Council
Tony Blackman	East Sussex County Council
Cllr Terry Wright	Polegate Town Council
Diana Francis	Heathfield Parish Council
Cllr Peter Newnham	Heathfield Parish Council
Lucy Dixon-Thompson	East Sussex County Council
Nigel Eveleigh	Wealden District Council
Gill Cameron-Waller	Wealden District Council
Kelly Sharp	Wealden District Council
Duncan Morrison	Wealden District Council
Alex White	Wealden District Council

Workshop Summary

The workshop was attended by members of the LSP, together with representatives from town and parish councils and officers from Wealden District Council and East Sussex County Council. It was a repeat of a workshop held for District Councillors.

The objectives of the workshop, following on from previous workshops, were:

- To clarify the strategic components of the vision for Wealden in 2026;
- To identify a set of strategic development options for the Core Strategy consultation document in terms of their contribution to meeting the emerging vision for Wealden, in particular;
 - Are the scope and content about right?
 - Are there any missing?
 - What are the priorities?
 - Is there another option, possibly a combination of elements, which would better meet your vision?
- To understand how the next phase of Core Strategy work will be taken forward.

The past workshops were held for District Councillors and some LSP partners and covered: (1) Key issues, evidence, priorities; (2) Debating spatial options; (3) Strategic vision and options.

The workshop began with an overview and presentations that covered:

- The synopsis of the process so far, including an overview of the previous workshops, and how these fit in to the Core Strategy programme;
- A summary of the work programme for the next three months;
- Clarifying the definition of a sound Core Strategy:
 - Consistent with national policy, aligned with the Sustainable Community Strategy, and in general conformity with South East Plan;
 - Robust and credible evidence base;
 - The most appropriate strategy given reasonable alternatives;
 - Effective: deliverable; flexible; able to be monitored.

Two broad tasks were then undertaken in groups. There were five groups in total, each comprising a mix of LSP members, councillors and officers. Wealden District Council officers facilitated these groups. The tasks focused on the elements of the vision, and suggested development options to deliver the vision brought forward from the previous workshops.

Task 1: This involved completing a pro-forma on the complete list of visions and ranking each of the elements in order of importance - high, medium or low - and then identifying the reason for the ranking and any problems seen in delivering those elements.

1. High - reach it at all costs
2. Medium - achieve it if possible
3. Low - get as close as you can.

The aim was to get the groups thinking about priorities and whether there are likely to be any problems with delivering these aspects of the 'Vision'. Some parts of the

vision will be more easily delivered than others; some parts will require greater support from other stakeholders and agencies; and some will require greater flexibility and contingency planning. Participants were also asked whether they wanted to add other elements or amend any of the existing ones. The aim was to provide the opportunity for each group to confirm that the scope and content of elements are broadly right, to clarify how they are expressed, or to add their own ideas about what was missing.

Task 2: Introduced six spatial options, focusing on house building and using the 11,000 figure from the draft South East Plan as an indicative amount. The six options had been developed from the work to date, including earlier consultation on issues and options, and the previous workshops. They were presented in map form and showed a number different broad locations for future development. The aim was to look at the vision covered in Task 1 and discuss which of the spatial options shown would best meet the elements of the vision the group considered most important. Groups were asked to identify three 'preferred' spatial development options and to suggest one new option (which could be a combination of the existing options) which they considered would better meet their vision.

Appendix D

Group Summary: Vision

Elements of the Wealden vision	Priority (No. of votes)			Reasons for priority ranking	Issues affecting deliverability
	High	Med	Low		
1. Wealden's attractive landscape character and the overall sense of rural tranquillity will be maintained and enhanced; the countryside will be cherished and managed as an environmental, recreational and economic resource for local residents and those from further away to enjoy.	2	3		<p>Sounds too close to status quo. Enhancement will come through development. Wealden already has a good environment. Environment is key to Wealden mitigate any loss - more flexible approaches - not tranquil - a working countryside. Maintaining the rural landscape is the key point within the statement. Unique nature of Wealden. Irreversible- once it's gone it's gone - development needs to be managed - need to link to tourism element. Basis for tourism - development can be hidden - does not need to ruin landscape.</p>	<p>Rural tranquillity cannot be maintained. Urban tranquillity. Conflict with new infrastructure. Housing pressure. Type and scale of housing.</p>
2. Wealden will have a more prosperous economy, allowing more residents to choose to work locally as more employment opportunities offering a wider choice of activity are provided through successful diversification in the knowledge-based and other locally sustainable sectors, with a particular emphasis on encouraging a lively, self-sufficient rural economy.	3	2	1	<p>Strong link to 4+6. Jobs in market towns - commuting is unsustainable - maintain local services - diverse economy. By-product of successful housing and successful education. Without prosperous economy unable to deliver other elements. Would like to improve in towns and concentrate on improving low paid work -local based income.</p>	<p>Need affordable houses. Need jobs. Achievability? Education - need to ensure skills base. Transport. Attractiveness of towns to employees.</p>

Element	High	Med	Low	Reason	Issues
<p>3. There will be higher levels of economic performance in the Hailsham/Polegate area, with significantly better transport links and other essential infrastructure by providing substantial opportunities for housing and employment development.</p>	3	1		<p>Too specific for vision. Other elements of vision could pick up. Link to 2. Is this deliverable for No9. Increase prosperity for area + improve links with the rest of the district. Hailsham-Polegate best opportunity to improve economy.</p>	<p>Could talk about need of high housing development. Infrastructure - especially roads - but also schools and health. Eastbourne dominant. Highways provision. Sewage issues and flooding.</p>
<p>4. The housing market in the District will be more balanced, through the provision of more varied and adaptable types of housing, in sufficient quantities, in locations most suited to addressing local needs, particularly with a view to supporting a more demographically balanced population. Housing will meet key sustainability criteria and better serve the community by including affordable housing, housing suitable for the elderly and for other specialised needs.</p>	4			<p>Strong link to 6. The alternative of it not being balanced is unacceptable, affordability is key as is smaller properties. Improve quality of life. Provide homes for those who want to continue living here. Balance important.</p>	<p>Infrastructure reliant upon developers. In real terms limited influence to achieve outcome. Pressure. Economy.</p>

Element	High	Med	Low	Reason	Issues
<p>5. While each of the five towns will be a thriving commercial centre serving its respective local area, maintaining the historical role of the market town as an essential feature of Wealden's character, Uckfield and Hailsham will have seen relatively more substantial investment to enhance their commercial and environmental attractions and provide opportunities for sensitively planned and managed development of their town centres.</p>	1		2	<p>Too specific not flexible enough. Links to 2. If 2 is right then 3 and 4 follow. Links to No's1 + 15. Why a priority in comparison with others?? Market forces should create this.</p>	<p>Infrastructure reliant upon developers. In real terms limited influence to achieve outcome. Attraction.</p>
<p>6. The network of villages in the District will continue to support the day to day needs of existing local communities, accommodating development to embrace additional population growth where desirable or necessary; this will stimulate enhanced services and facilities, creating more vital, sustainable settlements in harmony with the character of the local landscape and environment.</p>	3	1	1	<p>Reflective of character of Wealden. Transport is the glue; need for connectivity - balance infrastructure deficit. In conflict with landscape aspirations. Some elements desirable but not all achievable -villages don't support needs at present - will they ever??? Village needs more intervention and support.</p>	<p>More political position in villages. Needs to be holistic. Balance against 'new/better' use of. Linked to 7.</p>

Element	High	Med	Low	Reason	Issues
7. Improved links between rural and urban areas through better access to public transport services, and more integrated connections between transport modes, will make it easier for Wealden's population to take advantage of jobs, services and facilities in the five main towns, and in adjacent centres outside the District.	3		1	For the interests of the young this is vital. This would link to 13. It would encourage the young to stay. Links to 6 ? of whether development focuses on urban areas- if so, focus needs t be on links within urban areas rather than. Very important. Access to services etc.	Cost. Critical mass. Government policies.
8. There will be significant improvement in the safety records on Wealden's roads, and noticeable improvements in journey quality for those people making trips on foot, by bicycle or by public transport between the towns and rural areas of the District.	1	1	3	Important but remove from LDF vision. As 7. Left to other visions -should be taken for granted-hand in hand with transport.	Attitude. Education.
9. People experiencing deprivation in the District, whether in more concentrated populations or harder-to-reach, more widely dispersed in smaller pockets throughout, will experience significant improvements in their quality of life; they will enjoy standards of health and wellbeing which help reduce inequalities and measurably narrow the gap in their position relative to people in other parts of Wealden.	2		2	Links to 2 specific. Key links to No 3. Other issues higher priority. Not to be ranked - should be amalgamated/split - LSP responsibility.	How do you do. Economic Indicator - pockets of deprivation should with improving the economy. Village isolation- improve with local services.

Element	High	Med	Low	Reason	Issues
10. The new development that is required to meet changing needs will be sensitively and sustainably designed and managed, and incorporated into existing communities - both towns and villages - in a way which people feel reflects the character and local distinctiveness of each place. Taken overall, local people will be pleased with the result.		1	3	Desirable. Relates to 1+12 doesn't add much. Part of the process not a key statement. Other options - do no need to incorporate into existing communities. Should come hand in hand with any development.	Difficult to achieve. Take out last sentence.
11. There will be a more comprehensive and accessible high quality network of open spaces and other facilities which provide opportunities for sport, leisure, recreation and cultural activities.	2	1	1	Maybe desirable rather than essential. If other things right then this should come automatically. Links to 1+7. Needs to cover more than just open spaces-culture and arts and developed sports facilities. Open spaces and leisure/ culture. Open space with development. Need for unstructured open space.	Cost and space (integration of space). Housing need. Courage-stand up to developers. Master planning is needed.
12. Wealden will be a place where sustainable communities are the norm, and sustainable development is a reality with a respectful balance between social, economic and environmental aspirations. People will recommend Wealden as a place to live, visit and do business in because of the quality of life this approach achieves.	2	1	1	Principle and consequence rather than a priority. Essential but dependant upon the other 14. Should be 'given' with everything else. Tourism and persuasion of businesses. Quality of life should be tacked onto other points.	

Element	High	Med	Low	Reason	Issues
13. The development of a modern rail link across the District between Lewes and Uckfield along the route of the old railway line will be brought demonstrably nearer, for example by the enhancement of the business case by focusing new housing development in appropriate locations, achieving developer contributions and seeking other sources of significant transport infrastructure investment.	2		2	More of a detailed policy than elements of a vision. Opens up opportunity. Alternative access to London from Brighton. Make area more attractive to employees. Reduce car dependency.	Deliverability is down to other bodies. Impact on transport. No current business case.
14. New development is supported by appropriate infrastructure in the broadest sense. Where possible this will be focused where service capacity already exists or will provide infrastructure which is of wider benefit to the local community; in all cases the infrastructure will be developed in sympathy with the natural environment and local character.	3	1		Different elements of infrastructure more important than others WTW + transport Energy and water? Where are the views of southern water/energy companies - need to share when they say. Planning procedure. High priority but not achievable. Over arching. Critical. Prior to development.	Follow hierarchy in S.E Plan adapt to Wealden Need to ensure that villages and smaller communities are not ignored. How? Cost. Policy.

Element	High	Med	Low	Reason	Issues
<p>15. Wealden will contribute to the mitigation of climate change by nurturing its landscape environment, protecting and enhancing biodiversity throughout the District, reducing greenhouse gas emissions and encouraging the use of renewable resources wherever possible, either in new developments or to upgrade existing stock</p>	3	1		<p>Major issues . Floods etc. Water management is key. Cost implications. Over arching.</p>	<p>Need to talk about adaptation. Water shortages and flood risk issues. Adaptation more important than mitigation. Prerequisite for development in market towns.</p>

Appendix D

Group Summary: General points on Vision

Table	Comments
1	<p>Element 1 - potential for using as 'excuse'; Recognise scale of change; Potentially combine 1+12</p> <p>Combine elements 8 & 13 - transport links</p> <p>Look outwards - particularly to Eastbourne - transport and economy</p> <p>Add climate change adaptation</p> <p>Landscape character-maintain distinction & look for opportunities to enhance relationship between town, villages + countryside</p> <p>Remove element 3 - picked up by 2 & 5</p>
2	<p>Element 13 - Lewes to Uckfield Rail - no business case - though government criteria may change. Protect the route.</p> <p>Vision should ignore where the cash comes from</p> <p>Element 14 - Provision of adequate school spaces. Issue- development will help sustain schools. Avoid large numbers of surplus places</p> <p>Element 5 - 25%max surplus places needs flexibility. Are Wealden schools struggling</p> <p>Pull effects of urban settlements away from villages (Marefield, Buxted, Chiddingly, East Hoathly, Five Ashes, Fletching, Maynards Green, Punnetts Town, Hartfield)</p> <p>Transport elements in seven elements: Transport is the glue/golden thread</p> <p>Health have similar approach: services follow people 11,000 houses = 22,000 people? Where will they come from? what will they need and where? Health can't build once the houses are there, but the need is very difficult to predict! Builders - need to build to maintain cash flow, but economic situation means that infrastructure may not materialise.</p>
3	<p>Missing from vision: Education and training</p> <p>Does prosperous economy need to be within Wealden? If not need to heavily invest in improved infrastructure. Is this realistic? Probably compromise position.</p> <p>Some statements are principles of development rather than a specific vision for Wealden, others will be 'by products' of any development.</p>

Table	Comments
4	<p>Elements within each vision can have different priorities... separate them?</p> <p>Interlinks e.g A only high priority if B is high</p> <p>Rank by reality of achievement as well.</p> <p>'How to' is missing e.g education/skills base for prosperity.</p> <p>Mix of essential elements</p> <ul style="list-style-type: none"> • Sustainable communities • With specific actions/policies • Needs editing
5	<p>No mention specifically of Tourism</p> <p>Growth of small businesses-social cohesion</p> <p>Work locally, live locally, shop locally</p> <p>Too many elements - condense to 8-10 - regroup and link to community strategy process</p> <p>Central Wealden rail link to London & Brighton.</p> <p>Ensure good communication links to the five main Wealden service centres. Health, Education, Access to advice, Social Care</p>

**Appendix D
Group Summary: Options**

Option	Ranking (number of votes)			
	First	Second ³	Third	Reasons
<p>A This takes the South East Plan requirement for Wealden as a whole (rather than subdividing the figure into the Southern and Northern areas of the district) and is based upon the extent and distribution of affordable housing needs in Wealden. It allocates house building in proportion to the scale of expressed need through the Housing Register.</p>	0	0	0	
<p>B This trend-based option focuses housing development on Uckfield and Hailsham in accordance with the principles of the South East Plan. The extent of future development in these two towns would reflect the respective levels of growth in households over the last fifteen years. The remaining housing has been spread through the rest of the District in proportion to the extent of existing local housing need, as in Option A.</p>		1	1	Market towns + Δ important. Needs greater respect of AONB.

³ One table ranked B and C as their joint second choice

Option	First	Second	Third	Reasons
<p>C This option is similar to Option B but focuses development in Uckfield and Polegate. In Uckfield the extent of growth would reflect the growth in households over the last fifteen years. However in Polegate, where the rate of population growth has been significantly less, the housing growth would be based on the scale of change at Hailsham, its nearest neighbour. As with Option B, the remaining housing has been distributed broadly in proportion to the extent of existing housing need. In allocating the South East Plan requirements, this option has been adapted to illustrate the impact should the sewage treatment capacity issues at Hailsham not be resolved within the plan period.</p>		3		<p>Deliverability may be easier than F because of the timing of WWTW and F link. To tie into 'H' priorities from vision. New development option E considered but not rejected; could be viable if linked to existing infrastructure (eg Berwick). Be wary of 'Haligate'.</p>
<p>D This option focuses on three priority vision elements that arose out of the Member workshops - namely ensuring development within the Areas of Outstanding Natural Beauty is at a scale that meets local needs but respects the special character of the environment, that house building should reflect accessibility, particularly to transport hubs, and that affordable housing needs should be met as far as possible.</p>	3	1		<p>Helps with corridor + hub development as well as AONB. To tie into High priorities from vision. New development option E considered but not rejected; could be viable if linked to existing infrastructure (eg Berwick). Respects South East plan.</p> <p>Supports services. Focus on key transport links.</p>

Option	First	Second	Third	Reasons
<p>E This option embraces the concept of a proportion of the need for new housing in Wealden being directed towards a new or significantly expanded village settlement - based on Berwick Station, Isfield or the Lower Dicker/Upper Dicker areas. An assumption is made that up to 2,500 dwellings might be provided at such a site, with the remainder of the South East Plan requirement being distributed across the district based, proportionately, on local housing needs.</p>		1	3	<p>An option - more radical - that should be tested - especially if Rail is a viable prospect @ Isfield. Ease delivery Re WWTW. Berwick favoured. Would need brave decisions by WDC, but again would fit with development on hubs/corridors + sustainability. 3rd Choice Berwick. Protect what is already valued Needs to be tested.</p>
<p>F This option is based on a distribution of future house building that reflects the range of facilities and services at existing settlements and their accessibility. The option draws on the draft settlement strategy published by the Council in 2007, updated with more recent information and responses to previous consultations.</p>	2		1	<p>Ring of sustainability maintains rural settlements. But think about Polegate, Hailsham. Transport and housing need dimension. More sophisticated analysis to support rural services/networks. Less emphasis on Hailsham? Because of the lack of rail link. Re-examine 70/30 split. To tie into High priorities from vision. New development option E considered but not rejected; could be viable if linked to existing infrastructure (eg Berwick).</p>

Appendix D

Group Summary: General points on Options

Table	Comments
1	<p>Option E - Sceptical - of the 3 Berwick best. Rail based. Option F - More difficult to provide sufficient employment in rural areas</p> <p>New option: Combine A & F. More sophisticated analysis to support rural services/networks Less emphasis on Hailsham. Because of the lack of rail link. Re-Examine 70/30 split</p>
2	<p>Option A - uncertain whether it reflects a real need - tip of the iceberg - needs further work using housing need surveys - weakest option in terms of evidence base Option B - Too urban/centric - good opportunities for transport (though Whitehall without reflecting local views) ?bottom up evidence used though Need for urban - village balanced level in each</p> <p><u>New settlement</u></p> <ul style="list-style-type: none"> • working to support existing communities • transport can be more easily planned because it is less dispersed. • Location is crucial • Schools would probably require new buildings, also add pressure on secondary provision. Scale of development unlikely to justify new school. Maybe ok @ the Dickers. • C5K houses - have to take account of neighbouring numbers. • Health - easier option can plan for capacity (Buxted - Five Ash Down - Maresfield 0) <p>Health; dispensed level is difficult to accommodate Development as an opportunity and NOT a threat. Important to meet the needs of the rural population. Advantage of rail link(connectivity) to London (and elsewhere) Accessibility model-ESCC James Harris Uckfield Enquiry sites!!</p> <p>New Option: Existing school capacity supports level in Crowborough and Heathfield. Option F has more going for it in terms of health and transport and sustainable rural communities. Development in towns and villages. Infrastructure concerns already in Heathfield. Sustainable communities is key.</p>

Table	Comments
3	<p>Option A rejected Option D needs to take account of low weald Option E a possibility, concentrating on development encourages our infrastructure businesses, transport etc. Sustainability Planning gain limited if you go for small scale developments but there is a need to maintain the viability of rural communities with some minimal development.</p>
4	<p>New options: Needs to take account of existing services and transport links. Needs to develop wealth generation (& jobs) focus on younger population</p> <p>Development - Bias to Southern towns; Associated infrastructure; Use to steer social change eg: home-working, new building techniques, focus away from cars</p>
5	<p>Option E - May lose concentration on regeneration needs. But helps preserve other existing characters. High risk - deliverability. Berwick preferred - opportunity for innovative development vision master plan. Option D - Preferred to E. Respects S.E Plans and supports services and schools. Maintain focus on key transport links. Evidence based Option F - NO!!! Doesn't support village needs. Magnifying existing problems Option C - more deliverable. Concerns for AONB in North. Slightly better than B Option B - 'Hailgate' worries Option A - Poor basis - no fit in with S.E plans. Vulnerable to change</p> <p>New options: New settlement Berwick. Options C+B combined with AONB emphasis and preserve separation of Hailsham and Polegate.</p>