

Q30 Other comments

Possibilities to look at new fast speed internet to encourage IT workers.

None needed!

More shops and some office units close to village.

But not too much/enough for the youngsters but too much would make us a town!

Nursing community.

Just create job opportunities – especially for the young.

A café and small retail/boutique shops in village but otherwise this is where people live not work.

Employment for young people – part time.

I think a village is for living in and it is not necessary for every village to have an industrial area.

Please please do something about speeding through village URGENT.

Spaces for business start-ups with internet facilities on site.

Any providing it is not going to affect the character of the village.

Work for the young.

Small units only.

Better links into Hastings to get to work.

Tea room or something similar.

Village needs to keep as it is, no change.

Through local enterprise – shops.

More shops – baker/butcher etc.

Answer No.2. Not in village central area.

Some sort of small business park.

None – it's perfect as it is! Small lovely village does not need to be ruined by gross commercialisation.

Anything that does not blot the landscape or pollute it.

It's not that kind of village. We have light industrial just beyond the village.

A bakery, butcher, farm shop.

NONE !!!!

Keep the village a village!!!

More office/commercial and/or light industrial BUT only if traffic/parking and noise did not increase.

A village is not the appropriate area for industry or further commercial spaces.

Sedlescombe doesn't need to bring people in via work.

However restriction on noise level re work to be undertaken.

Don't mind.

Encouraging local people to work in the village where space is available.

Not in centre of village – traffic is already too heavy by Pump House Yard.

Agricultural.

Agricultural.

Any developments will cause traffic problems if the road infrastructure is not improved.

There are plenty of industrial units elsewhere.

No need because there are many empty units within 1 to 4 miles of the centre of Sedlescombe.

I would like more volunteering opportunities and encourage an inter-generational focus.

I would initially like a structured volunteer programme provided which involves recruiting, training and supporting volunteers to deliver services across the lifecourse.

Small, non-polluting workplaces would allow people long commutes or leaving the village permanently.

No opinion – for those of working age to answer.

Voluntary work

Have somebody look after Church Garden embarrassing want it done for nothing.

Need more jobs for the younger generation.

Where will these place be, and what about parking.

Q31 Comments

Marley Lane is opposite our house and this site has been developed illegally – LOOK IT UP!!

Absolutely NOT on greenfield site.

We must make sure we don't spoil our countryside with buildings everywhere. If this is necessary, then use greenfield sites for residential use only.

Industries must be in keeping, so current tourism businesses aren't adversely affected.

Not too many units or there is a danger that the village will not be a village but a dormitory for Battle/Hastings.

There are already developments on Marley Lane - couldn't they be extended?

Village should be left as much as possible as it is.

This is not an industrial area.

Use industrial estates – not our beautiful village!

Any units would end up not being used and become run down.

I think the country side needs to be left for the future.

Leave our country GREEN.

Any brownfield sites ie opp village hall (planned not developed). Social housing is desperately needed for local families.

The village needs to be kept as a beautiful village not an industrial development!!

Prefer NO new units!

No development of greenfield sites until all others have been exhausted.

I'm against building new buildings in the village.

No development of greenfield sites.

No demand as yet.

Any providing it is not going to affect the character of the village.

Leave it green.

No units or sites.

The preferences indicated above aim to preserve the present character of the village, while allowing new units/offices to have a place.

Not in the village thank you – keep our villages rustic charm!

No to greenfield site development.

Butcher, baker, farm shop – not industrial.

We should not have to have any. People do not help themselves these days, they want everything given to them.

Keep the village a village!!!

This is a village – keep it so.

Edge of village may be OK if traffic parking issues properly addressed. Best if close to A21.

Marley Lane site appears under used. More use there would make sense. Sawmill is prime site as does not encroach on village.

Not needed lots of units empty close by. Sedlescombe sawmill could be used for housing maybe?

Far enough away from the village so that it doesn't have a bad effect (or affect – who knows?!) on it.

Marley Lane sites not utilised fully.

Don't want industrial site to lend itself to more housing surrounding. As what usually happens.

Don't mind.

Developments in village would cause more congestion – witness traffic movements in Pump House Yard.

Not in village – too much heavy traffic around the Green already.

Easy access to A21.

Are there not units sitting empty?

To keep the integrity of the quintessential English Village – any development needs to be well outside and away from edge of village – due in part to traffic created.

Don't know sawmill site well enough. Depends where (which farm buildings).

No evidence there would be a take-up of units, so why encourage more traffic into the village.

I don't know where Sedlescombe sawmill is!

There are discussed and under-used buildings and brownfield areas (farm and commercial) that can be adopted and re-used for local employment.

Not in the village.

We need to keep our Greenfield sites green.

We must keep our Greenfield sites they are.

No opinion – for those of working age to answer.

The beauty of Sedlescombe is its lack (if only apparent) of development.

Comments from back page of questionnaire

Brede Lane (Centre)

The village/parish is in need of another public car park.

Speeding through the village must be stopped.

The problem with parking in Brede Lane must be addressed now.

The school has outgrown its site.

Provision of more facilities for young people should be provided.

Sedlescombe can't sustain any large housing developments without losing its cohesion.

The traffic congestion down Brede Lane is atrocious and dangerous – the course of which is the Sedlescombe Primary School lazy parents parking their cars on Brede Lane instead of the car park (which is not big enough now for the number of pupils attending). Also customers at the Brickwall Hotel park also in Brede Lane. Both of which can result in traffic having to drive on the pavement to get through (highly dangerous for pedestrians). Zebra crossing on the street would make it safer for secondary school students to cross the road for buses.

Would rather not have any developments – village structure would change from village to small town and facilities are definitely not sufficient at present.

Some very difficult choices: new homes should be within walking distance of services like shops/schools, but we don't want to lose countryside adjoining the village! New family homes near the school could reduce the number of children travelling in form Hastings by car, and hence ease parking problems.

More houses = more facilities ie Doctors and Evening surgeries, transport accessible to all, schools – less parking. More local people, less outside people coming into the village causing congestion

We have had a lot of houses built in Sedlescombe in the last two years and sadly it won't be called a village if that goes ahead.

I like in Park Shaw. If housing development was avoided when my house was built, then I would not be living in this beautiful village. Housing development should come slowly and gently.

I think no more housing should be built. Just move into the old houses around here when empty.

Just sensible filling in of plots for new houses, not huge housing estates that would spoil the village.

PS Stop heavy lorries coming through the village, therefore put in chicanes – they should be on the A21 which is trunk road.

What we do not want is any additions to the school.

Any house should have adequate parking alongside the house so there should be no need to park on the road.

Any extension to the village would spoil it. However, if strictly necessary it must be done with care and consideration for those living in its environment at present and with thought as to how areas such as Doctors/school/transport would be able to cope with the increased numbers.

What bids are being considered with surrounding parishes to utilise community infrastructure being in joint projects? Options to bid for shared facilities and industrial estates/work opportunities for example?

I would not like to see further houses built squashed in-between existing properties or in existing properties gardens, as has been the case over recent years.

Urgent need for better plans than that built next to surgery!!

Car-parking outside surgery restricted to elderly residents NOT 4x4's dropping off parents with children for school and then chatting! Also doing their collection similarly Brickwall visitors.

One-way system outside the Post Office.

New development (commercial or residential) implies additional people who will each come with at least one car. (Additional children need transport too, increasing traffic movement). New homes on Brede Lane has increased traffic problems due to insufficient parking provision on site. Sedlescombe suffers space pressure. Commercial/employment maybe best located close to the A21 – Marley Lane and/or near Blackbrooks. Possibly there could be potential for residential development of the B2244 approach road and/or new road off the A21. In my opinion incursions into the Hurst Wood surroundings would be highly undesirable.

We should be pushing back on development as much as possible and minimising the amount of development inside the village boundary itself. We need to prioritise peace and quiet for the village. It is a village and we need to make sure that we don't turn it into a small town.

I would like to stress that sites which are 'garden grabbing' should not be considered for the development plan as they are no longer part of the 'brownfield' category –Harm to local area including birds, badgers, wildlife see para 53 National Planning Framework. This was wet up by the current government to prevent the 'destructive practices of garden grabbing' – to be acceptable it must 'reflect or enhance the character of the local environment'. Developing garden land does the complete opposite. Please see attached .

I am totally against garden sites being used for housing developments. Some of the gardens have woods in them and tress that should have a protection order on them.

When 'solar panels' are used please place them on the rear roof.

Need to encourage new residents to grow village along with housing facilities there is the need for more recreational/and more services if the building plan goes ahead.

People should be discouraged from selling gardens for development as this greatly impacts on other residents who live nearby. Also residential development shouldn't be linked with development of the school as the current size of the school and numbers coming by car is an issue which doesn't need to become more of a problem to villagers.

Sedlescombe should be an attractive place for all sections of the community including young families. This means that housing should be affordable and the village should have facilities to support all sections of the community, as well as local employment and educational opportunities. Traffic should be managed with appropriate controls and traffic calming measures and parking restrictions. Walking and the use of public transport should be encouraged!

There should be no more garden developments as the government guideline is for a presumption to refuse planning and garden developments due to loss of amenities, wildlife habitat and trees and the Balcombe Green gardens as I understand has badgers, foxes and many birds. There also so I'm told covenants to prevent development. The better site would be sawmill site for mixed development housing and refurbish of old building. Also now that Street Farm is going into the local plan the need for garden grabbing is not needed, as a number of houses will be built there.

I think Sedlescombe is far too built-up as it is and doesn't need further housing, which would also create more traffic and congestion.

This is a lovely village with just the right amount of housing. Any more would put strain on schools, roads, doctors and so on. Already there is major congestion around the school morning and evening and I have heard the surgery is under pressure.

With regard to the possible development of 'Elthorne' Balcombe Green, please note that any application to access this property from the cul-de-sac of Park Show would be rigorously fought as it would mean accessing across land in the ownership of 21 Park Show.

No political party is fully addressing the problem of housing: 1) cost – landowners all too willing to sell land – cost of building plots extortionate adding to cost of house. 2) Have to rethink our ageing population, many houses 1 person per house – adding to the problem. The solutions: 1) not to keep building over our green fields – when we do it is for 4-5 bedroom luxury houses – who makes on this the landowner, the developer and the builder! – PS I am not a socialist! Until there is a meaningful national policy which will work all this is a waste of time and is economy driven.

Please no further building that use Brede Lane for access.

Younger families regularly have to leave Sedlescombe to get housing which suits their needs. An ageing population means local businesses struggle due to low disposable income available to retired/elderly. The village needs an injection of youth. Finally this questionnaire should have been written by impartial persons as the questions are clearly loaded and as such I question the validity of any response/result!

Re Q26c: And my three children to cross the road during primary school pick up because parents park where they like. Also I think there should be 2 or 3 more dog waste bins.

We would not like to see any large developments in Sedlescombe only infills.

No more garden development, better to do the sawmill new homes and refurbish the old building.

Any future development should be in keeping with the size and mixed housing in the village. In my – infilling is not a good solution and increases overcrowding and traffic congestion in the denser areas. Parking restrictions in Brede Lane are essential – the new housing next to the surgery highlights the problems of infilling.

What development is planned within the village boundary? This should be the priority before development outside the boundary. All developments should be considered on its own merits, arbitrary rules (ie largest no of houses on a development) should be avoided.

Centre of Village

I wish you well in the tasks that you have undertaken, affordable housing is what is needed and also light industries should be welcomed. These factors plus better transport facilities would ensure that our young people will feel more inclined to remain in an area which caters for this requirements and of which hopefully they will have happy memories.

Wherever possible local builders should be used as they may be better suited to protect the environment which they themselves live in.

I would like to see Sedlescombe kept as a village, **not** as a glorified housing estate and office blocks.

Better car parking is urgently needed for church goers, bell-ringers etc. As it is, it is extremely dangerous with cars racing past as one tried to get little children out of car seats and then crossing the road.

Any development should be aware that we are fortunate to live in a beautiful village and that it should be preserved wherever possible. Views stunning and should be taken into consideration. Our children need housing but our grandchildren will never forgive us if we spoil this lovely environment. Development should be small scale and infill rather than en masse!

Q1-Q6 could better be answered if a guide was given as to your interpretation of 'regular', ie – once a year is regular.

Rather than the possibility of further problems with old car lot site – PC and car lot site owner should look at ways of using site for housing. PC could provide some land adjacent to tennis courts to add to car lot land.

Q26c: The Green is used as a short cut – therefore traffic use it at speed! This is dangerous to people using the shop especially children who are not expecting a speeding moped etc!

Q38: Solar panels on roofs are downright ugly!

Need to ensure that the Housing Associations have local connections and are of medium size rather than very large.

It is only a matter of time before a serious accident occurs in Crazy Lane. It is used as a rat run and many of these people drive in excess of 50 MPH. There are a few places where you cannot see oncoming traffic, but this seems to encourage drunk drivers or idiots to drive even faster.

I love the village as it is so I am against in theory any new housing development and building in large gardens!!

1st time buyers houses needed but not little boxes. Houses are always needed, so people who say 'not in my back yard' must remember that their house was most likely built in somebody-else's back-yard even 100 years ago.

There must be issues with the infra-structure. Southern Water's inspection pit already overflows into our field during very heavy rain. What happens if they have to cope with more houses?

The two houses built at 'The Bothy' and 'Tilly House' are very much in keeping with the surrounding established houses and we trust that the planning committee and Parish Council will continue to ensure that further developments follow a similar pattern.

I live on The Street. My bedroom is facing the street and living room. From 4.30am until 10am the noise from traffic is horrendous and again early evening. And to cross the road to get to village shop one takes one's life in their hands. You need eyes in the back of your head at 82 is serious.

Worst roads ie potholes I've seen anywhere in this country! Downright disgraceful!

Q33: Each development must be considered on its merits.

Q26c: Also assisting the church to address the parking at church – very important for the infirm and those with children, particularly when the school are using the church.

Q35: In a small village there will be sites where it is only suitable to build one house, or only bungalows.

I believe that we need to be open-minded especially if traffic congestion problems can be overcome.

Village East

The reason I feel they should be housing association properties is because we already have properties run by them in the village, and also they are affordable.

Thank you parish council for drawing up this questionnaire although I have only lived in the village of 4 years I love it dearly. I do feel that instead of using the field halfway up Brede Lane for housing, there would be less visual impact on the site opposite the top turning of East View Terrace there is a large field there, and surely it would be preferable.

There is a derelict house opposite Blacklands that has not been occupied in all the years I have lived here. There is a lot of wooded ground around this. The building is very tempting for children of the village to get into mischief so to do some new builds there seems sensible (even though Brede Lane is busy if it was only a few houses or old peoples homes would be less traffic).

Please don't change the village into a town, attached to Hastings.

I read in the news the other day that 400,000 homes have been approved for building across the country. But then developers are sitting on these plans awaiting land prices and house prices to go up. Why do we need more planning?? Soon there will be no villages left, very sad indeed.

Realistically, due to the old current congestion around the Green and the Brede Lane area, the only possibly available for development is south of the village not the Green.

I also suspect the 'law' stopping building must happen will change with a change of Govt so a 'good policy' may be to 'stave off' change for as long as possible.

I feel building more houses in Sedlescombe is ruining the beauty of Sedlescombe.

Proper highway sign for village geese I'm sure will contribute to slower speed or more vigilance. Pub and Hotel ought to have signs outside to say 'Park in car park instead of corner and at doctors'. I'm a responsible dog owner and I don't think it's fair to stipulate that you can't put dog poobags into litter bins. There's too many that don't pick up or chuck bags to the side/in hedge.

How will the school cope with more housing going up, the school is growing with children but the playing area is getting smaller, where are all the cars going to go, bad enough now with the parking in the village already (keep Sedlescombe a village not a little town).

I moved to Sedlescombe as I considered it to be a beautiful and well respected area. Having lived in social housing in the area for the past 20 years I feel any further social housing development in the area would be detrimental to the village as anti-social behaviour and drugs at an issue and can only spread further – more private rental properties would be a positive move.

Don't do it! Not everything has to be a town. I think that a better idea would be to find space enough for the development away from existing villages where a new one could be formed. Personally, I think that the habit of growing small villages (very often against their wishes) is killing the good ol' British community spirit. Once you reach a certain size, anonymity and it's problems take over. P.S. Have just moved back to Sedlescombe – I used to live here when I was small.

Think this about people who have money or want to line their own pockets. People who are not locals the form is a joke and most people on the Parish Council don't support ie pub garage bus service.

Village North

Must include an infrastructure subsidy - Money to allow:

- Increased/modernised doctors surgery
- Parking for shop/school
- Pavements
- Safer roads for cyclists/pedestrians

Also room to park 3 cars/house off road

Housing developments are a very good idea despite the opinion of NIMBY. More houses need to be built to support our ever growing population. Opportunities for new employment must always be built alongside the new housing.

Parking near to the bridge at the lower end of the village should be restricted. The road is narrow and the bridge creates a blind spot. There is a serious accident area waiting to happen.

Heavy traffic should be prohibited from The Street.

Serious consideration should be given to making our village a 20 MPH zone.

No garden grabbing!

Stop building in gardens.

Try not to use people's gardens as a building site.

Small developments tend to add stress to existing infrastructure. Larger developments may cause more stress to reluctant existing residents but provide an opportunity for community payback (ie new pavements, social facilities) plus up-grades to infra-structure and drains etc. A tricky balancing act – good luck!!

I think it would have been helpful to provide a definition of some of the terms used in the questionnaire and also a map. For example I have no idea where Sedlescombe sawmill is. Thanks though for giving up the opportunity to comment and inform the neighbourhood plan.

If new houses are to be built, school places, surgery spaces etc need to be considered.

I have also ticked spread over 15 years so the village does not become a construction site but on the other hand built as soon as possible would allow the council to react and act quickly towards any problems that may occur.

South and West of Village

I would consider selling some land to build 1 or 2 houses on my plot.

The village has grown hugely in the last 50 years, and is at the limit of its size without altering its character.

The junctions onto the A21 at Stream Lane and Blackbrooks are extremely dangerous and could do with re-looking at.

We are a small village with limited resources and a proud tradition. To allow excessive housing with this relative infrastructure and social problems will ruin the traditional tranquillity of a peaceful village in an area of outstanding natural beauty. It strikes me that outsiders wish to destroy that to which they can never aspire.

Village cannot cope with any more cars:

- The school cannot cope
- The dr's cannot cope
- Claverham cannot cope

with anymore damned houses!

Where will they all go to school? Hastings - on the non-existent bus?????

Any development should be low impact and compliment the area.

The village boundary for development is very important and should not be allowed to extend too much. Sedlescombe is a rural village and the density of development should be kept low. The countryside must be preserved from sprawling development.

I feel it is vital for everyone and future generations that we do not build on areas of natural outstanding beauty, we need to keep our countryside!

Don't do any more housing association any closer than EVT to the village. Also don't make the housing association ones the same spec and just as nice as houses people house to rent or buy ... (it gives me (19) no insensitive to work).

It's important for Sedlescombe to avoid the tendency to build 'exclusive' homes – or people will be excluded from its future – especially the younger and less well off ones. The obsession with keeping property values artificially high while making token 'social housing' gestures, would lead to young people leaving permanently to live and work elsewhere.

North of Village

Question 33 appears to demonstrate bias by ignoring the option to build 'infill' within the village boundaries. Question 34 may exhibit 'political correctness' but everyone knows that 'a mix of housing' is attractive to neither potential purchasers nor builders/developers.

Double insulation, triple glazed, own parking so not obstructing the streets.

Q38 To have a grass roof then it would distract from the views.

This village is a classically English idyllic village. Any more developments will ruin this image. Funds should be directed towards conservation of listed buildings in the village (especially the church).

The speed limit from the village hall up the hill past the church to Hurst Lane should be dropped to forty as the footpaths can be hazardous for those going to church.

I live at Roselands where there is not enough parking. The house that have been built in Park Farm View. The estate is just the right amount, also plenty of parking spaces for those that live there.

Speeding along 'The Street' cars have been damaged. Also the pot-holes are getting bigger and dangers for people on motor bikes and cycles, also cars.

Too many villages lose their youngsters due to lack of housing. We need low cost housing either to rent or buy.

Preserve the character of Sedlescombe as a pretty East Sussex village, important that any new house developments blend into existing 'rustic' style (tile hung with brick etc).

Two or three small developments (6 houses) rather than larger development so the village remains a country village.

Farm shop on saw mill site would provide part-time employment (on bus route) service Cripps Corner as well as Sedlescombe using locally grown produce.

We are blessed with a lovely Parish Council and I would like to thank them all for loving and caring and fighting for the good of our community. They all work so hard and never stop. Thank you Sedlescombe Parish Council!

Housing development should be in tandem with provision of local services and shops. Affordability can be achieved by size not quality of build and avoidance of 'tick box' green tre.....? That need to be replaced before covered margins and labour in local vernacular based on informed study.

Three options for more housing do not include any in the village. There is room, particularly by allowing infill eg in Hawkhurst road.

Regarding Q34, I recently moved from an area in London that was 90% privately owned housing but which became mainly 'buy to let', social and part-owned housing. The effect of this on the neighbourhood was devastating, as homes became neglected, run-down and often vacant. The

whole area suffered and a previously close-knit neighbourhood was lost. This all happened over a relatively short period of time, less than 7 years. My concern would be that the 'wrong' mix of private and social/let property could lead to a similar situation here.

The village is a perfect little community with a mix of ages, incomes and stages in life. Change is always going to happen but I think we should look at what will improve the success of the whole. We travel out of the village mainly for food and sport. The village shop must thrive and if anything should be supported and maybe increased in size.

Public footpaths need to be maintained – Battle Road, Cripps Corner from White Heart pub path is very overgrown and can be impassable.

Sedlescombe is a village and it should remain so. Too much development may turn it into a town and lose much of its character. Also more houses means more cars.

We are a village it should be allowed to be kept as so. We don't need a car wash!!!! Many of us moved into the village to have a slow and relaxed way of life with no aggravation. Housing and buildings should be kept to a minimum. As these develop we end up with too much traffic. Already the traffic is too fast through the village. More housing, bigger school, more cars. We don't want to be a town. Also our property value goes down.

A recipe for turning a country village into a town. I wonder who has land they are itching to sell to developers? Re the promise that these personal details will be kept private: if you can hack into the Pentagon defence programme (as has been done) nothing on computer is safe. Nice to see such a serious issue has been trivialised with prices offered to supply personal details. If people don't sell the land they can't build. I am against all development and would like to stay rural.

Young people on lower incomes are left with little or no choice but to leave the village to find reasonable rents, despite working three miles from village. I am faced now moving to Hastings to find a flat I can afford. All well and good about eco-friendliness but pricing out workers from the local area to make them travel further undoes the good intentions. More efficient use of land would be better.

No doubt consideration will be given that in some areas of the village there is no mains sewerage or gas – will gas be extended? Soakaways/treatment plants for sewerage!! Can we cope with more people, cars – also school provision, medical services – doctors surgery.

As an 'older person' who has lived on the outskirts of the village for a long time, I should like to think there would be some suitable accommodation in the future for 'older persons'!

There are only three sites to build the quantities of houses that are required:

- Brede Lane – site opposite the old Police station (social)
- Donkey field site – affordable first time buyers
- The Old Southern Water Site – situated between Hurst Lane & Hawkhurst Road – site could accommodate 50+ houses (detached).

More affordable homes for the youngsters of the village, so that families are not separated and less big 5 and more bedroom mansions.

I would like to see small developments of traditional style housing for young people with eco-friendly facilities (it can be done). No more 'council' style housing and the existing housing (East View Terrace) given a 'face-life'. Part-buy, part-rent housing (eco-friendly) retirement bungalows in small developments (eco-friendly) in the village. Affordable housing in traditional style.

East of Village

I don't think any more housing developments should be in the village centre, as it already is a nightmare, as regards parking or just getting from A-B. Whoever thought that building a new school, doctors surgery right near a pub or hotel was good idea, got it badly wrong. More housing means more children, so then the school will not be suitable, so a new one will have to be built and so it goes on.

How about the fenced off site just past the village hall. Building work was due to start a few years ago.

Street Farm should have no development at all. Preserve this highly visible field.

I would support building spread in the village, but am opposed to large number, twenty or more estates.

The country is not building enough houses. Sedlescombe can take more housing developments without ruining the beauty of the area.

More flexibility should be applied where planning concerns eco-builds where this would replace bungalows or dwellings built in the '60s.

I feel very strongly about any additional development of any type along Brede Lane – particularly on greenfield sites. First priority should be brownfield sites. Developments of more than 6 houses on any 1 site should be avoided.

Social housing should be provided, but I don't agree with the right to buy as this then becomes private housing. A lot of these home owners, then end up needing social housing again, therefore the more social housing sold off, leads to the building of more social housing and so it goes on.

This village has a long history but we cannot prevent change. I feel that too many new homes will ruin the village environment that has happened to many other small villages! Traditional homes sympathetic to area should not be ruled out but housing estates however small would swamp and erode the beautiful village we have!

Before any housing development is thought about, attention should be given to the services i.e. gas etc, and the narrow lanes in Sedlescombe, which already take heavy traffic and would cause a strain on the services if more housing were built in unsuitable areas. All lanes are narrow and having lorries up and down daily would damage them more. The developers should have to make good, road damage and services not impaired by the new housing.

Use local builders.

If new building work starts it would be good and right to use local builders.

Sedlescombe is a small village. We already have traffic problems and this, needs to be addressed with any new development.

No cutting down of woods.

The only people to gain from any development are the property developers. Everyone else loses. There is no logic in building houses well away from any possible means of support. It just increases travelling and associated waste.

If I wanted an urban environment I would be living in a town, and not, as yet, a fairly unspoilt village.

No cutting down of woods.

Any development would need to consider the infrastructure of the village, ie capacity at the GP practise, school places, increase in vehicle movements.

Sedlescombe is a small village with small narrow roads. Any development should be appropriate to the village and roads.

Sedlescombe is a small, quaint, traditional village, and as such the majority of its residents would not expect or want it to be the epicentre of employment/business in the south-east or be able to house half the population of Hastings.

Pestalozzi

Ref the comment below about 'We cannot refute development' – has anyone actually (legally) challenged this requirement? Surely if the village voted unanimously for zero development we couldn't be over-ruled? If legally we have to accept development, then naturally option 2 is preferred.