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Chalvington with Ripe Parish Council (CWRPC)
Summary of the Draft Local Plan for Consultation

The draft local plan is open for consultation and contains Eight sections, four of which request feedback to 11 questions. There are further supporting documents which have no questions, however, you can feedback on each.

The full plan can be accessed on this link: https://www.wealden.gov.uk/UploadedFiles/Draft-Focused-Local-Plan-Accessible-Version.pdf

We provide our summary for CWRPC as follows:

Section 1: Introduction
• Describes structure of the document.
NO QUESTIONS FOR CONSULTATION

Section 2 Key Characteristics:
• Our District • Population • Health & wellbeing • Housing • Transport • Economy • Town Centres • Climate Change • The Natural Environment • Quality of built environment
NO QUESTIONS FOR CONSULTATION

Section 3 Spatial Strategy: (6 Questions)
SS1: • Defining our Draft Spatial Strategy • Housing • Economy • Infrastructure • 20 Minute Neighbourhoods
SS2: Provision of Homes • Provision and Location of Homes **Table 5 Draft distribution and amount of housing growth up to 2042 on a Parish basis:**

Parish	Committed Dwellings (Net) as of 1 April 2025	Windfall Allowance	'Focused' Local Plan Allocated Dwellings (Net)	Total	Changes to Allocations since Reg 18(1) (March 2024)
Chalvington with Ripe	34	12	0	46	n/a

- Further Testing of the Distribution of Housing Growth

Two sites bordering CWR are:

OBE1	331/1780	Land east of Station Road, Berwick Station	Berwick	5	· Provision of suitable and safe vehicular access, with access needed through neighbouring site; and · Potential odour nuisance from Wastewater Treatment Works (WwTW) to be addressed.
OEH1	1235/1950	Land at Laughton Park Farm	East Hoathly with Halland/ East Hoathly, Halland and Laughton	4,000 (925 during the Plan Period)	· Significant site forming new settlement – details of infrastructure, access, connectivity, transport and other impacts all needed to consider further; · Detail of deliverability/phasing/ infrastructure all required; · Landscape impacts – extent of development would result in significant change to landscape; · Vehicular access points – need careful consideration as to highway capacity impacts;

Question 1

a) Do you agree with the updated draft Policy SS1: Spatial Strategy for Wealden, and if not, why?

b) Is there an alternative spatial strategy that we should be considering through this Local Plan? If so, please set out what the alternative spatial strategy should contain and why?

- Achieving **sustainable housing growth**

A key element of the draft spatial strategy is the provision of a range of new homes in Wealden District. The Local Housing Need (LHN) calculation under the 'standard method' annually for Wealden District is 1,457 dpa. Over the plan period from 1 April 2025 to 31 March 2042, this equates to a need to deliver 24,769 homes.

- **Sustainable** Settlements **and the Settlement Hierarchy**

Those settlements with the most services and facilities and a good level of public transport and accessibility are the most sustainable settlements in the district. This includes Type 1 to Type 4 settlements. These settlements will be provided with a development boundary (except for Pevensey Bay), and will remain the focus for growth, given the services and facilities available to provide sustainable development. The table below identifies the settlement hierarchy for Wealden

TYPE 6 - Residential Settlement	Arlington, Balls Green, Best Beech Hill, Blackham, Bodle Street Green, Boreham Street, Chalvington & Ripe, Chiddingly, Cowbeech, Cousley Wood, Fairwarp, Fletching, Hankham, Hooe, Magham Down, Muddles Green, Old Heathfield, Rosers Cross, Town Row, Vines Cross, Waldron, Warbleton, Wartling.

"Type 6 Residential Settlement" refers to a classification referenced in the Wealden District Council draft Local Plan for small villages or hamlets with few or no services and facilities. Key details regarding this designation include:

- **Definition:** It is a classification for rural settlements where further, large-scale development is considered unsustainable.
- **Characteristics:** These areas generally lack essential services and infrastructure.
- **Planning Context:** In the context of the Wealden draft Local Plan, these areas are often scrutinized to prevent urban sprawl and to protect the character of the countryside or conservation areas.

New housing (allocations and windfall) development is supported in the district's most sustainable settlements. There are no sites for our area.:

SPATIAL STRATEGY: REGULATION 18(2)

Table 7.1: Wealden District - Potential Strategic Sites

PARISH	SETTLEMENT	REF. NO.	ADDRESS	DEVELOPERS PROPOSALS	DEVELOPER / (AGENT)	SA REG. 18(1)	SELECT / REJECT	Option 1	Option 2	Option 3	Option 4
01 Arlington	Hailsham	825/1310	Land to north-west of Hempstead Lane	1,500 homes in plan period (Total 2,500); 1 Primary School; New Community Facilities	Grosvenor	Y	Reject				
02 Crowborough	Crowborough	1026/1110	Land at Beechenwood Farm	120-150 dwellings; 1.79 ha green infra. & SANGS	Greymoor Homes	Y	Reject				
03 East Hoathly W/ Halland	East Hoathly	996/1950	Hesmonds Stud	925 homes in plan period (Total 3,000); 23,500 sqm emp.; 1 new primary / nursery provision; new secondary provision	Hesmond Studs (Parker Dann)	Y	Reject				
04 East Hoathly W/ Halland	East Hoathly	1235/1950	Land at Laughton Park Farm (NEW)	925 homes in plan period (Total 4,000); 30,000 sqm employment; 2 primary schools; new community centre		N					
05 Framfield	Uckfield	127/1410	Land at Birds in Eye (North), Bird in Eye Hill	240 homes; 1,000 sqm employment	Martin Grant Homes (Turley)	Y	Reject				
06 Framfield	Uckfield	400/1410	Land at High Cross Farm, Eastbourne Rd	450 homes	Thakeham	Y	Reject				
07 Framfield	Uckfield	725/1410	Land at Hempstead Lane (NEW)	300 homes; 1 2FE Primary school, Community Hub	Martin Grant Homes/ Harcourt Devts. (Turley)	N					
08 Frant	Tunbridge Wells	729/1610	Land at Ramslye Farm (Spratsbrook Farm)	700 homes; Community facilities	Dandara (Stantec)	Y	Reject				
09 Frant	Tunbridge Wells	979/1610	Pinewood Farm, Frant Road	690 homes	(Savills)	Y	Select				
10 Frant	Tunbridge Wells	755/1610	Tunbridge Wells Rugby Club & Chase Farm	105 homes	Esquire Developments		Select				
11 Frant	Tunbridge Wells	1201/1610	Tunbridge Wells Rugby Club & Chase Farm	240 homes; Redevelopment of Sports Pavilion / facilities	Esquire Developments		Reject				
12 Hailsham	Hailsham	1115/1310	Land east of A22, Hailsham	1,000 homes; 16,750 sqm employment	Polegate Land	Y	Rej Sel				
13 Horam	Horam	875/3030	Coxlow Farm, Horam Road	750 homes; 4,000 sqm emp.; 1,500 Community floorspace; 1 2FE Primary school; Community Hub; Country Park	Gladman Developments	Y	Select				
14 Mansfield	Mansfield	980/3120	Ashdown Business Park Extension	Employment (60,000 sqm)	Summerhorne Estates (MJB Architecture)	Y	Reject				
15 Polegate	Polegate	1069/1510	Polegate West	1,075 homes (Total 1,500)	Taylor Wimpey (Turley)	Y	Reject				
16 Polegate	Polegate	204/1510	Polegate West	230 homes	Taylor Wimpey (Turley)	Y	Reject				
17 Polegate	Polegate	896/1510	Land at North Polegate, A22	Employment (87,000 sqm)	Formula Land (Framptons)	Y	Reject				
18 Uckfield	Little Horsted	1061/1410	Owlsbury	1,525 homes in plan period (Total 1,700); 60 ha SANGS; emp. / community space; 1 2FE Primary School / nursery provision	Fairfax Properties (Enplan)	Y	Reject				
19 Uckfield	Ringles Cross	1007/1410	Land at White House Farm, London Rd	240 homes	-	Y	Select				
20 Uckfield	Uckfield	1232/1410	Hempstead Farm, Uckfield (NEW)	200 homes; retirement care facility; improved sports provision	Hempstead Farm (DHA Planning)	N					
21 Westham	Westham	1099/3360	Land at Peelings Lane, Westham	240 homes	Bellway (DHA Planning)	Y	Select				
22 Westham	Stone Cross	1132/3280	Sharnfold Farm, Hailsham Rd, Stone Cross	400 homes; 500 sqm open space / play space	(Ridge)	Y	Select				

This site was identified as a possibility as it had expired planningpermissions, however, it was rejected: Deanland Wood Pack, Deanland Road, Ripe

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1085/3230	REJECT	The site is within a rural location, is detached from the nearest settlement of Ripe and does not conform to the overall spatial strategy for the district. The size and scale of the development proposed is likely to alter the character of the Low Weald Landscape, which forms part of the setting of Ripe. The development will also generate significant car trips, which will increase air and noise pollution. The development could also impact the setting of Freshfield, a Grade II* listed building. Even noting the provision of specialist housing type, development would fail to comply with the spatial strategy overall due to its rural location.

Question 2

a) Do you agree with draft Policy SS2 (Provision of Homes), and if not, why?

b) Do you agree with the list of potential sites, the amount of development, and/or the issues identified in tables 6 (alternative scenario) associated with draft Policy SS2 – Provision of Homes?

- Gypsy, Traveller and Travelling Showpeople

Table 7 Potential Sites for Gypsy and Traveller Accommodation

No Sites in or bordering CWR.

Land at Polly Arch, Lynholm Road, Polegate*	Polegate	4
Development Land at Station Road, Hailsham (part)	Hailsham	10
Monkhurst Field, Sandy Cross Lane, Heathfield	Heathfield	5
Five Badgers and Little Robins, Stonehurst Lane, Mayfield*	Hadlow Down	4
The Stables, Hawkenbury Road, Bells Yew Green*	Frant	3
Little Rose, Meres Lane, Cross in Hand, Heathfield*	Mayfield and Five Ashes	1
	TOTAL:	27

Question 3

a) Do you agree with draft Policy SS3 Gypsy, Travellers and Travelling Showpeople – Accommodation Needs, and if not, why?

b) Do you agree with the list of potential sites, the amount of development, and/or the issues identified in table 7 associated with draft Policy SS3 – Gypsy, Traveller and Travelling Showpeople – Accommodation Needs?

- Retail Provision and Town Centres

Table 8 Net quantitative 'capacity' for new retail floorspace in Wealden (2025-2040)

Goods	2030 (sq m net)	2035 (sq m net)	2040 (sq m net)
Convenience	3,700 - 4,700	5,600 – 7,200	7,600 – 9,700
Comparison	2,500 – 3,900	5,400 – 8,500	7,600 – 11,900
Total	**6,200 – 8,600**	**11,000 – 15,700**	**15,200 – 21,600**

noted that 'capacity' does not equate to 'need'. No mention of sites. (see Annex 2 of the NPPF)

Question 4

Do you agree with the updated draft Policy SS4: Retail Provision and Town Centres, and if not, why?

- Economy

A key element of the spatial strategy is the delivery of employment land to meet the needs of the district.

Table 9 Recommended Employment Need in Wealden between 2025 and 2042

	Office	Industrial and Warehouse	Total
Hectares (Ha)	3.2	44.6	47.8
Floorspace (Sqm)	16,100	178,300	194,400

Question 5

Do you agree with the updated draft Policy SS5: Provision of Employment Floorspace, and if not, why?

Policy SS6: Strategic Employment Allocations

1. To meet the employment and growth aspirations of the district, the following sites are allocated for business and employment purposes:

Site Reference	SHELAA Reference	Allocations	Employment floorspace (net)
EMP1	896/1510	Land at North Polegate A22	66,370 sqm
EMP2	1039/1310	Knights Farm West, Hailsham	40,000 sqm
EMP3	1115/1310	Woodside Park, Land East of A22, Hailsham	16,750 sqm
EMP4	1029/1310	Natewood Farm, Polegate Road, Hailsham	9,300 sqm

Large Employment Commitments	Employment Floorspace (net)
Land at Natewood Farm, Polegate Road, Hailsham	5,999 sqm
Land West of Uckfield, Uckfield	12,511 sqm
Mornings Mill Farm, Eastbourne Road, Lower Willingdon	8,600 sqm

2. The sites are allocated to provide employment uses E(g), B2 and B8. Retail uses and other Main Town Centre uses (excluding offices) will not be permitted at these sites. Once delivered these sites will be considered as strategic employment sites and will form part of the sites listed in Policy EC2 – Existing Strategic Employment Sites.

Further sites include:

- Land to the south of the Woodland Centre, A22, Whitesmith
- Land at Laughton Park Farm
- Land between Station Road and Old Swan, Hailsham
- Ashdown Business Park Extension, Maresfield

Question 6

a) Do you agree with the updated draft Policy SS6: Strategic Employment Allocations, and if not, why?

b) Do you agree with the list of potential sites, the amount of development, and/or the issues identified in table 11 associated with draft Policy SS6 – Strategic Employment Allocations?

Section 4 Climate Change: (2 Questions)

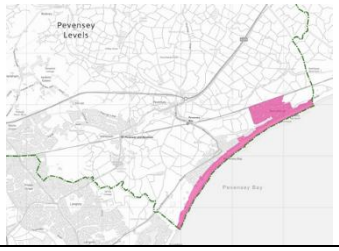
- The climate change policies within the Local Plan will seek to support and facilitate the Council's decarbonisation plans, address climate change impacts as well as support the Council's overall Climate Emergency Actions

- Sustainable Drainage: Sustainable Drainage Systems (SuDS) should be multi-functional, integrated into the site layout from the outset and be tailored to site specific conditions. The Council will expect SuDS to contribute to green and blue infrastructure, climate resilience, and nature recovery through naturalistic and infiltration-based systems, where feasible. Developers should reference the CIRIA SuDS Manual and pollution hazard indices to ensure appropriate treatment design

Question 7

Do you agree with the draft Policy CC8 Sustainable Drainage and Protection of the Pevensey Levels SAC and Ramsar Site, and if not Why?

- Coastal Change Management: The Council is now proposing a Policy for Coastal Change Management (CC9) and the associated spatial designation of a Coastal Change Management Area (CCMA) as part of this consultation stage. For plan making purposes the South Downs National Park Authority (SDNPA) has responsibility for the Cuckmere area. Wealden District Council is the planning authority for the area of coast to the east of Eastbourne up to the boundary with Rother District Council at Normans Bay. The Council considers it necessary to designate a CCMA and associated planning policy for areas of Pevensey Bay where long term coastal erosion risk cannot be mitigated with certainty. The PPG also advises that residential development should assume a 100-year lifetime, and non-residential development a 75-year lifetime, reinforcing the need for long-term planning policy controls.



Question 8

a) Do you support the designation of the CCMA at Pevensey Bay and do you have any comments on its boundary?

b) Do you have any other comments on the wording of the draft policy?

c) Should the Council consider this policy now and include it within the Wealden Local Plan, or consider it as part of a future review of the Local Plan when funding for future delivery phases for the Shoreline Management Plan may provide more certainty on the protection of the coast?

d) Should an Article 4 Direction be applied to remove permitted development rights for residential and commercial properties within the CCMA? This would include extensions, outbuildings, hard surfacing, and other forms of development that could increase vulnerability or hinder managed retreat.

e) Do you support the removal of the development boundary for Pevensey Bay to ensure that new windfall development is steered away from this location, which is at risk from coastal change?

Section 5 Housing (3 Questions)

- To meet the district's need for affordable housing, all residential development proposals of 10 or more units (net), or proposals for 6 or more units (net) within the High Weald National Landscape, or sites of 0.5 hectares or more outside the High Weald National Landscape, will be required to provide on-site affordable housing. Affordable housing will be expected to be provided at a level of 35% of the total number of dwellings.

- The Council will expect a tenure mix of 55% social rent, 25% affordable rent and 20% through other affordable routes to home ownership, including shared ownership, First Homes, Rent to Buy and other types of intermediate accommodation. In the case where First Homes are provided, at least a discount of 30% will be expected to ensure that the actual housing cost is genuinely affordable for first time buyers within Wealden.
- Where it can be proven that the affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets.

Type of Affordable Housing	Recommended Target (subject to viability)
Social Rent	55%
Other affordable housing to rent	25%
Discounted market sales housing (including First Homes)	5%
Other affordable routes to home ownership (Shared Ownership, Rent to Buy)	15%

Question 9

Do you agree with the updated draft Policy HO8: Affordable Housing, and if not, why?

Gypsy, Travellers and Travelling Showpeople (GTTSP)

- Gypsy, Travellers and Travelling Showpeople are distinct groups of people who have their own ways of life, traditions and cultures. Although the population of Gypsy, Travellers and Travelling Showpeople may be underestimated, it is reported that there are around 300,000 travellers in the UK and from the Census figures published in 2021 (latest data available), shows that 394 residents of Wealden District identified as a 'Gypsy or Irish 141 Chapter 5 Housing Traveller' with a further 104 residents identifying as 'Roma'
- National planning policy then confirms that criteria should be set to guide allocations where there is an identified need and that a criteria-based policy should be included in a Local Plan to provide a basis for decisions in case 'windfall' applications come forward

Question 10

Do you agree with the updated draft Policy HO9: Gypsy, Traveller and Travelling Showpeople - Site Criteria, and if not why

Section 6: Site Allocations 1 Question)

- The Council has identified 'site allocations' which are integral to the delivery of the Local Plan.

Site allocations bordering CWR:

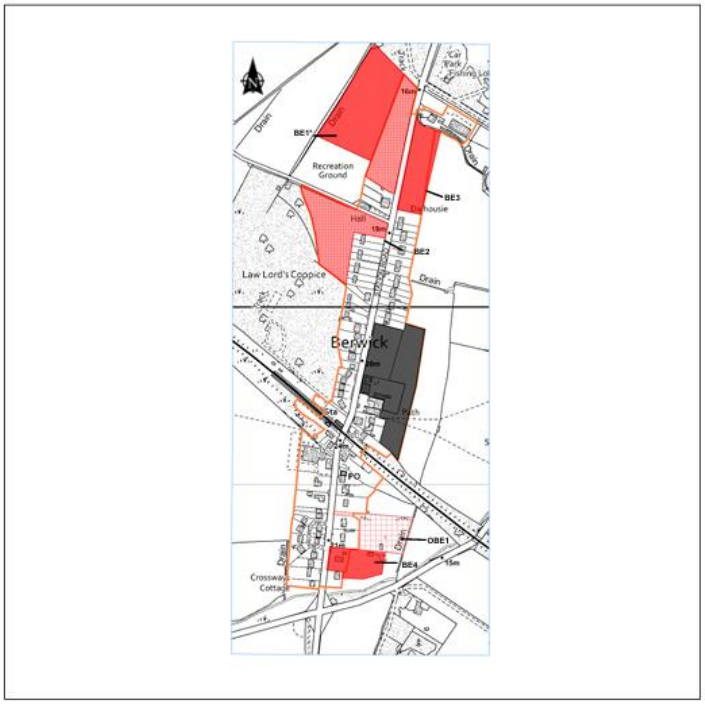


Table 13 Site Allocations

Policy Ref.	Site	SHELAA Ref.	Parish	Adjoining Settlement	Housing Number
BE1*	**Land north of Recreation Ground, Station Road, Berwick Station**	**617/1780**	**Berwick**	**Berwick Station**	**30 (10)***
BE2	Land West of Station Road, Berwick Station	619/1780	Berwick	Berwick Station	27
BE3	**Land to north east of Berwick Station, Station Road, Berwick Station**	**822/1780**	**Berwick**	**Berwick Station**	**10**
BE4	**Land at Brookfield Nursey, Station Road, Berwick Station**	**616/1780**	**Berwick**	**Berwick Station**	**5**

Question 11

a) Do you agree with the updated draft Policy SA1: Housing and Mixed-Use Site Allocations, and if not, why?

b) Do you agree with the site allocations listed within this policy and if not, what are the reasons for this?

Section 7: NO QUESTIONS FOR CONSULTATION

- Monitoring & review

Section 8: NO QUESTIONS FOR CONSULTATION

- Glossary

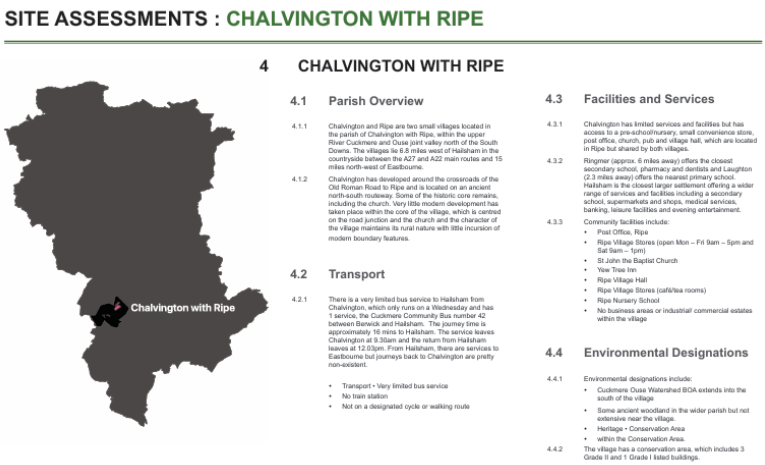
Continue…….

Further Supporting documents:

In the document: Sustainability Appraisal Part 1 (1).pdf Chalvington with Ripe is noted as Type 6 residential settlement as noted above in Q1 as a classification for rural settlements where further large-scale development is considered unsustainable.

In the document: Sustainability Appraisal Part 2 Parish Site Assessments (1).pdf

Chalvington with Ripe is noted as follows:


SITE ASSESSMENTS : CHALVINGTON WITH RIPE

4 CHALVINGTON WITH RIPE

Chalvington with Ripe

4.1 Parish Overview

4.1.1 Chalvington and Ripe are two small villages located in the parish of Chalvington with Ripe, within the upper River Cuckmere and Ouse joint valley north of the South Downs. The villages lie 6.8 miles west of Hailsham in the countryside between the A27 and A22 main routes and 15 miles north-west of Eastbourne.

4.1.2 Chalvington has developed around the crossroads of the Old Roman Road to Ripe and is located on an ancient north-south routeway. Some of the historic core remains, including the church. Very little modern development has taken place within the core of the village, which is centred on the road junction and the church and the character of the village maintains its rural nature with little incursion of modern boundary features.

4.2 Transport

4.2.1 There is a very limited bus service to Hailsham from Chalvington, which only runs on a Wednesday and has 1 service, the Cuckmere Community Bus number 42 between Berwick and Hailsham. The journey time is approximately 16 mins to Hailsham. The service leaves Chalvington at 9.30am and the return from Hailsham leaves at 12.03pm. From Hailsham, there are services to Eastbourne but journeys back to Chalvington are pretty non-existent.

- Transport • Very limited bus service
- No train station
- Not on a designated cycle or walking route

4.3 Facilities and Services

4.3.1 Chalvington has limited services and facilities but has access to a pre-school/nursery, small convenience store, post office, church, pub and village hall, which are located in Ripe but shared by both villages.

4.3.2 Ringmer (approx. 6 miles away) offers the closest secondary school, pharmacy and dentists and Laughton (2.3 miles away) offers the nearest primary school. Hailsham is the closest larger settlement offering a wider range of services and facilities including a secondary school, supermarkets and shops, medical services, banking, leisure facilities and evening entertainment.

4.3.3 Community facilities include:

- Post Office, Ripe
- Ripe Village Stores (open Mon – Fri 9am – 5pm and Sat 9am – 1pm)
- St John the Baptist Church
- Yew Tree Inn
- Ripe Village Hall
- Ripe Village Stores (café/tea rooms)
- Ripe Nursery School
- No business areas or industrial/ commercial estates within the village

4.4 Environmental Designations

4.4.1 Environmental designations include:

- Cuckmere Ouse Watershed BOA extends into the south of the village
- Some ancient woodland in the wider parish but not extensive near the village.
- Heritage • Conservation Area
- within the Conservation Area.

4.4.2 The village has a conservation area, which includes 3 Grade II and 1 Grade I listed buildings.

In the document: Sustainability Appraisal Part 2 Parish Site Assessments APPENDIX B - Detailed Site Assessments.pdf

Chalvington with Ripe is noted but included in the plan above for Q2. Deanland Wood Pack, Deanland Road, Ripe: Residential development rejected.

In the document: Sustainability Appraisal Part 1 APPENDICES 1 - 4.pdf

Chalvington with Ripe is noted but included in the plan above with this note below as additional item:

2	**Chalvington With Ripe Parish council**	**Initial Sustainability Appraisal- Appendix A11d -SHELAA Ref:345/3230** **SITE: Follengers Field, Church Lane, Ripe**	The Parish Council agrees that 'The site is rejected for allocation because development here would have a significant adverse effect on the established settlement character of Ripe, the surrounding listed buildings and the Ripe conservation area. Additionally, the poor public transport services for Ripe will require the use of private motor vehicles to access services and facilities due to the limited availability of these within the village.' The Parish Council disagrees with the statement that 'development along the frontage part of the site along Church Lane may be suitable as sufficient scope exists to mitigate any impact development would have on the wider landscape.' This is patently incorrect Chalvington & Ripe is classed in the draft Local Plan as a Type 6 settlement (residential settlement), one with few or no facilities and services, and where further development would be unsustainable. There are no health service facilities in Chalvington & Ripe. Most importantly the open space that is so valued by the community for its amenity value will be lost, along with the long distance views across ground gently rising towards the High Weald. Any development of this open green space will go against the principle of preserving and enhancing the character of the conservation area.

In the document: Infrastructure Delivery Schedule V2 - Final Draft.pdf Chalvington with Ripe is not noted.

In the document: Sustainability Appraisal Part 3 Strategic Site Assessments.pdf

Arlington is noted as a possible site under SA REG. 18 (2):

PARISH		SETTLEMENT	REF. NO.	ADDRESS	DEVELOPERS' PROPOSALS	DEVELOPER / (AGENT)	REPS.	SA REG. 18(1)	SELECT / REJECT	SA REG. 18 (2)
01	Arlington	Hailsham	825/1310	**Land to north-west of Hempstead Lane**	1,500 homes in plan period (**Total 2,500**); 1 Primary School; New Community Facilities	Grosvenor	Y - Disagree	Y	Reject	Possible