

**Wealden LSP 2007 Report 38: Local Development Framework – some early engagement topics for discussion**

**Recommendation:**

**Wealden LSP is invited to discuss the issues raised in this report in order to prepare for consideration of the Core Strategy: Issues and Options paper due in the early summer.**

**1. Purpose of the report**

To assist LSP Board Members in understanding some of the key issues affecting the development of Wealden's Local Development Framework (LDF) Core Strategy;

To demonstrate that, although the LDF has to focus on housing and economic growth in line with the Regional Spatial Strategy (ie the South East Plan), it also provides an important vehicle which can help deliver the spatial requirements of key service providers;

To encourage LSP partners to work with the LDF team in planning deliverable outcomes in implementation of the Community Strategy by aligning our respective plans, strategies and investment programmes.

**2. Background information from the South East Plan**

In Wealden, the South East Plan will require

8,000 new homes over the period 2006 - 2026 ie 400 per annum

4,600 in southern Wealden - Hellingly / Hailsham to Eastbourne  
(c 60%)

3,400 in northern Wealden (c 40%)

The current Non-Statutory Local Plan already provides for some 3000 additional dwellings, but we still have to find locations for a further 5,000 for the period 2011-2026.

Most future development is envisaged as extensions to the main urban areas, although this assumption should be tested for Wealden given its large number of villages and comparatively high rural population.

There is also a need for economic development so that housing growth is matched by employment opportunities. There are no targets on land areas or net additional floor space, but significant amounts of land must also be allocated for employment-generating purposes.

The LDF team is seeking views on the opportunities and constraints associated with specific geographic sectors of the main towns in Wealden. These views will help to decide whether some locations should be ruled out from further consideration.

The team will be putting forward indicative housing numbers for each geographic area to act as a guide to the maximum scale of development which could be contemplated in a particular sector. Clearly, some sectors may be more suitable for business rather than housing, and these distinctions will be made as work progresses and after further consultation.

Only some of the sectors will ultimately go forward in the Core Strategy. The combination of sectors and locations will be determined at the next stage, in line with infrastructure constraints, deliverability and other key issues.

The following topics and questions have been selected from a longer list which has initially been circulated to a number of infrastructure providers who are likely to be able to identify potential 'show stoppers' at this stage. Other providers will be consulted in a variety of ways in line with the Statement of Community Involvement in due course.

### **3. Questions to consider**

#### **3.1 Possible development locations around towns / in villages**

Do you favour the majority of development being split equally (as far as practicable) between the different urban areas or focused on one or two key areas?

In terms of selecting villages to accommodate some housing growth (up to 25% of the total), do you favour allocating smaller scale development to a greater number of villages, or focusing on fewer villages, but with potentially larger scale allocations?

Are there particular villages which have significant constraints on expansion, even on a limited scale?

Are there particular villages which have capacity at present?

#### **3.2 Transport**

Where are the main constraints / stress points on the highway network in the District?

How will these affect the choice of locations for future growth or the scale of growth around particular towns?

How can these constraints be overcome?

What measures will be necessary?

Where are there particular capacity constraints with public transport operations?

How can these best be overcome?

#### **3.3 Health Care**

Is there a threshold below which new development is not considered to present a material increase and can therefore be accommodated within existing practices? (ie. Can villages accommodate small scale growth,

without significant impact on service delivery? If so what do you consider to be small, in terms of the number of dwellings?)

### **3.4 Waste**

A number of facilities appear to be operating close to capacity already. On what basis is the need for additional facilities associated with growth now calculated?

### **3.5 Education**

If expansion cannot be achieved on existing sites, how should additional secondary school places be secured?

Will there be limits on particular towns on how much further development can take place?

Will this necessitate focusing development on fewer urban areas, to achieve sufficient critical mass to secure a new school?

Could post-16 education be entirely separated out as a means of releasing capacity on existing sites?

If a new secondary school is considered necessary for future growth, what should be the criteria on its size and phasing of bringing into operation, given the likely need to phase development over the lifetime of the SE Plan?

### **3.6 General questions**

Do you / can you require developer contributions towards the cost of providing your service / infrastructure?

What forward planning do you undertake in assessing the future demands for your service?

What timescale are you looking ahead to?

In which areas of Wealden do you consider there to be a need for new and improved facilities irrespective of future development issues?

[eg deficiencies with existing premises, or expansion requirements to address existing shortfalls...]

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