

HAILSHAM TOWN COUNCIL - RESPONSE TO CONSULTATION

WEALDEN DISTRICT COUNCIL LOCAL DEVELOPMENT FRAMEWORK

CORE STRATEGY – SPATIAL DEVELOPMENT OPTIONS

The most appropriate housing option for Wealden is **Option 3**.

The reasons for the Council's choice were based on two main factors; the South East Plan and the Hailsham and Hellingly Masterplan.

- Options 1 and 6 do not conform to the South East Plan distribution of dwellings and therefore should be discounted.
- Option 2 departs from the South East Plan, in general too little emphasis on Uckfield and at 2145 additional dwellings for Hailsham is over the 1700 additional dwellings identified in the Masterplan for Hailsham and Hellingly.
- Option 4 allocates more development at 2660 dwellings and is over the 1700 dwellings identified in the Masterplan.
- Options 5 allocate 1433 additional dwellings and are within the 1700 Masterplan total but it goes against the South East Plan allocation for Uckfield where too few dwellings have been allocated.
- Option 3 provides the best compromise between the South East Plan and the Hailsham and Hellingly Masterplan in terms of overall additional dwellings across the district and locally to Hailsham and Hellingly.

The most appropriate employment option for Wealden is **Option 10**.

Option 10 meets the aspirations of the Eastbourne – Hailsham Triangle report, the strategic policy approach of the South East Plan and focuses the employment in and around the towns that are better placed in terms of transport infrastructure. The towns also have the population to support employment development locally, thus reducing the need for workers to travel long distances and providing a more sustainable option.

Other Considerations on the options proposed.

- Housing Options

There is an issue with the capacity of waste water treatment in Hailsham and until Southern Water provides additional capacity the additional dwellings proposed for Hailsham/Hellingly cannot be achieved. The development in Hailsham/Hellingly will therefore not be achieved in the short term, and makes the delivery of the high figures in Options 2 and 4 very questionable.

There is an issue with the blanket 40% affordable housing requirement across the board, as this may not be feasible for all new development sites.

There is no provision for Planning Gain (Section 106 Agreements) which is critical for Towns and Parishes in all future developments.

The proposed allocation of up to 10 additional dwellings for Berwick under Option 3 should be increased in light of the good communication links that already exist in this location; in terms of the train station and proximity of the A27 truck road.

- Employment Options

There are issues within the existing Hailsham Industrial Estates; Station Road has limited access and The Diplocks has restricted Industrial availability as a result of recent planning decisions of change of use to retail on this site.

The proposed Swallow Business Park on the A22 may provide the most viable development site.

The balance of employment development between Polegate and Hailsham in Option 10 is not determined. There should be a focus of development at Polegate that has superior road and rail links and reflects the aspirations of the Eastbourne – Hailsham Triangle Report.

Note: Details of all the options and background papers are available at the Town Council Offices.