Wealden District Council
Local Development Framework

Core Strategy
Spatial Development Options
Background Paper

Development of the Strategic Housing Options

Wealden
District Council

July 2009
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Background

The Council has published a series of background papers to accompany the Core Strategy - Spatial Development Options consultation (July 2009). These cover a range of issues and provide more technical or detailed information than is contained in the consultation document itself. They also provide links to the various published sources of evidence on which the development of the housing and employment options has been based. The background papers are:

1. Wealden Profile 2009
2. Housing land availability
3. Development of the strategic housing options
4. Summary guide to evidence studies
5. Summary guide to town visioning and masterplanning
6. Rural settlement classification
7. Infrastructure position statement

These background papers can be downloaded from the Council’s website or are available from the Council in hard copy at a charge to cover photo copying and postage/packing.

Should you wish to make comments on the contents of this document; please write to Head of Planning and Environmental Policy, Wealden District Council, Council Offices, Pine Grove, Crowborough, TN6 1DH or email ldf@wealden.gov.uk.
1.0 Introduction

1.1 This background paper accompanies the Core Strategy - Spatial Development Options Consultation. Whilst the consultation document provides a summary of the methodology we have used to construct the final six housing options, this paper provides further detail about their development.

1.2 The structure of a Core Strategy is outlined in Planning Policy Statement 12 “Creating strong and safe and prosperous communities through local spatial planning”. PPS 12 (para 4.1) states that a Core Strategy should include:

- An overall vision which sets out how the area and the place within it should develop;
- Strategic objectives for the area focussing on the key issues to be addressed;
- A delivery strategy for achieving these objectives. This should set out how much development is intended to happen where, when and by what means it will be delivered; and
- Clear arrangements for managing and monitoring the delivery of the strategy.

1.3 PPS 12 (para 4.4) emphasises that the delivery strategy is central to the Core Strategy and in para 4.52 explains that in order for a Core Strategy to be considered sound it needs to be justified and effective, and therefore it must be:

- Founded on a robust and credible evidence base; and
- The most appropriate strategy when considered against other reasonable alternatives.

1.4 In order to achieve a sound Core Strategy it is necessary to assess reasonable alternatives. The need to include and indeed develop reasonable alternatives is also outlined in the Planning Inspectorate's Guidance on Soundness (July 2008). The guidance lists key questions which an Inspector will consider as part of the examination including:

"Can it be shown that the LPA's chosen approach is the most appropriate given the reasonable alternatives? Have the reasonable alternatives been considered and is there a clear audit trail showing how and why the preferred strategy/approach was arrived at? Where a balance had to be struck in taking decisions between competing alternatives, is it clear how and why these decisions were taken?" (page 6)

1 http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/lfd_testing_soundness.pdf
1.5 The Sustainability Appraisal process is also required to consider reasonable alternatives. Guidance states that LPAs will develop options to achieve the objectives of the DPD, and for key development plan document issues it is advised that LPAs consider a hierarchy of options. Paragraph 4.26 of PPS 12 advises that it would be appropriate to involve the community in considering options for the strategy before the final document is produced.

The Planning Advisory Service development planning manual states that "...at this stage, it should be clear to consultees that it remains open for them to express a preference for any option, including those the council suggest be rejected and that such a response may lead the council to re-think the options put forward at publication." It is further stated that "In commenting on options it would help the public if the performance of different options in the sustainability appraisal is indicated. This is so that they can then see (with the benefit of technical evidence) how different options fare and can in turn use this to assist their own feedback on the options."

The PAS manual makes it clear that to help establish soundness a clear audit trail should be shown of:

- options generation
- appraisal
- selection or rejection, and
- the role that sustainability appraisal and community engagement have played in this process.

1.6 Wealden has followed this advice. With its wide geographical area, which includes five towns and a large number of villages, an approach has been adopted which involves the consideration of "strategic development options". These options describe the broad future levels of growth at a Parish or Town level. Following this stage, options will be further refined and tested, to identify the preferred spatial development option. This will provide the basis for the selection of the broad locations of strategic housing and employment development that will appear in the final Core Strategy.

2.0 Stages of Option Development

**Key Factors**

2.1 Option generation and development were informed by the key "tests of soundness" to ensure that the preferred option is considered sound under examination. The following key sources were used as an initial contribution to the option development process:

- National Government guidance;

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2 Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (Office of the Deputy Prime Minister November 2005)
3 http://www.pas.gov.uk/pas/core/page.do?pageId=51391
South East Plan;
• Wealden Sustainable Community Strategy and Local Area Agreement;
• Core Strategy - Issues and Options Consultation responses (2007);
• Key Evidence Studies;
• Stakeholder involvement - including infrastructure providers;
• Other local plans and strategies; and
• Work with Parish and Town Councils and the Local Strategic Partnership

2.2 From these sources the following key influencing spatial factors were identified:

Retain Settlement Hierarchy: A key outcome from the Issues and Options consultation in 2007. It was reported to the Cabinet Local Development Framework Sub-Committee in October 2007 that the responses to the consultation suggested that there was not a significant wish to expand any one settlement over another, nor change the settlement hierarchy within Wealden.

Regeneration in south of the District: The South East Plan (policy SCT1) requires local authorities pro-actively to pursue the sustainable economic growth and regeneration of the Sussex Coast Sub Region, and provide for sustainable urban extensions in south Wealden. The focus of economic and social regeneration delivery includes "Eastbourne - Hailsham area - to optimise the area's potential to provide employment space and associated housing in strategically accessible locations along the A22 corridor."

North of the District: The South East Plan suggests that "Uckfield will continue to play an important role as a small market town in supporting its wider hinterland" and "it is expected that Uckfield will meet the wider housing needs through provision of new housing". In terms of general distribution the South East Plan (para. 25.28) states that a balanced dispersal strategy should be used taking into account the role and accessibility of each rural settlement and taking into account environmental designations.

Affordable Housing: The provision of affordable housing is a corporate priority and contained within the Council's Corporate Plan. The South East Plan (policy BE5) directs that local planning authorities should positively plan to meet the defined local needs of rural communities and, in respect of market towns, local development documents should "provide for sufficient housing development (especially for affordable housing) ..."

Infrastructure: The analysis of the Issues and Options responses provided in 2007 confirmed the importance placed by people and organisations locally on the provision of adequate infrastructure, and underlined the need for additional investment to support any future growth. Further discussions have been undertaken with main infrastructure providers and a summary of the recent position is contained in another background paper.
Protection of landscape / attractive countryside: Responses from the 2007 Issues & Options consultation confirmed the value people placed on their surroundings. Subsequent studies have emphasised the significant impact areas of special interest will have on growth patterns.

Results of technical studies: Several evidence studies have been completed which provided background information, including a Strategic Flood Risk Assessment.

New Settlement: From the Issues and Options consultation responses it was evident that a significant number of people considered a new settlement as a possible alternative to urban extensions of existing towns. The LDF Sub in October 2007 resolved that further consideration should be given to a number of possible locations for a new settlement in Wealden.

Climate Change: The impact of, and the need to mitigate and adapt to, climate change is intrinsic in national and regional guidance. In order to mitigate climate change, national and regional policy, as well as the Local Area Agreement, seek to reduce carbon emissions.

Initial Options

2.3 The South East Plan prescribes the amount of housing to be delivered in the part of Wealden contained within the Sussex Coast Sub Region (i.e. in south Wealden) and the remainder of the District (north Wealden). Although the South East Plan allows some flexibility to adjust these figures (depending on the evidence and justification presented) it proposes that from 2006 to 2026, 4,000 new dwellings are delivered in north Wealden and 7,000 in south Wealden. During the course of option development uncertainties in relation to infrastructure capacity had not been resolved and therefore it was considered necessary and appropriate to test wider, whole-District spatial distributions as well as those based on the South East Plan split.

Primary Options

2.4 From the key influencing factors outlined above the following conceptual preliminary options were devised during 2008:-

Option One: Growth seeking to retain settlement hierarchy based on number of households per parish/ town.

Option Two: Growth seeking to retain the settlement hierarchy taking into account the South East Plan proportional allocation to north and south Wealden based on number of households per parish/ town.

Option Three: Growth based on the settlement hierarchy with adjustment for settlements within Areas of Outstanding Natural Beauty based on affordable housing need.

Option Four: Proportional growth based on affordable housing needs of each parish/ town taking into account the South East Plan proportional allocation to north and south Wealden.
Option Five: Proportional growth across the District based on affordable housing needs of each parish/ town.

Option Six: Uckfield and Hailsham focus, using affordable housing need in remaining parishes initially and then determining the amount of growth in Uckfield and Hailsham.

Option Seven: Uckfield and Polegate focus, using affordable housing allocation in remaining parishes to determine the amount of growth in Uckfield and Hailsham.

Option Eight: New settlement, with growth distributed across remaining parishes/ towns based on settlement hierarchy.

Option Nine: Two enlarged villages in the north and south of the District with smaller proportion to AONB villages taking into account affordable housing need. Residual growth to the towns based on settlement hierarchy.

Option Ten: Meeting Infrastructure requirements and capacities.

Members and Local Strategic Partnership Workshop

2.5 The preliminary options were then developed, tested and refined. This process reduced the number of options to eight. The housing distribution was calculated for each option prior to their presentation to joint Member / Local Strategic Partnership Workshops in January 2009.

2.6 These option development workshops followed two externally-facilitated joint Member / Local Strategic Partnership workshops held towards the end of 2008. These had focused on visioning and strategic objective development, and are covered in detail in the report summarising the consultation events, can be found at

http://www.wealden.gov.uk/planning_and_building_control/Local_Plan/EvidenceBase.aspx

2.7 At this stage, in terms of assessing affordable housing needs, in the absence of an up to date housing need survey, the “First Choice” Housing Register was used in modelling as a proxy for housing need. A full Local Housing Need Study is underway and will be concluded later in 2009.

2.8 The options considered are summarised as follows:

Option One: Growth seeking to retain settlement hierarchy based on number of households in each parish/ town.

Option Two: Growth based on the settlement hierarchy with adjustment for settlements within Areas of Outstanding Natural Beauty, based on affordable housing need and settlements subject to flood risk.

Option Three: Proportional growth across the District based on affordable housing needs of each parish/ town.

Option Four: Uckfield and Hailsham focus, based on previous levels of housing growth. Residual distribution seeking to retain settlement hierarchy based on number of households per parish/ town, taking into account the South East Plan proportional allocation to north and south Wealden.
**Option Five:** Uckfield and Polegate focus, based on previous and future housing growth. Residual distribution seeking to retain settlement hierarchy based on number of households per parish/town, taking into account the South East Plan proportional allocation to north and south Wealden.

**Option Six:** New settlement of 2,500 dwellings (potentially phase one of a larger settlement) with growth distributed across remaining parishes/towns seeking to retain settlement hierarchy based on number of households per parish/town.

**Option Seven:** Development in Lewes/Uckfield/Crowborough railway line corridor. Residual allocations seeking to retain settlement hierarchy based on number of households per parish/town.

**Option Eight:** Development in "growth potential villages" published in the 2007 Draft Settlement Strategy. AONB and local affordable needs taken into account with distribution based on settlement hierarchy for the residual growth. It is based on South East Plan proportional allocation to north and south Wealden.

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**Officer Workshop and Local Strategic Partnership Workshop**

2.9 From the discussion and the results from the Member/LSP workshops the options were further refined from eight options to six. The following six options were presented to an internal Council Officers group (with representatives from Services across the Council) and a separate Local Strategic Partnership workshop in February 2009:

**Option A:** Proportional growth across the District based on affordable housing needs of each parish/town.

**Option B:** Uckfield and Hailsham focus, based on previous housing growth; Residual distribution taking into account the proportion of affordable housing need based on the South East Plan proportional allocation to north and south Wealden.

**Option C:** Uckfield and Polegate focus, based on previous housing growth of Uckfield and Hailsham; Residual distribution taking into account the proportion of affordable housing need across the District.

**Option D:** Growth in AONB settlements to meet affordable housing needs. Flood risk and accessibility taken into consideration. Residual growth distributed in proportion to affordable housing need.

**Option E:** New settlement of 2,500 dwellings, growth distributed across remaining parishes/towns in proportion to affordable housing need.

**Option F:** Distribution based on revised rural settlement classification of: accessible local service centre, local service centre, accessible settlement with limited facilities; and accessible settlement. Towns allocated development in proportion to affordable housing need.

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**Environment Bodies**

2.10 Discussions and a meeting between Natural England, the Environment Agency and the High Weald AONB Unit, further contributed to the refinement of the six options outlined above (para. 2.9) to take into account flood risk in
Pevensey and Forest Row, and environmental constraints associated with the internationally designated site, the Ashdown Forest.

Cabinet Local Development Framework Sub-Committee (April 2009)

2.11 Following the various workshops, and the results of consultations and discussions with key agencies and stakeholders, a report was prepared for the Local Development Framework Sub Committee. This proposed that consultation be carried out on five housing development options:

Option One: Meet affordable housing needs in each Parish/ Town using the provision of 60% and 70% market housing\(^5\) to meet affordable housing needs in the north and south parishes/ towns accordingly. The residual growth distributed across the District based on the number of households in each Parish/ Town.

Option Two: Uckfield and Hailsham focus based on the South East Plan proportional allocation to north and south Wealden. Proportional distribution of growth in north Wealden based on affordable housing need with the exception of Forest Row, with an additional 600 dwellings allocated to Uckfield (based on the South East Plan Panel of Inspectors decision to increase provision of development in north Wealden by a total of 600 dwellings). In the south of the District a 25% increase in provision of dwellings in Hailsham with the residual amount proportionally distributed in relation to affordable housing need, but with the exception of Pevensey because of flood risk.

Option Three: Uckfield and Polegate focus. Proportional distribution of growth based on affordable housing need, with the exception of Forest Row and Pevensey (because of flood risk) with an additional 600 dwellings allocated to Uckfield (based on the South East Plan Panel of Inspectors decision to increase provision of development in north Wealden by a total of 600 dwellings) and a 20% increase in provision of dwellings in Polegate (based on previous growth rates in Hailsham).

Option Four: Growth in AONB settlements to meet affordable housing need and taking into account accessibility. Residual growth distributed to remaining settlements in proportion to affordable housing need with the exception of Forest Row and Pevensey. It is based on the South East Plan proportional allocation to north and south Wealden.

Option Five: Distribution based on rural settlement classification of: accessible local service centre, local service centre, accessible settlement with limited facilities; and accessible settlement, again with exception of Forest Row and Pevensey. Towns allocated development in proportion to affordable housing need.

2.12 The report to the Local Development Framework Sub-Committee explained the reasons why options previously considered through the workshop series were not proposed to be pursued at this consultation stage. In considering the report, Members at the LDF Sub-Committee discussed the merits of the various options presented and recommended that two additional options,

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\(^4\) Ashdown Forest is a designated Special Protection Area and Special Area of Conservation

\(^5\) Based on preliminary work on affordable housing viability in Wealden
previously considered during the workshops, should be included in the public consultation. Members also expressed concern at the inclusion of one housing option, which they considered should not be consulted on at this stage, until further up to date information was available on local housing need. The minutes of the meeting are available at:

http://www.wealden.gov.uk/moderngov/Published/C00000534/M00002729/$$Minutes.doc.pdf

2.13 In response to the LDF Sub-Committee recommendations, the Council has decided to consult on the following six housing options in the Core Strategy – Spatial Development Options paper (July 2009):

**Consultation Options (July 2009)**

**Option One:** proportional distribution of growth across the District based on the number of households in each Parish/Town. Outstanding commitments for housing and housing completions since 2006 removed from overall Parish/Town allocation.

**Option Two:** Uckfield and Hailsham focus based on the South East Plan proportional allocation to north and south Wealden. Proportional distribution of growth in north Wealden based on affordable housing need with the exception of Forest Row with an additional 600 dwellings allocated to Uckfield (based on the South East Plan Panel of Inspectors decision to increase provision of development in north Wealden by a total of 600 dwellings). In the south of the District a 25% increase in provision of dwellings in Hailsham with the residual proportionally distributed in relation to affordable housing need with the exception of Pevensey (because of flood risk).

**Option Three:** Uckfield and Polegate focus. Proportional distribution of growth in based on affordable housing need with the exception of Forest Row and Pevensey with an additional 600 dwellings allocated to Uckfield (based on the South East Plan Panel of Inspectors decision to increase provision of development in north Wealden by a total of 600 dwellings) and a 20% increase in provision of dwellings in Polegate (based on previous growth rates in Hailsham).

**Option Four:** Growth in AONB settlements to meet affordable housing need, and taking into account accessibility. Residual growth distributed to remaining settlements in proportion to affordable housing need with the exception of Forest Row and Pevensey. It is based on the South East Plan proportional allocation to north and south Wealden.

**Option Five:** Distribution based on rural settlement classification of: accessible local service centre, local service centre, accessible settlement with limited facilities; and accessible settlement with exception of Forest Row and Pevensey. Towns allocated development in proportion to their affordable housing need.

**Option Six:** Additional development allocated to settlements within the public transport catchment area of the potential Uckfield/ Lewes Railway Line, which includes Buxted, Crowborough, East Hoathly, Framfield, Isfield, Maresfield and Uckfield. The quantum of growth was dependent on the distance by public transport, with out-lying villages allocated less growth than settlements
with stations or with potential for a station. The residual growth was distributed across the remainder of the District in proportion to the number of households in each Parish/Town.

2.14 Further detail on the method of calculating the housing numbers associated with each option is provided in Appendix A. Additional background information on which Option Five is based is also contained within the Rural Settlement Classification Background Paper. Appendix B illustrates the various stages of option development and the linkages between each stage.
Appendix A

Methodology for calculating Consultation Options
The following section provides the methodology for calculating the distribution of housing numbers in the options as presented in the Core Strategy - Spatial Development Options Consultation paper (July 2009).

Option One

Proportionate Growth in Existing Settlement Hierarchy

This option involves the distribution of housing to parishes based on the principle of retaining the existing settlement hierarchy. The number of existing households (estimated at 2008) in each town/parish was determined and its respective proportion of the total households in Wealden calculated. The 11,000 dwellings were distributed in accordance with the calculated proportional share in each town/parish. The totals were then reduced to take account of commitments since 2006 in that town/parish.

Option Two

Growth Focused at Uckfield and Hailsham

The report published after the examination of the draft South East Plan by the Panel of Inspectors considered the rest of East Sussex and stated "The proposed distribution following consultation in September 2005 was termed as 'balanced dispersal', and takes into account the role and accessibility of each rural settlement moderated by environmental designations. According to East Sussex CC it reflects the historic pattern of development and existing commitments. The reasons for this choice appear to be sound and we suggest that this locational guidance for LDFs is given in the new Part E section". The Panel report then recommended that "a modest increase (600 dwellings) could be justified in the rest of Wealden, focused on Uckfield."

The Secretary of State agreed with the Panel's changes with regards to the rest of Wealden and has included in the adopted South East Plan (May 2009) "The town of Uckfield will continue to play an important role as a small market town in supporting its wider hinterland. Given its accessibility by rail and road and its potential to address constraints, it is expected that the town will help meet wider housing needs through provision of new housing." Elsewhere in north Wealden it says "A 'balanced dispersal' strategy should be used in making Local Development Framework site allocations, which takes into account of the role and accessibility of each rural settlement moderated by environmental designations."

Option Two considers the south and north of the district separately, taking into account the South East Plan proposed distribution of 7000 dwellings to the south and 4000 to the north of the District.

In the north, 3400 dwellings have been distributed in proportion to documented affordable housing need, taking into account affordable housing commitments. The remaining 600 dwellings have then been added to the Uckfield housing numbers to make up the 4000 dwellings total.
In Hailsham, past growth has added approximately 20% more dwellings between 1991 and 2008. In order to achieve a focus in Hailsham a 25% uplift in the number of households in Hailsham was calculated for the rest of the South East Plan period to 2026 and dwellings allocated in this option. The remaining housing figures (7000 minus the 25% uplift in Hailsham) have then been distributed proportionally in relation to the first choice preference on the housing register, with the exception of Forest Row and Pevensey (where flood risk and environmental constraints restrict development). The figures have then been adjusted to take account of existing affordable housing commitments, with the exception of Hailsham.

**Option Three**

**Growth Focused at Uckfield and Polegate**

Option Three seeks to focus development in Polegate, based on growth trends, and Uckfield, as proposed in the South East Plan. However, to reflect issues of infrastructure capacity, and to provide an alternative to Option Two, the total remaining number of dwellings is distributed throughout Wealden and not in accordance with the proportional allocation of the South East Plan.

There has been a 20% uplift in number of dwellings (using household figures) from 1991 to 2008 in Hailsham. As the percentage increase in the number of households has not significantly increased in Polegate in the last 17 years, the increase in dwellings post-2006 was calculated using the percentage increase in dwellings in Hailsham, the nearest neighbouring town. The remaining housing figures have been distributed across Wealden (excluding the 600 uplift in Uckfield) proportionally in relation to the first choice preference on the housing register. Forest Row and Pevensey are again the exceptions because of flooding and environmental issues. Uckfield has had 600 dwellings added to reflect the intentions of the South East Plan and in particular the Panel report. Existing affordable housing commitments have been taken into account and discounted after distribution, with the exception of Polegate.

**Option Four**

**Housing development reflecting Areas of Outstanding Natural Beauty, affordable housing needs and accessibility**

The distribution is based upon the following set of factors. These have been used in combination to arrive at the dwelling numbers in this option:

- Forest Row: Due to flood risk and proximity to the Ashdown Forest Special Protection Area, Forest Row has not been allocated any housing;
- Pevensey: Due to flood risk Pevensey has not been allocated any housing;
• Heathfield: Because the town is surrounded by the AONB, housing numbers equate only to those households on the 1st choice on the housing register seeking to move to Heathfield and Waldron;

• Villages within and outside the AONBs which are greater that 30 minutes (by public/ sustainable transport) from train stations: housing numbers equate to those households on the 1st choice on the housing register seeking to move to the Parish;

• Villages within the AONB which are less than 30 minutes (using public/sustainable transport) from train stations: Housing numbers are double the number of households on the 1st choice on the housing register seeking to move to the Parish;

• Crowborough: Housing numbers provide the number of households on the 1st choice on the housing register seeking to move to the Parish of Crowborough, using a policy assumption of 40% affordable housing provision; and

• Remainder of the 4000 dwellings to north Wealden and 7000 to south Wealden, have been distributed proportionally in accordance with 1st choice on the housing register, taking into account the affordable housing commitments for each Parish.

**Option Five**

**Rural settlement classification**

The basis of this option was an updated classification of rural settlements into four basic types, as follows: -

- *(Type 1) Accessible Local Service Centre*, accessible to a local hub and a secondary school by means of public/ sustainable transport. Criteria for settlement:
  - Primary school provision
  - GP services
  - Convenience store
  - Business area or other locally significant employment opportunities
  - Within 30 minutes access to train station by means of public/ sustainable transport
  - Within 35 minutes access to secondary school by means of public/ sustainable transport

- *(Type 2) Local Service Centre*. Criteria for settlement classification:
  - Primary school provision
  - GP services
  - Convenience store
• Business area or other locally significant employment opportunities

• (Type 3) **Accessible settlement with limited facilities.** Criteria for settlement classification:
  - Primary school provision
  - Convenience store
  - Within 30 minutes access to train station by means of public/sustainable transport
  - Within 35 minutes access to secondary school by means of public/sustainable transport

• (Type 4) **Accessible settlement:**
  - Within 30 minutes access to train station by means of public/sustainable transport
  - Within 35 minutes access to secondary school by means of public/sustainable transport

The 11,000 dwellings were distributed initially on the basis of the 70:30 ratio urban to rural, as tested at the previous Issues and Options stage in 2007. Some 3,300 dwellings were therefore distributed to rural settlements, based on the typology described above. The dwelling distribution was determined on the basis of the number of settlements which fall into each settlement type. Settlements not subject to classification within the typology were not considered for housing distribution. Forest Row and Pevensey were taken out of the distribution because of flooding and environmental issues.

The types of settlements were allocated the following dwelling numbers:

Type 1: 250 dwellings
Type 2: 150 dwellings
Type 3: 100 dwellings
Type 4: 40 dwellings

The settlements were then grouped into Parishes and dwelling allocations were totalled. As Heathfield and Waldron Parish has a number of villages the settlements were grouped and were added to the overall Heathfield provision (see below).

The dwellings remaining (that is the 70% of 11,000) were distributed proportionally amongst the five towns - including Willingdon and Jevington - based on first choice on the housing register. The extant planning consents and completions in the towns and villages have been deleted from the overall Parish requirement.
Option Six

Lewes/ Uckfield Railway Line Catchment

The Council supports the principle of re-instating the Uckfield to Lewes railway line and considers that additional population growth in the catchment area of the line could improve the business case for re-instatement. This option therefore focuses house building in those areas with good access to existing stations (Crowborough, Buxted and Uckfield) and proposes a more substantial village expansion at Isfield (where a station might be provided on a re-opened line).

The following sustainable / public transport catchments in proximity to the Lewes/ Uckfield Line have been ascertained using a public transport route finder. This has produced the following estimated travel times: -

- Blackboys to Uckfield - 24 mins
- Cross-in-Hand to Uckfield - 28 mins
- East Hoathly to Uckfield - 21 mins
- Five Ash Down to Uckfield - 13 mins
- Framfield to Uckfield - 16 mins
- Halland to Uckfield - 18 mins
- Isfield to Uckfield - 20 mins
- Maresfield to Uckfield - 29 mins
- Nutley to Uckfield - 24 mins
- Little Horsted to Uckfield - 15 mins
- Waldron to Uckfield - 23 mins

Based on this information, and taking into account settlements with existing stations, the following Parishes were allocated additional dwellings: -

Buxted - 500 dwellings
Crowborough - 1500 dwellings
East Hoathly - 250 dwellings
Framfield - 250 dwellings
Isfield - 1500 dwellings
Maresfield - 250 dwellings
Uckfield - 2000 dwellings

The remainder of the housing growth was then distributed among the remaining Parishes/Towns based on the proportion of households in each area. From this the total was reduced by the completions since 2006 and housing commitments in each parish/ town.
Appendix B

Housing Option Development Diagram
Charting Changes in Options at various stages