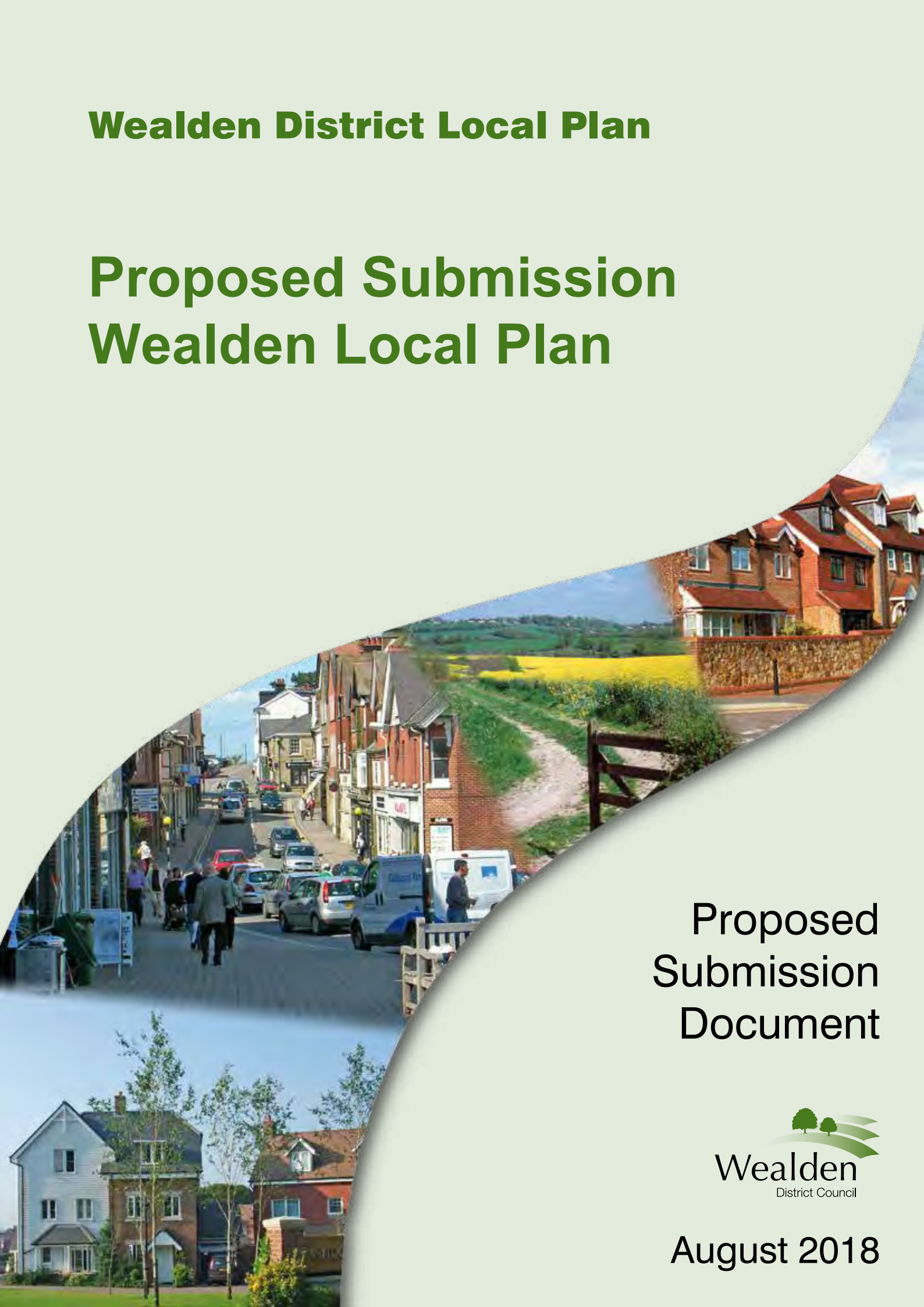
Wealden District Local Plan

Proposed Submission Wealden Local Plan



Proposed Submission Document

Wealden District Council

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Contents

1 Introduction 11
Evidence and Conformity 11
Duty to Cooperate 12
Local Plan Process 13
Superseded Plans 13
Neighbourhood Plans 13
The Structure of the Plan 14
2 Representations 15
3 Context 19
Geography and Settlement Pattern 19
The Environment 23
The Economy 24
Health and Wellbeing 25
Connectivity 26
Settlement Hierarchy 28
4 Vision and Spatial Objectives 31
5 Air Quality and the Environment 37
Habitats Regulations 37
Ashdown Forest SAC Habitats 37
Impact of Growth on Ashdown Forest SAC 38
Lewes Downs SAC Habitats 40
Impact of Growth on Lewes Downs SAC 40
Pevensey Levels SAC and Ramsar Site Habitats 41
Impact of Growth on Pevensey Levels SAC and Ramsar Site 42
Air Quality Mitigation Policy 42
6 Strategic Growth Policies 47
Provision of Homes and Jobs 47
Provision for Gypsies, Travellers and Travelling Showpeople 49
Strategic Principles of Development 50
Development Boundaries 50
Core Areas 52
Dwellings within the countryside 53
Windfall development 53
Neighbourhood Development Plans 53
Distribution of Homes 54
Distribution of Employment Land 64
Provision of Jobs 64
Brownfield Land 68
Housing Delivery 69
Housing Trajectory and Monitoring 69
Review of the Local Plan 72

Contents

7 Infrastructure 75
Transport 77
Safeguarding of Infrastructure 83
Arlington Reservoir 83
Lewes-Uckfield Railway Line 83
Willingdon Chord 83
Eridge to Tunbridge Wells 84
Safeguarding of Infrastructure 84

8 Environmental Assets 85
Hierarchy of Sites - Biodiversity 85
Ashdown Forest SPA 91
Green Infrastructure 94

9 Environmental Assets - Landscape 99
National Character Areas (NCAs) 99
High Weald National Character Area 99
Low Weald National Character Area 101
Pevensey Levels National Character Area 102
County Landscape Character Areas 103
District Landscape Character Areas 105
High Weald Area of Outstanding Natural Beauty 109
South Downs National Park 111

10 The Economy 113
Background 113
East Sussex Growth Strategy 114
Government's Industrial Strategy 114
Previous Growth and Labour Supply 115
Economic Strategy 115
Employment Land 116
Skills 118
Tourism 119

11 Retail and Town Centres 121
Distribution of Retail Floorspace 121
Retail 123

12 Sustainable Settlement Strategy 127

Contents

13 South Wealden Growth Area 129
Vision 129
Development in the South Wealden Growth Area 130
Infrastructure 132
Strategic Transport Infrastructure 132
A27 Improvements 134
Education Infrastructure 136
Healthcare Infrastructure 137
Pevensey Levels 138
Release of Development 139

14 Hailsham 141
Development Boundary 142
Sector Hailsham North 1 145
Allocation Hailsham North 1A 150
Allocation Hailsham North 1B 151
Allocation Hailsham North 1C 153
Allocation Hailsham North 1D 154
Allocation Hailsham North 1E 156
Sector Hailsham East 2 157
Allocation Hailsham East 2A 162
Allocation Hailsham East 2B 164
Sector Hailsham South East 3 166
Allocation Hailsham South East 3A 170
Allocation Hailsham South East 3B 171
Allocation Hailsham South East 3C 173
Sector Hailsham South 4 175
Sector Hailsham South 5 181
A22 Employment Sector 186
Hailsham Town Centre 190
Retail 191
Town Centre Uses 191
Hailsham Town Centre Policies 193

15 Lower Horsebridge 199
Land to the east of North Street 199

16 Polegate and Willingdon 205
Development Boundary 206
Allocation Polegate North 1 208
Allocation Polegate 2 210
Willingdon 210
Allocation Polegate and Willingdon 1 212
SHELAA Sites within Development Boundary 217
Polegate Town Centre 218

Contents

17 Stone Cross 221
Development Boundary 222
Land at Stone Cross 224
Allocation Stone Cross 1A 229
Allocation Stone Cross 1B 230
Allocation Stone Cross 1C 232
Allocation Stone Cross 2A 234
Allocation Stone Cross 2B 236
Village Centre and Economy 238
Stone Cross Primary Shopping Area 239

18 Villages and Towns with Allocations 243

19 Heathfield 245
Introduction 245
Vision 247
Growth and Change 247
Development Boundary 248
Provision of Homes 251
Housing 251
Infrastructure 252
Land South of Burwash Road 253
Land South West of Ghyll Road 257
Town Centre 262
Retail 262
Town Centre Uses 262
Town Centre Policies 262

20 Wadhurst 267
Introduction 267
Vision 268
Growth and Change 268
Development Boundary 269
Provision of Homes 272
Housing 272
Infrastructure 273
Land at Windmill House 274
Land at High Street 278
Land East of Old Station Road 282
Land at Foxhole Farm 286
Village Centre and the Economy 290

Contents

21 Horam 293
Introduction 293
Vision 294
Growth and Change 295
Development Boundary 295
Provision of Homes 298
SHELAA Sites within the Development Boundary 298
Housing 299
Infrastructure 299
Land at Coxlow Farm 300
Village Centre and the Economy 304
Horam Primary Shopping Area 304

22 Ninfield 309
Introduction 309
Vision 310
Growth and Change 311
Development Boundary 311
Provision of Homes 313
Housing 313
Infrastructure 313
Land at Crouch Field 314
Land at Manchester Road 319

23 Uckfield 323
Introduction 323
Vision 325
Growth and Change 325
Development Boundary 325
Infrastructure 328
Town Centre 328
Retail 329
Town Centre Uses 329
Town Centre Vision and Policies 329

24 Mayfield 335
Introduction 335
Growth and Change 335
Development Boundary 335
The Provision of Homes 339
Housing 339
Infrastructure 339
Land at Mayfield Cricket Club 340
Village Centre and Economy 344
Mayfield Primary Shopping Area 344

Contents

25 Village and Towns with Development Boundaries 347

Crowborough **347**
Introduction 347
Development Boundary 348
Infrastructure 351
Town Centre 351

Forest Row **356**
Introduction 356
Development Boundary 357
Village Centre and Economy 360
Forest Row Primary Shopping Area 361
Housing 364
Infrastructure 364

Herstmonceux **365**
Introduction 365
Development Boundary 366
Village Centre and the Economy 369
Herstmonceux Primary Shopping Area 369
Housing 372
Infrastructure 372

Buxted **373**
Introduction 373
Development Boundary 374
Village Centre and Economy 376
Housing 376
Infrastructure 377

Groombridge **377**
Introduction 377
Development Boundary 378
Village Centre and Economy 381
Housing 381
Infrastructure 382

Hartfield **382**
Introduction 382
Development Boundary 383
Village Centre and Economy 386
Housing 386
Infrastructure 387

Rotherfield **387**
Introduction 387
Development Boundary 388
Village Centre and Economy 391
Rotherfield Primary Shopping Area 391

Contents

Housing 394
Infrastructure 394
Westham **395**
Introduction 395
Development Boundary 395
Village Centre and Economy 398
Housing 398
Infrastructure 398
Pevensey Bay **399**
Introduction 399
Village Centre and Economy 400
Pevensey Bay Primary Shopping Area 400
East Hoathly **403**
Introduction 403
Development Boundary 403
Housing 406
Infrastructure 406

26 Rural Area Strategy 409

Contents

27 Core Areas 411
Arlington Core Area 415
Balls Green Core Area 417
Bells Yew Green Core Area 419
Berwick Station Core Area 421
Blackboys Core Area 423
Boreham Street Core Area 425
Broad Oak Core Area 427
Chelwood Common Core Area 429
Chiddingly Core Area 431
Cross in Hand Core Area 433
Danehill Core Area 435
Five Ash Down Core Area 437
Five Ashes Core Area 439
Framfield Core Area 441
Frant Core Area 443
Hadlow Down Core Area 445
Halland Core Area 447
Hankham Core Area 449
Hellingly Core Area 451
High Hurstwood Core Area 453
Isfield Core Area 455
Laughton Core Area 457
Lower Horsebridge Core Area 459
Magham Down Core Area 461
Maresfield Core Area 463
Mark Cross Core Area 465
Maynards Green Core Area 467
Muddles Green Core Area 469
Pevensey Core Area 471
Punnetts Town Core Area 473
Ripe & Chalvington Core Area 475
Rushlake Green Core Area 478
Town Row Core Area 480
Upper Dicker Core Area 482
Windmill Hill Core Area 484

28 New Dwellings in the Countryside 487

29 Conversion of Rural Buildings 491

30 Extensions to Converted and Reused Rural Buildings 493

31 Rural Economy 495
Tourism in the Countryside 497

Contents

32	Shopping and Other Services in Rural Areas	499
33	Agriculture	503
34	Equestrian	505
35	Farm Shops and Garden Centres	507
36	Housing	509
	Affordable Housing	**509**
	Extra Care Housing	**513**
	Rural Exceptions	**514**
	The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople: Site Criteria	**515**
	Self Build and Custom Build	**516**
	Density	**517**
	Housing Mix	**518**
	Subdivision of Larger Properties	**520**
	Space Standards	**521**
	Accessible Housing	**522**
37	Health and Wellbeing	525
	Open Space, Leisure and Recreation	**526**
	Community Facilities	**530**
38	Built Environment and Design	535
39	Natural Environment	541
	Noise Pollution	**541**
	Air Pollution	**542**
	Light Pollution	**543**
	Flood Risk	**545**
	Water Quality	**552**
	Water Efficiency	**553**
	Low Carbon and Renewable Energy	**554**
40	Historic Environment	557
	Enabling Development	**560**
	Sites of Archeological Interest	**561**
	Demolition	**564**
	Non-Designated or Locally Designated Built Heritage Assets	**565**
	Historic Parks and Gardens	**566**
41	Waste	569
42	Communications	571
	Glossary	573
	Appendix 1	591

Contents

Appendix 2 593

Appendix 3 595

List of Figures

Figure 1 : Housing Market Areas Relevant to Wealden District 21
Figure 2 : Middle Super Output Areas (MSOA) 63
Figure 3 : Wealden Local Plan Housing Trajectory 71
Figure 4 : Biodiversity Opportunity Areas in Wealden 90
Figure 5 : County Landscape Character Areas 104
Figure 6 : Local Landscape Character Areas 107

1 Introduction

1.1 The Wealden Local Plan is a development plan[1] and covers the geographical area of Wealden District excluding the area which is contained within the South Downs National Park. For the purpose of this Local Plan, the geographical extent of the Plan will be referred to as either Wealden District or the District.

1.2 The Wealden Local Plan outlines the growth and change that will take place within Wealden District between 2013 and 2028 and provides both strategic and local policies for development and change. The Wealden Local Plan includes the South Wealden Growth Area (SWGA). This area includes all or part of the Parishes of Hailsham, Polegate, Hellingly and Westham and is identified to deliver the majority of growth and change within the District.

Evidence and Conformity

1.3 The Wealden Local Plan is supported by evidence which has been gathered by Wealden District Council and partner organisations. The Local Plan is based upon and shaped by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). A number of studies have been undertaken by or on behalf of the Council following NPPG and other relevant guidance including: The Strategic Housing Market Assessment (SHMA); The review of the Objectively Assessed Housing Need (OAHN); The Strategic Housing and Employment Land Availability Assessment (SHELAA); Wealden Local Plan Transport Study; The Viability Assessment; The Retail, Town Centre and Economic Study; Retail Boundary Review Study**,** The Gypsy and Traveller Accommodation Needs Assessment; The Strategic Food Risk Assessment (SFRA); Open Space, Sports and Recreation Assessment; The Green Infrastructure Study and The Landscape Study; Site Specific Landscape and Ecology Assessments, Public House Study and a Burial Ground Assessment.

1.4 During the production of the Wealden Local Plan, the District Council also undertook a review of Conservation Areas and Local Wildlife sites. The conclusions of both studies have informed the Wealden Local Plan and ensure that policies which may affect the historic environment or Local Wildlife Sites are up to date and relevant.

1.5 The Wealden Local Plan is also accompanied by a Sustainability Appraisal Report, which includes a Strategic Environmental Assessment required by the Environmental Assessment of Plans and Programmes Regulations 2004. The Sustainability Appraisal Report identifies and appraises the reasonable alternatives that have been considered through the plan making process.

1.6 An Infrastructure Delivery Plan also accompanies the Wealden Local Plan. This 'living document' is a collaboration between Wealden District Council and infrastructure providers which identifies the infrastructure to support the Local Plan. However, it is important to note that infrastructure needs and provision can change over time. Innovation

1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act, 1990 applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise

in technology and transformation in service provision may mean that what was considered necessary at the outset of the Local Plan may change. Therefore, the Infrastructure Delivery Plan will be updated on an annual basis and will be monitored through the Infrastructure Road Map and the Annual Monitoring Report.

1.7 There is a legal duty on Local Planning Authorities, County Councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. It is necessary for the Council to show that this has taken place throughout the plan making process.

1.8 Wealden District is home to two very important areas of environmental conservation, the Pevensey Levels Ramsar Site and Special Area of Conservation (SAC) and Ashdown Forest Special Area of Conservation and Special Protection Area (SPA). In addition, the District is close to other sites of environmental importance beyond its borders including Lewes Downs Special Area of Conservation. The Conservation of Habitats and Species Regulations 2017 requires that a specific assessment is undertaken on the potential impact of growth on these designated sites. This is called a Habitats Regulations Assessment. This assessment takes into account a number of studies including; the Ashdown Forest Transport Model, the Air Quality Monitoring undertaken on Ashdown Forest, the ecological assessments of Ashdown Forest, The Ecological and Air Quality Monitoring and Modelling at Ashdown Forest, the Ashdown Forest Visitor Survey 2016 and Ashdown Forest Visitor Survey 2009, The Air Quality Assessment on the Pevensey Levels 2017 and the Air Quality Assessment on the Lewes Downs SAC 2017.

1.9 The Wealden Local Plan is also informed by both the Sustainable Community Strategy and the Wealden Corporate Plan and is subject to an Equalities Impact Assessment.

Duty to Cooperate

1.10 The duty to cooperate, enacted under the Localism Act 2011, places a legal duty on Local Planning Authorities, County Councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. There is not a prescribed list as to what is strategic and cross boundary and this is agreed locally. However, this normally relates to housing, housing market area, the economy and jobs, infrastructure and cross boundary environmental mitigation.

1.11 The duty to cooperate is not a duty to agree, but Local Planning Authorities should make every effort to secure the necessary cooperation on strategic and cross boundary matters before they submit their Local Plans for examination. Local Planning Authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.

Local Plan Process

1.12 Work commenced on the Wealden Local Plan in 2015, as required by Policy WCS 1 contained within the adopted Wealden Core Strategy (February 2013). On the 25th September 2015 a decision was made to publish the Wealden Local Plan Issues, Options and Recommendations for consultation under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The consultation took place between the 19th October 2015 and the 14th December 2015. The responses to the consultation and subsequent discussions with Town and Parish Councils, Duty to Cooperate bodies, and other infrastructure providers have been taken into account in the production of Wealden Local Plan.

1.13 A Draft Proposed Submission Plan was subsequently prepared and considered by Full Council in March 2017. This document did not progress to Representations stage or consultation but it formed the basis of the Wealden Local Plan.

1.14 Publication, consultation and preparation of the Plan has been undertaken in conformity with the Statement of Community Involvement adopted by the Council in May 2015.

Superseded Plans

1.15 When adopted, the Wealden Local Plan will supersede the policies contained within the adopted Wealden District Affordable Housing Delivery Local Plan 2016, Wealden District Core Strategy Local Plan February 2013 for the part of the District outside of the South Downs National Park, and the adopted Wealden Local Plan 1998.

Neighbourhood Plans

1.16 There are opportunities for Parish and Town Councils and Neighbourhood Forums to develop their own Neighbourhood Development Plans. These Plans, once adopted, form part of the development plan, together with Local Plans adopted by the Local Planning Authority.

1.17 Although a Neighbourhood Development Plan cannot contain strategic policies, it can identify local policies similar to some of the policies contained within this document. All policies within a Neighbourhood Development Plan must conform with strategic policies within an adopted Local Plan.

1.18 There are Neighbourhood Development Plans being produced in Wealden District. If a Neighbourhood Development Plan is adopted prior to the submission/adoption of the Wealden Local Plan, the relevant policies may be removed from the Wealden Local Plan. If the Neighbourhood Development Plan is adopted after the Wealden Local Plan, then the Neighbourhood Development Plan policies will supersede relevant Wealden Local Plan policies.

The Structure of the Plan

1.19 The Wealden Local Plan is presented in four sections. The first section covers all strategic policies for the District, including housing and employment requirements. The second section includes policies for the implementation of the sustainable settlement strategy. The third section includes policies for the rural areas within the District and the fourth section provides local policies for the whole area.

1.20 A key element of the local planning system is a focus on the delivery of planning policy objectives. Therefore, a robust monitoring and implementation framework is required to ensure that the Council's new Wealden Local Plan delivers the outcomes envisaged by the end of the Plan period in 2028. As such, both targets and indicators have been identified for each planning policy where applicable and are found within yellow boxes underneath each planning policy contained within the Plan. These targets and indicators correlate with the Implementation and Monitoring Background Paper, which provides further detail on how Wealden District Council intends to monitor the Plans performance, including triggers, milestones and actions required. It is important to note that not all planning policies require monitoring as the Wealden Local Plan does include a number of enabling planning policies with no specific quantitative target.

2 Representations

2.1 This Proposed Submission Wealden Local Plan is published for representations. This is commonly referred to by planning practitioners as a Regulation 19 document[(2)]. This document is written in the form of a final document and is very different to the Issues and Options Consultation Document published at the end of 2015. Therefore, this document does not explain how final policies have been produced. The information on policy development is contained within the Sustainability Appraisal Report and various background papers, studies and documents that accompany the Plan.

2.2 This document is the Council's preferred strategy taking into account all known information. It is considered that this Local Plan meets the legal requirements and Tests of Soundness that will be examined by the Planning Inspector appointed by the Secretary of State.

2.3 The legal tests include:

- The preparation of the Plan in accordance with the Local Development Scheme;
- Compliance with the Statement of Community Involvement;
- The appraisal of the sustainability of the proposals in each document and a report of the findings of the appraisal which is usually called the Sustainability Appraisal Report;
- A Strategic Environmental Assessment and Habitats Regulations Assessment if required; and
- Evidence to show that the Authority has met the Duty to Cooperate.

2.4 The soundness tests include:

- Positively prepared – the plan should seek to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

2 Published in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as Amended)

- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

2.5 This representation stage is asking whether participants consider that the legal requirements and the Tests of Soundness have been fulfilled. If it is considered that they have not been met, the reason must be identified and how this could be remedied.

2.6 It is these representations the Planning Inspector will initially consider as part of the examination, although further questions may be asked and clarification sought by the Inspector.

2.7 There are a number of ways representations can be made. You can input your comments directly into the Council's consultation portal either by simply clicking on http://wealden.limehouse.co.uk/portal/ or typing the web address into your address bar. This will take you to the consultation document. You then may select which policy or section you wish to comment on. You can then add your comments. You will need to register to use the portal and it is the quickest way for your responses to be logged and be seen. Alternatively you can fill in an electronic form, which can be obtained from www.wealden.gov.uk/wealdenlocalplanand email this to ldf@wealden.gov.uk. The Council will then input your comments from the form onto the consultation portal.

2.8 From experience, it is often the case that multiple and large submissions are made. In order to assist the process, it is requested that consideration is given to any submission to ensure that they are relevant and to the point. It will be of assistance that in the case of long submissions that a summary of main points that need to be addressed is provided.

2.9 The Council will publish on the Council's website all submissions on the consultation portal, except in exceptional circumstances. These exceptional circumstances may include comments that may cause offence to others. If we consider that comments would cause offence we will let you know and you may amend your comments, otherwise we will remove the comments. If you do not wish to retract or change your comments, we will normally send the submission to the Planning Inspector, but not publish this on our website.

2.10 Wealden District Council is committed to ensuring that your privacy is protected and will only use and store your personal data in line with the General Data Protection Regulation 2016 and the Data Protection Act 1998. We collect and use your personal data in order to provide services you have requested from us or to carry out our legal obligations to you. We will not disclose your personal data to any third parties, unless we need to do so to provide a service to you or we are legally required to do so. We may share your personal data with other Council departments in order to provide the service you have requested and to ensure that the information we hold about you is accurate and

up to date. Our Privacy Policy sets out how we collect, use and securely hold your data and can be viewed at www.wealden.gov.uk/dataprotection.

2.11 After all representations have been received between the published dates the Council will consider the content. If it is considered that valid concerns regarding the legal tests or Tests of Soundness have been made further work may be necessary. If modifications are considered necessary a further round of publication for representations will be required[3]. When the Council is satisfied that the Local Plan meets the necessary tests it will be submitted for examination to the Secretary of State together with all associated documentation.

2.12 As the Local Plan progresses through the stages of production it gains weight for the purposes of decision making. When adopted, decisions on planning applications must be made in accordance with the Development Plan (the Local Plan or Neighbourhood Plans), unless material considerations indicate otherwise. The evidence base published alongside the Plan, at any stage, will be a material consideration in the determination of any relevant planning application.

3 A further period of representations will only be required for Main Modifications

2 Representations

3 Context

Geography and Settlement Pattern

3.1 Wealden is the largest and most rural District in the County of East Sussex, covering some 835 square kilometres [4]. In 2011, it had a population of 148,915[5] with 62,676 [6] households. 55%[7] of the population live within the urban areas of Hailsham, Crowborough, Uckfield, Heathfield and Polegate & Willingdon, with the remainder living in rural areas.

3.2 There are some 74 defined settlements within Wealden District (excluding the South Downs National Park). The estimated number of dwellings in our towns and larger urban areas range from 1,641 to 10,575 (Stone Cross to Hailsham) with the larger villages of Wadhurst and Forest Row sustaining some 2,859 dwellings.

3.3 The Town Centres of Crowborough, Heathfield, Uckfield, Hailsham and Polegate are not destination retail, employment or cultural centres in themselves, but serve a wide range of rural communities within Wealden and villages bordering the area. In terms of retail centres, only Hailsham, Uckfield and Crowborough are recognised nationally. Residents visit other areas for shopping and cultural activities, particularly Eastbourne and Tunbridge Wells. In addition, the main hospitals are located outside of the District within Eastbourne, Hastings, Tunbridge Wells, Haywards Heath and Brighton & Hove.

3.4 The housing market and the economy within the District are heavily influenced by the historic under provision of infrastructure and the influence exerted by other towns and employment opportunities in the wider region. The District is currently the base for around 8,500 businesses and a total of 48,000 employees, which operate within a wider functional economic market area, which is consistent with the Council's identified housing market area.

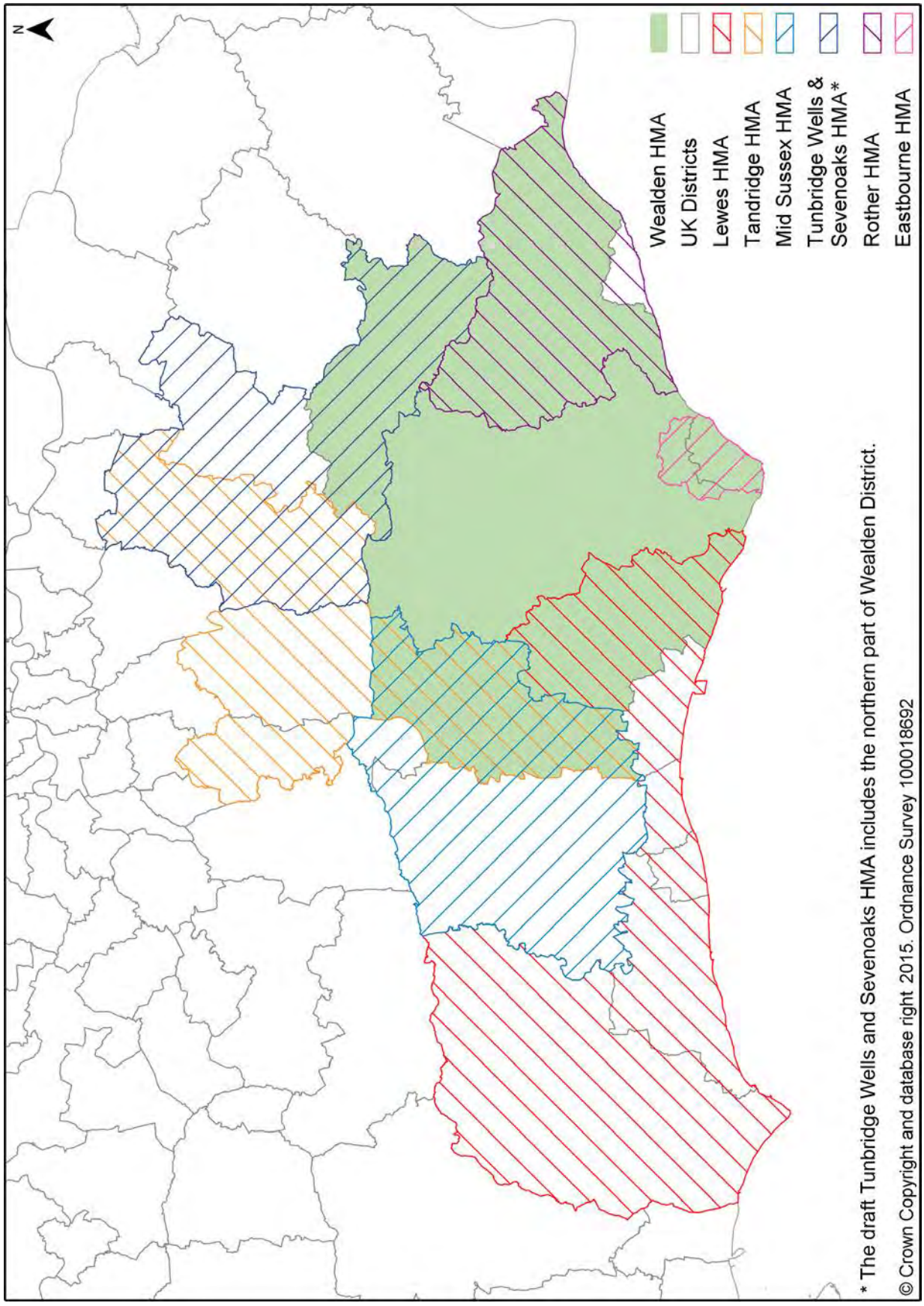
3.5 The housing market area, shown in Figure 1, identifies the extent to which Wealden District is influenced by its neighbours. Data from the 2011 Census shows that in the 12 months to the Census there were around 6,800 internal moves within the District, representing over half (50.4%) of all moves originating from Wealden. There are strong migration flows between Wealden District and the Boroughs of Eastbourne and Tunbridge Wells and the Districts of Rother, Lewes and Mid Sussex. The Housing Market Area which considers a number of factors, including migration, achieves a level of 70% self-containment.

3.6 A number of other Housing Market Areas overlap the Wealden Housing Market Area showing that other relationships exist outside of our Housing Market Area. It is considered that these overlapping areas have a weaker relationship with the Wealden Housing Market Area which includes Tunbridge Wells Borough, Rother District, Lewes District and Mid Sussex. Eastbourne Borough is the only authority solely contained within the Wealden Housing Market Area and it is stated that owing to constraints it is reliant

4 The 2011 Rural-Urban classification for LA Districts in England
5 2011 Census
6 2011 Census
7 2011 Census

upon Wealden District in terms of housing delivery. The South Downs National Park is also partly contained within Wealden District.

Figure 1 : Housing Market Areas Relevant to Wealden District



3.7 In general terms, median house prices in Wealden are in line with those in surrounding districts, with the exception of Eastbourne. In the north of the District where there is a relatively frequent train service to London with a reasonable duration, there is high market demand for housing. This, coupled with the proximity to the employment and cultural centre of Tunbridge Wells, means that house prices are high. It is also the pressure exerted by the significant house prices in Tunbridge Wells that influence the north of the District. It is these well connected northern towns and villages that create a demand from people outside of the District. Easily accessible high paid jobs situated outside of the District means that it is difficult for the relatively low paid locally employed people to compete in the housing market.

3.8 There are frequent train services to the capital from the south of the District, but of much longer duration than the north of the District. The house prices in southern towns are significantly lower than north of Wealden, although workplace wages tend to be lower in this area. These relatively low house prices attract more local people from within the District, including residents moving north to south of the District. Eastbourne has a significant influence over this area in terms of creating a demand for housing that cannot currently be met by Eastbourne, and for providing retail and employment opportunities.

3.9 To the centre of the District, including such settlements as Hailsham, Horam, Heathfield, Mayfield and East Hoathly there is no train service. This means there is no north-south train service which results in a number of communities not benefiting from these communication links. In addition, communities to the north-west such as Hartfield and Forest Row do not benefit from a train service. Apart from the larger settlement of Hailsham, these settlements and others in the area, rely upon a very poor public transport service. This in itself does not necessarily affect house prices, but explains the reliance upon the use of the private motor vehicle.

3.10 Overall, the housing stock within Wealden District is very different compared to East Sussex and the South East. The proportion of 1 bedroom dwellings is very low at 7.6% of housing stock (2011 Census). This is the lowest amongst the districts and boroughs in East Sussex (average 12.5%) and lower than the South East average (11.6%). This does not assist in the affordability of stock. Although Wealden has the lowest proportion of one person households at 27.6% within East Sussex (average 32.8%) it is comparable to the whole of the South East. This translates to occupancy, where Wealden has the lowest proportion of households not meeting room requirements (3.9% overall) compared to the East Sussex average (7.7%). Not surprisingly, Wealden has the greatest percentage of homes with two or more rooms than required (63%) which is over 10% than the East Sussex average (52%). Not only does this have an impact on house prices and affordability, but also requires more land than necessary, particularly as the majority of homes within the District are detached (45%) or semi-detached (30%) properties.

3.11 The environment has a significant part to play in the settlement pattern within the District as well as the housing demand and the economy of the area. Wealden District is unique in terms of its environmental credentials. It is situated next to and in full view of the South Downs National Park with iconic views to attractions such as the Long Man of Wilmington. This means the District has a part to play in helping the National Park Authority

to achieve its purposes of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. A significant proportion of the District is within the High Weald Area of Outstanding Natural Beauty and there are international and European sites designated for their ecology within the District.

The Environment

3.12 The District has a strip of relatively undeveloped coast line with historic significance including the landing point of William the Conqueror and the Normans prior to the Battle of Hastings in 1066. Without protection from cliffs and built coastal protection, this coastline is under threat from tidal inundation. Whilst the coastline is protected through a shingle embankment it is necessary for the relevant authorities to be conscious of high tides with associated weather conditions that could lead to significant flood events. The existing shingle defence at Pevensey Bay is maintained to a 1:400 year storm event.

3.13 Associated with this coastline is the low lying Pevensey Levels. Prior to the management of the Pevensey Levels it was possible to navigate by boat to the town of Hailsham some 7km to the north. The Pevensey Levels are recognised as being a wetland of international as well as national importance and are a designated Ramsar site, Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). This area supports a number of rare species including the Lesser Whirlpool Ramshorn Snail, which is sustained on a wide spatial distribution within the Levels and with a good population density. The Fen Raft Spider which is categorised as endangered due to its extreme rarity in the UK as a result of threats such as water abstraction, inappropriate ditch management, deterioration in water quality and the loss of suitable wetland habitat is also located at this site. Some of Britain's most spectacular waders and wildfowl also winter here, making the most of the wet pasture.

3.14 A system of watercourses also sustains the important wetland of the Pevensey Levels. The relative permanence of the ditches and the continued pastoral use of much of the Pevensey Levels mean that this landscape is a survivor of a medieval field system in a lowland context. The agricultural fields and ancient woodland, not only provide a beautiful and tranquil landscape but it also attracts tourists and provides habitats for our plants and animals to thrive. Over 7,000ha of the agricultural land within the Pevensey Levels is classified as Grade 3 and 740ha are Grade 4[8]. Whilst the agricultural fields are not deemed to be of high quality (Grade 1 is the highest quality of agricultural land), they are important in terms of food production and are valued by the local communities who live within the landscape.

3.15 The beautiful and tranquil countryside within the south of the District is scattered with Ancient Woodland and is home to the River Cuckmere and tributaries that helps create the internationally important tourist attraction of the Seven Sisters Country Park in the South Downs National Park.

3.16 Towards the north of the District the landscape dramatically changes with wide expansive and unique views, which are collectively designated as the High Weald Area

8 Pevensey Levels NCA124, Natural England (2010)

of Outstanding Natural Beauty (AONB). This designation covers around 58% of the Plan area and is of national significance. Whilst there are settlements within this area, the pattern of mainly small settlements and farmsteads has evolved over a number of years, enhancing the landscape. The landscape protection policies have contributed to high house prices with issues of affordability. The lack of suitable housing prevents older generations to downsize to stay in a community in which they wish to remain.

3.17 The Dark Night Skies and dark landscape initiative is becoming of increasing importance, with Wealden District ranked as the 20th darkest District in England[(9)]. The South Downs National Park Authority is now designated an International Dark Sky Reserve[(10)] and the High Weald Area of Outstanding Natural Beauty Unit acknowledge the importance of dark night skies.

3.18 Within the High Weald Area of Outstanding Natural Beauty sits the Ashdown Forest. This unique landscape and biodiversity resource is known internationally for being the playground of Winnie the Pooh and his friends. Like the New Forest in Hampshire, Ashdown Forest was a royal hunting ground visited by Henry VIII. Its contribution to the construction material of the Royal Navy, and its subsequent protection through years of legislation means that now it is a rare heathland which provides a home to important ground nesting birds including the Dartford warbler and the nightjar. This site is not only nationally important, being the largest single heathland in the South East, but it sustains an ecosystem which is of importance on a European scale. This ecosystem and protected bird species are under threat from human activity and has been in the recent past a focus for environmental protection.

The Economy

3.19 The Functional Economic Market Area (FEMA) follows the Housing Market Area as shown in Figure 1. However it is acknowledged that, in addition, both Brighton and Hove and Crawley exert a weak economic link with Wealden District.

3.20 The District does not attract large scale employers and has a higher proportion of small scale enterprises which employee less than 10 members of staff. A greater amount of workers aged 16-74 travel out of the area (over 30,000 out-commute) compared to those that come into the District for work (14,900 in-commute), resulting in a negative net commuting average. Just over 33,000 people both live and work in the District which is nearly as many employees which out-commute. Wealden District has a job density of approximately 0.72 which means there are 72 jobs for every 100 residents of working age. This ratio is slightly lower than the East Sussex average (0.75) and lower than the South East average (0.88). In terms of unemployment, Wealden has a low unemployment rate (2.5%) compared to the average for East Sussex (3.6%), South East (3.4%) and England and Wales (4.4%). However, whilst unemployment is low, this is expected to increase with an ageing population.

9 CPRE's Light Pollution and Dark Skies mapping http://nightblight.cpre.org.uk/maps/
10 https://www.southdowns.gov.uk/enjoy/explore/dark-night-skies/

3.21 Tourism plays a significant role within the District contributing £361 million to the economy in 2016 and accounting for 19.6% of the jobs within the District in 2016. Another driver of employment growth in recent years is the professional, scientific and technical sector.

3.22 The type of industry within Wealden District means that workplace wages are low compared to residents who access employment elsewhere, which is an issue for those residents wishing to access market housing. There is a silent but emerging economic presence within our rural communities. There are a number of tourism attractions dispersed across the District capitalising on our unique and treasured environment. Farming diversification and viticulture has a significant part to play in our rural economy, and industries are being attracted to the fringes of our larger settlements.

3.23 The issues concerning the economy and employment means there are opportunities to seek to build upon existing small and medium enterprises and bring in new industries and entrepreneurs to increase the proportion of residents accessing work in the area. This should result in a higher work place wage than current. This will improve the opportunities for local residents to access the housing market and also improve local business and the High Streets by retaining the wages within the local economy.

Health and Wellbeing

3.24 The overall health and wellbeing of the Wealden District can generally be understood by looking at a variety of indicators. As of 2016, the proportion of the Wealden population that was aged 65 years or over was 27%; those who are middle aged (40-64 years) make up 35% of the population meaning approximately two thirds of Wealden residents are in middle or older age. Life expectancy in Wealden in 2016 was slightly higher for women who live on average 84.7 years compared to men who live for 81.5 years on average. Both men and women in Wealden have longer life expectancy than the England average. Multiple factors contribute to the health and wellbeing of a population and an individual's potential lifespan. One such factor is long-term health problems and disabilities, 35% of the population suffers from one or both of these. In terms of weight related health and wellbeing, some 63% of adults in Wealden are overweight or obese. However, this should be considered with the fact that 74% of Wealden's adults take part in 150+ minutes of physical activity a week with just 15% of the population classed as inactive (less than 30 minutes of activity per week). The current health of those in the younger age bands is that 14% of year 6 aged children are obese and 13% are overweight; 8% of those at the youngest school age (4-5 years) are obese and 14% are overweight. Relative low workplace wages, the high proportion of elderly residents, areas of rural and urban deprivation, and rural isolation all have a part to play in the health and wellbeing of the community.

3.25 Health and wellbeing is not just a matter of personal fitness but also mental health. A number of issues are becoming more commonplace which is likely to result from a better understanding of mental health and/or the increase in mental health conditions brought about by a variety of environmental factors. The rate of GP reported depression is lower for adults in Wealden than that across the whole of East Sussex (2016/17) whilst children (0-18 years) in Wealden are the least likely in this area to suffer from mental

health issues as the Child and Adolescent Mental Health Service caseload is 18 in every 1,000 children compared to the East Sussex figure of 22 in every 1,000 (March 2017). However the suicide rate for Wealden in 2016 was 11.6 people per every 100,000 in the population compared to the England value of 10.15 people per every 100,000 in the population. Regardless of this, it is understood that wellbeing issues are manifesting as physical complaints, which in itself is not acceptable.

3.26 As previously outlined Wealden has an ageing population and we are seeing an increase in the number of mental health related conditions; this combination has meant we are seeing more of our population living with dementia. This not only affects those living with dementia but their family and friends too who often provide the necessary additional care and support required. Wealden had 1,666 people registered as living with dementia in 2015/16.

3.27 On a strategic scale Wealden District relies upon hospitals outside of the district in Pembury, Tunbridge Wells, Eastbourne, Haywards Heath and Hastings. There are two Clinical Commissioning Group (CCG) areas relevant to Wealden District both with distinct health provision features. To the north is the High Weald, Lewes and Havens CCG which has a system of community hospitals in Uckfield and Crowborough and GP practices within the area. In the south of the District (the Eastbourne, Hailsham and Seaford CCG) does not have any community hospitals with GP practices covering this part of the District.

3.28 In a District where it is difficult to retain and recruit health care professionals, and a national need to resolve health care issues, there are opportunities for organisations to tackle wellbeing issues. This may be in the form of facilities which can be used by clubs and services to tackle wellbeing issues, but also accessibility. Of importance is the provision of safe and accessible transport as well as providing access to good quality green space and adaptable housing stock located in a safe area with all necessary facilities.

3.29 Although the area is well served by Council commissioned leisure centres, there is little choice in the area for paid leisure pursuits that would normally be represented in larger towns. There is a need to improve the opportunities available to those who do not have the income to access such leisure facilities or the ability to obtain access through public transport. Many of our more isolated towns and villages are home to teenagers and young adults who also lack the necessary opportunities or the access to public transport to exploit the leisure offering within Wealden and beyond. This is seen as contributing to incidents of anti-social behaviour which is becoming more of an issue for Parish and Town Councils to resolve.

3.30 There were 145 people killed or seriously injured on Wealden's roads in 2017. Wealden has twice as many people killed or seriously injured on its roads per 10,000 of the population compared to East Sussex as a whole which highlights this as an issue for the District.

Connectivity

3.31 Although situated within the South East of England, the District is generally not well connected with the capital, nearby towns, and cities or other areas of employment.

There is a heavy reliance upon cars and accessibility by public transport is very poor. This is an issue in our towns and villages with services becoming centralised and little opportunity to access these services by public transport. This is an issue for those residents who do not have access to a car, and for those businesses that rely upon customers and employees who need to use public transport.

3.32 Due to its location, Wealden District hosts an important strategic road route for East Sussex. Wealden connects Eastbourne with Tunbridge Wells and provides the main short cut between Eastbourne, Rother and Hastings to Gatwick, the M23 and the M25. The use of these roads to obtain services elsewhere and the heavy reliance upon the car means that there is an issue in terms on the impact of pollution from traffic upon the Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site. Such a loss of ecological resource would have an impact at a European scale as well as on those local people who may take such an important resource for granted.

3.33 Wealden District is situated within the regionally significant A27 east west coastal corridor for Hastings, Rother, Lewes and Brighton and Hove and beyond. This single carriageway sits at the foot of the slopes of the South Downs National Park. It is a trunk road providing access to a number of residents and businesses who wish to live and do business in this area. Although situated within what is seen as the well connected South East of England, this road does not meet the needs of the area and is viewed by many to be one of the reasons why this part of the South East does not compete economically within this particularly prosperous region.

3.34 Wealden District has seen significant change over the past 10 years. Housing and employment growth is taking place and many of our settlements are changing. However, infrastructure has not kept up with this growth and the need for planned growth with associated infrastructure is the key to sustaining this unique and special District.

Settlement Hierarchy

3.35 Based on the facilities and accessibility currently in existence, the hierarchy of settlements has been identified. It is not proposed to change the settlement hierarchy through policies contained within this Plan.

Table 1 : Current Settlement Hierarchy

Category of Settlement	Sustainability Category	Settlement	Description
Tunbridge Wells	Sustainable Settlement	Edge of Tunbridge Wells in Wealden District	Close to regional centre with accessibility to high order facilities and public transport options.
Town	Sustainable Settlement	Hailsham, Uckfield, Crowborough, Heathfield	A district centre for purposes of retail, employment and leisure with good local facilities to meet the day to day needs of residents. These settlements have a wide draw of visitors from the rural hinterland to use services.
Urban Settlement	Sustainable Settlement	Polegate and Willingdon, Stone Cross	Settlements with very good accessibility to the nearby regional centre of Eastbourne by virtue of rail (for Polegate and Willingdon) and bus in relation to Stone Cross. There are good local facilities but without high order shops or multiple supermarkets or significant leisure facilities within the

Category of Settlement	Sustainability Category	Settlement	Description
			centres owing to the proximity to Eastbourne.
Large Village – type 1	Sustainable Settlement	Forest Row, Wadhurst	The largest villages within the District which are either very accessible by public transport with good local facilities or accessible by public transport with good local facilities. The village centre accommodates a range of shops and businesses which meets the day to day needs of the village and wider areas.
Large Village – type 2	Sustainable Settlement	Buxted, East Hoathly, Frant, Groombridge, Hartfield, Herstmonceux, Horam, Mayfield, Ninfield, Rotherfield and Westham	Settlement which is accessible with very good local facilities but relatively smaller than type 1 village. The range of retail outlets and businesses are more limited than larger villages, but with access to essential facilities.
Local Settlement	Unsustainable Settlement	Bells Yew Green, Boreham Street, Chelwood Common, Cross-in-Hand, Danehill, Five Ash Down, Five Ashes, Framfield, Halland, Hellingly, Isfield, Lower Horsebridge,	Settlement with accessibility by public transport with local to very limited facilities.

Category of Settlement	Sustainability Category	Settlement	Description
		Magham Down, Maresfield, Mark Cross, Maynards Green, Pevensey, Windmill Hill, Berwick Station	
Neighbourhood Settlement	Unsustainable Settlement	Arlington, Balls Green, Blackboys, Broad Oak, Chiddingly, Hadlow Down, Hankham, High Hurstwood, Laughton, Muddles Green, Nutley, Old Heathfield, Pevensey Bay, Punnetts Town, Ripe & Chalvington, Rushlake Green, Upper Dicker	Settlement with no accessibility but with some facilities.
Residential Settlement	Unsustainable Settlement	Best Beech Hill, Blackham, Bodle Street Green, Cade Street, Cousley Wood, Cowbeech, Hooe Common, Fletching, Rosers Cross, Vines Cross, Waldron	Settlement with no accessibility and no or very limited facilities.
Unsustainable Settlement	Unsustainable Settlement on natural/built environment grounds	Selmeston, Pevensey Bay, Chelwood Gate, Nutley, Eridge Station, Fairwarp	Settlement with some accessibility and/or some or very limited facilities, but has significant natural/built environment grounds.

4 Vision and Spatial Objectives

Vision for the District

By 2028 Wealden District will have improved the health and wellbeing of its residents by meeting housing need and providing suitable housing in the right location with associated green space, leisure, community facilities and road improvements. By tackling social isolation, accessibility issues and embracing electronic solutions to problems faced by an ageing population, Wealden will have become an age friendly district.

Development will have taken place across the District, and in particular south Wealden, that will improve the economy and attract businesses into the area. Town centres, including Hailsham and Uckfield will have been developed and regenerated through provision of retail, leisure, employment and housing development this will in turn provide good quality jobs and opportunities for local people to improve skills. Opportunities for the regeneration of Crowborough and Polegate will have been realised. The housing stock will have been re-balanced by the provision of smaller dwellings reflecting the need to improve affordability in the area, meet the needs of those wishing to downsize or take their first step on the housing ladder and make the best use of land.

Those unique qualities of rural Wealden, which we have always treasured, will be retained, supported and enhanced through agriculture, viticulture, rural diversification and tourism. The environment of the District will have been protected and biodiversity enhanced. The sensitive habitats of Ashdown Forest and Pevensey Levels will have been protected from the threats associated with development and change.

Spatial Objective 1 - Housing

We will help meet the housing needs of the District by delivering in total 14,228 homes from 2013 to 2028 comprising of 2,421 dwellings already completed, 5,279 dwellings with extant planning permission, 4,012 dwellings on allocated sites, and 2,516 windfalls. The majority of the housing delivery will be focused around the built up areas of South Wealden including Hailsham, Stone Cross, and Hellingly. This area, together with Polegate and Willingdon, is called the South Wealden Growth Area. Growth will also be delivered within the High Weald Area of Outstanding Natural Beauty including the town of Heathfield, the sustainable villages of Wadhurst and Mayfield. Larger sustainable villages outside of the High Weald Area of Outstanding Natural Beauty will also contribute to housing growth with allocations and growth to be delivered in Horam and Ninfield. A small proportion of housing development will also be delivered in the rural and less sustainable villages.

Housing development will meet the needs of the ageing population in terms of form, function and location. It will provide for downsizing in our towns and villages as well as specialist accommodation to help those in need have accommodation fit for their lifetime.

We will also help meet the needs of our Gypsy and Traveller community through the provision of 21 additional pitches. We will also promote self build through Local Plan policy, where the need arises and provide for smaller plots of land to assist the local construction economy.

Spatial Objective 2 - Economy

We will build the economy of the District by providing a suitable environment for our traditional economic sectors, including the provision of employment floorspace, in locations close to our larger resident populations. We will encourage diversification of sectors to ensure resilience and to offer a range of job opportunities to those people living within the District. Some 22,500 square metres of floorspace of business premises will be delivered in the Plan period along the A22 corridor. We will increase the number of businesses including established businesses that will locate in Wealden District from elsewhere. The Government's Industrial Strategy will also be accommodated through promoting the use of the electric vehicles and locating development where the greatest potential for digital business can be captured.

We will also provide for businesses that support our ageing population through the suitable location of development taking into account accessibility. We will also support the digital sector, acknowledging the benefits for the economy and residents.

Spatial Objective 3 - Skills

With a successful and diverse economy, we will help improve the overall skills base of the resident population and improve the qualification attainment. We will work with East Sussex County Council and local businesses to increase the number of apprentices and provide other mechanisms to improve skills. We will also work with East Sussex County Council and other education providers to plan and deliver necessary education infrastructure.

Spatial Objective 4 - Town Centres

We will regenerate the main town centres within Wealden District. We will expand the retail offer of Hailsham Town Centre to meet the needs of its residents and rural hinterland through the provision of additional retail floorspace. Through additional

housing within the centre and surrounds and redevelopment of the centre, with additional town centre uses, we will increase the footfall from existing residents as well as new residents and visitors who will be attracted to the area. We will provide for additional retail floorspace in Uckfield and associated housing development to build upon the regeneration already taking place in the area. Crowborough Town Centre will be enhanced through positive policies in relation to the provision of housing and the enhancement of the built form. Heathfield Partnership will be supported in improving, where necessary, the Town Centre of Heathfield. We will work with Polegate Town Council to help regenerate Polegate Town Centre and attract new businesses, and overall enhance the appearance and functionality of the Centre, by aiding the establishment of new viable businesses and amenities.

The Council will seek to invest to improve the public realm and town centre buildings where possible and use Council assets within the Towns of Uckfield and Hailsham to improve the facilities and public realm within these Towns.

Spatial Objective 5 - Countryside

The rural character of a working countryside will be retained. The dispersed and small scale nature of housing and economic development within the countryside will be supported and protected with urbanisation kept to those towns and larger villages specified in the Plan. The agricultural economy will be supported including future innovations in agricultural practices including viticulture.

Spatial Objective 6 - Tourism

Wealden District will become a destination for high quality tourism and leisure. The existing attributes of the District will be promoted, yet protected, making the most of the unique and iconic landscapes and countryside including focusing on high end countryside leisure pursuits, food production and viticulture. As a result we will not increase the number of visitors, but we will increase visitor spend. We will work with the industry to seek sustainable solutions to improve access to our tourism features and increase overnight visitors without harming our environment. Tourism will also be a focus for our Area of Outstanding Natural Beauty towns and villages, with historic village centres and independent retailers/ businesses acting as gateways in to our unique landscapes.

Spatial Objective 7 - Natural Environment

We will help manage our countryside by protecting and enhancing sensitive and valued landscapes including the High Weald Area of Outstanding Natural Beauty and

its setting and the setting of the South Downs National Park. We will also protect and enhance recognised biodiversity and geodiversity attributes, in particular we will protect Ashdown Forest Special Protection Area and Special Area of Conservation and Lewes Downs Special Area of Conservation and work with partners to deliver mitigation to avoid an adverse effect on integrity. We will also protect and ensure mitigation to avoid an adverse effect on the integrity of the Pevensey Levels Special Area of Conservation and Ramsar site. We will have particular regard to all of our national and local designated ecological features and to Habitats and Species of Principal Importance (listed under Section 41 of the Natural Environment and Rural Communities Act 2006) which may occur outside designated sites and will seek a net gain of biodiversity with regards to these features. We will seek to protect the dark night skies across the District and have regard to protecting the status of the South Downs National Park as an International Dark Sky Reserve.

Spatial Objective 8 - Built Environment

We will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create sustainable and distinctive spaces and places where people will want to live. We recognise that all of our heritage assets are an irreplaceable resource and we will conserve them in a manner appropriate to their significance.

Spatial Objective 9 - Accessibility

The majority of development will be located near to necessary facilities and public transport provision, in order to enhance the sustainability of settlements and improve overall accessibility to residents. We will support necessary infrastructure to encourage the use of electric vehicles and other sustainable transport solutions to reduce dependence on the private motor vehicle. We will support alternatives to the private motor vehicle; a key component to an age friendly District.

We will work with East Sussex County Council and Highways England to secure, safeguard, and construct a new route for the A27 and other necessary transport improvements in order to meet the needs of future growth. We will also work with neighbouring authorities to recognise the need for, and the benefits of, wider A27 improvements across the region, including but not limited to seeking to reduce the baseline traffic across the Ashdown Forest SAC and Lewes Downs SAC. We will also safeguard important routes for future transport provision, some of which may also help reduce the baseline traffic across the Ashdown Forest SAC and Lewes Downs SAC.

We will seek, wherever possible improvements to local public transport provision including supporting community transport systems. We will also support East Sussex County Council in implementing wider walking and cycling strategies to help improve connectivity within towns and villages but also to connect villages with external facilities.

Spatial Objective 10 - Rural Housing

In order to meet local housing need, new dwellings will be allocated in urban areas and large sustainable villages. These houses will be of a type and design relevant to each village including smaller and single storey homes to help first time buyers and those wishing to downsize in the area. This development will provide opportunities to maintain and enhance local rural character. Some limited development will be allowed on brownfield sites in smaller unsustainable villages, which will allow movement in the local housing market without impacting upon rural character.

Spatial Objective 11 - Brownfield Land

We will promote the use of our scarce suitable brownfield land resources for development by promoting its use wherever possible. This will include seeking increased densities on brownfield development particularly within town centres and built up areas wherever possible.

Spatial Objective 12 - Health, Wellbeing and Communities

The health and wellbeing of communities will be improved through positive planning for location of development, green infrastructure, the cycle network, community facilities and sports and leisure activities. We will work with Clinical Commissioning Groups (CCG) in order to provide the necessary health care facilities, including assisting the Eastbourne, Hailsham and Seaford CCG to diversify and outsource some hospital facilities into the wider community.

We will seek to reduce social isolation and also support the community in promoting living well with poor mental health and dementia in our towns and villages by promoting sustainable settlements and community based housing provision with necessary community facilities. We recognise the importance of accessibility for all of our community and in this regard we will seek to improve transportation and promote the role of digital solutions in helping to tackle social isolation.

Any open space and recreational deficits will be acknowledged and we will work with Parish and Town Councils, Sports England and relevant associations to make use

of external funding to meet deficits, whilst new development meets its own need to the best advantage of the development and the wider area. All committed land used for sports and recreational purposes will be safeguarded unless suitable alternative accommodation can be secured and delivered. The design and location of new community facilities to adapt to future needs will be as cost effective in terms of whole life costs. We acknowledge that schools have a fundamental part to play in improving the health of our children and will seek to encourage facilities that make the most of the precious space around our schools.

Spatial Objective 13 - Infrastructure

We will work with our infrastructure partners to positively plan for and deliver necessary infrastructure associated with growth. We will seek innovative approaches to provision and seek to future proof provision including reducing whole life costs of new infrastructure provision. Where possible, and in the best interests of the community, we will resist the loss of existing provision of infrastructure and achieve a net gain in infrastructure.

Spatial Objective 14 - Climate Change and Flood Risk

Where possible, the design of development will seek to avoid the exacerbation of climate change and where necessary adapt to the consequences that climate change provides. All allocated housing development will avoid Flood Zone 2 and 3 (fluvial and tidal flooding), including an allowance for climate change, and all potential greenfield windfall housing development will avoid Flood Zone 2 and 3 (fluvial and tidal flooding), including an allowance for climate change. Housing and other development will be able to take place on sites subject to groundwater flood risk, subject to the implementation of necessary mitigation measures.

Surface water flood risk will be managed through the delivery of Sustainable Urban Drainage Systems and space will be made for flora and fauna to adapt to climate change.

5 Air Quality and the Environment

Habitats Regulations

5.1 The Conservation of Habitats and Species Regulations 2017, known as the Habitats Regulations, requires us to consider the likely significant effect of development on designated European sites. The National Planning Policy Framework (NPPF) also requires that Ramsar sites and other sites in the process of being designated as European Sites are subject to the Conservation of Habitats and Species Regulations 2017 Assessment. If it is considered that as a result of the Local Plan, in combination with other relevant plans and projects, there is a likely significant effect then it is necessary for an appropriate assessment to take place. The plan may only be allowed if it can be proven beyond reasonable doubt that an adverse effect will not take place to the integrity of the site taking into account the site's conservation objectives. If the appropriate assessment shows that there will be an adverse effect to integrity, the Plan may still progress if it is shown that there are no other alternatives to avoid or mitigate the harm, and in the case of non-priority habitats, there are compelling reasons of public interest (both social and economic) whereby compensatory measures must be provided to offset the harm caused. The public interest test does not relate to reasons of a local nature, but must be of more significant importance.

Ashdown Forest SAC Habitats

5.2 Ashdown Forest was designated a Special Area of Conservation (SAC) in 2005. The SAC status was awarded because it contains one of the largest single continuous blocks of lowland heath in South-East England with both European dry heaths (14.8% cover) and, in a larger proportion, North Atlantic wet heath (44.51% cover). The SAC designation covers an overall area of 2,729 hectares.

5.3 The conservation objectives for Ashdown Forest SAC is to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species;
- The structure and function (including typical species) of qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site.

5.4 The Ashdown Forest SAC is currently in a degraded condition. The findings from the Habitats Regulations Assessment (HRA) identify a very patchy and threadbare heathland half of which does not contain the necessary species that characterise and define lowland heathland plant communities. It is concluded that air quality as well as

management issues and recreation, in varying degrees, have a part to play in this unfortunate situation.

Impact of Growth on Ashdown Forest SAC

5.5 There are a number of external factors that may have an impact on heathland habitat. Exposure to atmospheric pollutants, for example nitrogen oxides and resultant nitrogen deposition, is considered to be a potentially significant threat to the structure and function of wet and dry heaths. Scientists have set a general threshold for nitrogen deposition under which it is considered that significant harmful effects do not occur to heathland habitat according to present knowledge. This capacity is currently set at 10 $KgNha^{-1}yr^{-1}$ and is referred to as the critical load. There are a number of sources of emissions that contribute to this deposition including traffic which cross the roads adjacent to the SAC, wider regional traffic that use other roads, industrial processes and other emission sources. The assessment of impacts on Ashdown Forest SAC relates to traffic crossing the Forest, in addition to other emission sources that also have the potential to affect the Forest.

5.6 The Council has undertaken bespoke studies on Ashdown Forest SAC to better understand nitrogen deposition and other pollutants from vehicles together with other sources. Other pollutants include nitrogen oxides and ammonia. These pollutants have a critical level which are concentrations of pollutants in the atmosphere above which direct effects on receptors may occur according to present knowledge[(11)].

5.7 An assessment of nitrogen deposition between 2014 and 2016 showed that the average nitrogen deposition is 15.5 and 15.3 $KgNha^{-1}yr^{-1}$ for wet and dry heathland respectively and over the entire SAC average deposition is 22 $KgNha^{-1}yr^{-1}$. Therefore at present the average nitrogen deposition exceeds the critical load by some 5 $KgNha^{-1}yr^{-1}$ for heathland habitat. However, in some places deposition flux is far greater. In addition to this it has been determined that there are existing areas of the SAC where the critical levels relevant to nitrogen oxides and ammonia are also exceeded. The location of high rates of pollutants close to the roads adjacent to Ashdown Forest SAC means that it is necessary to consider the impact of local traffic crossing Ashdown Forest.

5.8 Legislation requires that a Habitats Regulations Assessment takes into account the in-combination effects of plans and projects. The reasoning for this is because a series of individually modest impacts may alone not have any impact but, in-combination with other plans and projects, produce a significant impact. It is important to note that the intention of this in-combination provision is to take account of cumulative impacts, and these will often only occur over time.

5.9 This in-combination impact is of particular importance to the consideration of traffic impact, as traffic originates from a number of locations not just in and around the Ashdown Forest. A number of roads crossing the Forest are not just local roads to Wealden District. The fact that the roads are the main routes to Tunbridge Wells for Wealden residents and businesses, as well as the M23 and the M25 is of importance. It is also important that

11 The definition of critical load and level is derived from Air Pollution Information System (APIS)

traffic from other Local Authority areas use our roads, and those that cross Ashdown Forest to reach their destination.

5.10 In order to determine the impact of development from within and across the whole of the District, and from other Local Authority areas, the Council has commissioned an Ashdown Forest Transport Model. This has been used in conjunction with the air quality model to determine the impact of development alone and in-combination.

5.11 We have tested a number of future year scenarios which is presented in our Habitats Regulations Assessment. What these scenarios show is that the Plan alone and in-combination with other plans and projects will contribute to the critical load and critical level being exceeded in 2028.

5.12 In future years emissions may reduce. We do not yet have certainty as to whether reductions will take place in the Plan period or if they do the rate and pace of reductions. Under the precautionary principle, which is a key feature of the Habitats Directive, it is necessary to have certainty with regards to the effects of plans. If reductions are not certain it is necessary to use scenarios which do not rely upon those reductions. Notwithstanding this, we have calculated that even if they do reduce to that predicted, the Plan will still contribute to the deposition on the Forest and the Forest will still exceed the critical load. Therefore, it is necessary to continue to monitor nitrogen deposition on the Forest to determine what is actually being deposited, what known emission changes will do to the amount of deposition and how the ecology of the Forest is reacting.

5.13 The Habitats Regulations Assessment has considered the current state of the ecology on Ashdown Forest, the current high levels of pollutants and future year scenarios. The poor condition of the SAC, the exceedence of critical load/levels in future years and the conservation objectives to maintain and restore the habitats means without mitigation/avoidance measures that it cannot be concluded that the Plan alone and in combination will not adversely affect the integrity of the SAC.

5.14 We have considered mitigation in relation to the Plan. We have identified a number of measures that in themselves form part of a Site Nitrogen Action Plan and a low emission strategy. Similar to Strategic Access Management and Monitoring Strategy for the Special Protection Area, these mitigation measures are iterative and must be monitored. Some of these mitigation measures can be delivered in the short term and some are longer term projects. It is on this basis that it is considered that the Plan can go ahead taking into account the significance of growth identified. However, further growth cannot be justified.

5.15 We have tested scenarios with longer plan periods which, because of future emission scenarios, have had greater deposition fluxes. This has contributed, but is not the only reason, to the Plan period being restricted to 2028. This also allows for any improvements in air quality or mitigation to be taken taken into account whilst allowing for suitable levels of growth.

Lewes Downs SAC Habitats

5.16 Lewes Downs SAC is situated outside of the District within the South Downs National Park. However, a number of people living within Wealden District use the roads close to the site to access Lewes, Brighton and beyond.

5.17 Lewes Downs is designated as an SAC for its semi-natural dry grassland and scrubland facies: on calcareous substrates. This calcareous grassland is based on thin, well-drained, lime-rich soils associated with chalk and is maintained by grazing. This site hosts the priority habitat type "orchid rich sites". This chalk grassland site consists largely of CG2 *Festuca ovina – Avenula pratensis* and CG3 *Bromus erectus* calcareous grasslands. This site contains an important assemblage of rare and scarce orchids, including early spider-orchid, burnt orchid and musk orchid. The colony of burnt orchid is one of the largest in the UK.

5.18 The site has not been subject of independent ecological assessment for the purposes of the Habitats Regulations Assessment, but it is considered, based on its SSSI[(12)] features to be in favourable condition.[(13)]

5.19 The Conservation Objectives of this SAC are to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the favourable conservation status of its qualifying features, by maintaining or restoring:

1. The extent and distribution of qualifying natural habitats;
2. The structure and function (including typical species) of qualifying natural habitats; and
3. The supporting processes on which qualifying natural habitats rely.

Impact of Growth on Lewes Downs SAC

5.20 An air quality assessment has been undertaken as part of the Habitats Regulations Assessment for the Lewes Downs SAC.

5.21 Estimated background levels for nitrogen oxides and ammonia are currently below the critical level for nitrogen oxides and ammonia. However, Lewes Downs SAC is currently predicted to be above the critical load for nutrient nitrogen deposition. Modelled baseline results predict an exceedance of the critical level for annual mean NOx at locations up to 20 metres from the roadside of the A26. For 24-hour mean NOx, an exceedance is predicted across the site with a maximum concentration predicted 10 metres from the kerb of the A26. Baseline nutrient-nitrogen deposition rates within the Lewes Downs SAC in 2015 are predicted to be above the critical load (15 $KgNha^{-1}yr^{-1}$).

5.22 All future scenarios modelled in relation to the Wealden Local Plan predict that areas of the SAC will continue to experience an exceedance in critical levels and loads. The area affected and the concentration increase is dependent on the scenario modelled.

12 Site of Special Scientific Interest
13 Please refer to the Habitats Regulations Assessment for the relevance of SSSI Condition Assessment.

It is also the case that traffic contributes to increased concentrations and deposition fluxes across the SAC in general, although this is likely to be modest compared to that by the roadside.

5.23 Similar to the conclusion for Ashdown Forest, Lewes Downs is already in a position where the critical load and therefore its environmental limit is exceeded. The Wealden Local Plan in combination is likely to make air quality conditions worse through elevated concentrations and deposition fluxes as well as an increase in the area of the SAC affected by the exceedances of the critical levels and loads. In the worst case scenario by 2028 this will affect the calcareous grassland as opposed to the scrubland on the slopes of the SAC.

5.24 Natural England have advised that calcareous grasslands are generally found on shallow soils that are less sensitive to air quality impacts than some other habitats due to their buffering capacity that render them less vulnerable to acidification. However there are a number of studies that identify that high Nitrogen inputs can result in increases in *Brachypodium Pinnatum* (tor grass) which can spread through rhizome uptake of Nitrogen. Tor grass is a more dominant grass that may out compete and out shade specialist calcareous grassland species resulting in reduced species diversity. Air quality impacts are cited as one of the risks on the Site Improvement Plan for Lewes Downs SAC.

5.25 It has been concluded in the Habitats Regulations Assessment that mitigation measures will be required to avoid a conclusion that the Plan would adversely affect the integrity of Lewes Downs SAC. A number of measures relevant to Ashdown Forest are also relevant to Lewes Downs SAC.

Pevensey Levels SAC and Ramsar Site Habitats

5.26 Pevensey Levels SAC and Ramsar Site are designated features under different legislation. Pevensey Levels SAC relates to the Habitats Directive and the particular feature of interest is the Lesser Whirlpool Ramshorn Snail *Anisus Vorticulus*. The site is also designated under the Ramsar Convention, and as a result is an internationally important wetland site. There are a number of wetland features of relevance including nationally rare and scarce aquatic plants and invertebrates. The site also supports a notable assemblage of breeding and wintering wildfowl.

5.27 The conservation objectives for Pevensey Levels SAC are not currently published. However, conservation objectives for Pevensey Levels Site of Community Importance (SCI) are available and it is likely that these will be the same for Pevensey Levels SAC. The Pevensey Levels SCI Conservation Objectives is to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the favourable conservation status of its qualifying features, by maintaining or restoring:

- The extent and distribution of the habitats of qualifying species;
- The structure and function of the habitats of qualifying species;

- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and
- The distribution of qualifying species within the site.

5.28 An independent assessment of the site has not been undertaken for the Habitats Regulations Assessment however from the SSSI condition assessment it is understood that almost the entire site (99.50%) is in an unfavourable recovering condition and 0.5% of the site is partially destroyed. In relation to a SSSI, unfavourable recovering condition is where the SSSI units are not fully conserved but the necessary habitat management measures for its conservation are in place [(14)].

Impact of Growth on Pevensey Levels SAC and Ramsar Site

5.29 An Air Quality Assessment has been undertaken for the Pevensey Levels SAC and Ramsar Site. The baseline critical load and levels for NOx are predicted to be exceeded on this site at receptors close to the road and increased traffic will lead to further air pollutants being introduced into the ecosystem. However, the extent of area affected is not as great as Ashdown Forest SAC and Lewes Downs SAC. Whilst this is not a reason why effects should be ignored it is also acknowledged that the estimated background concentrations and deposition for Pevensey Levels are considered to be currently within its environmental limits. A Site Nitrogen Action Plan, to reduce background levels, is therefore unlikely to be required.

5.30 However, it is acknowledged that mitigation measures to reduce emissions would have a beneficial impact on localised impacts and provide certainty that the ecological integrity of the Pevensey Levels SAC and Ramsar Site will not be adversely affected.

Air Quality Mitigation Policy

5.31 This Plan has been subject of a Habitats Regulations Assessment and, subject to policies contained within the Plan, development may proceed. However, it does not necessarily mean that development proposed beyond that identified in this Plan [(15)] can go ahead without a Habitats Regulations Assessment incorporating an appropriate assessment where necessary. A Habitats Regulations Assessment, in these circumstances, must show that there is no net increase in traffic movements across Ashdown Forest SAC, Lewes Downs SAC or Pevensey Levels SAC and Ramsar Site as at 2014, if capacity on the network is created for the development proposed or if suitable mitigation is identified and secured.

14 Please refer to the Habitats Regulations Assessment for the relevance of SSSI Condition Assessment.
15 allocated housing, identified as a SHELAA site within the plan or identified employment/ retail growth

Policy AF 1

Air Quality and Wealden Local Plan Growth

Development identified in this Plan [16] may only be delivered when suitable mitigation measures for the Ashdown Forest Special Area of Conservation, Lewes Downs Special Area of Conservation and Pevensey Levels Special Area of Conservation and Ramsar Site are identified and a delivery mechanism created by the Local Planning Authority, is in place in accordance with Policy AF2.

a) Development in addition to that identified in this Plan [17] will only be permitted if it can be concluded that the proposals will not adversely affect the integrity of Ashdown Forest Special Area of Conservation, Lewes Downs Special Area of Conservation and Pevensey Levels Special Area of Conservation and Ramsar Site owing to traffic movements beyond the 2014 baseline[18]in combination with other identified development, including that allocated or identified[19] in this Plan. A full Habitats Regulations Assessment of the potential impacts of the development and, if appropriate, proposed mitigation measures must be submitted prior to the determination of the planning application(s) and suitable mitigation measures, as approved by the competent authority, shall be implemented prior to the completion / occupation of development as appropriate.

b) The impact of the Plan alone and in-combination will be monitored in accordance with Policy WLP 12 and particular regard will be given to the balance between employment and the impact of loss of employment on the overall traffic movements across Ashdown Forest SAC.

Policy AF 1 *Target(s):*

- 95% of SSSI units (Sites of Special Scientific Interest) in 'favourable' or 'unfavourable recovering' condition
- No net loss of SSSI units within the Ashdown Forest SAC, Lewes Downs SAC, Pevensey Levels SAC and Ramsar Site

16 Development identified includes allocations, specifically identified SHELAA sites and development within the windfall allowance identified in Policy WLP 7 and Policy WLP 9

17 Development in addition to this Plan includes any housing development in addition to allocations, specifically identified SHELAA sites and development within the windfall allowance identified in Policy WLP 7 and WLP 9. Where development within plan policies have not been subject to a Habitats Regulations Assessment the policy will cross refer to Policy AF1

18 Any development that increases the traffic movements across the Forest beyond the 2014 baseline will constitute a net increase in traffic movements. Particular regard will be given to the loss of employment for housing purposes as loss of employment may overall increase vehicular movements of existing and new residential population by increasing out commuting.

19 Identified development includes allocations, specifically identified SHELAA sites, and development within the windfall allowance identified in Policy WLP 7 and WLP 9.

Policy AF 1 *Indicator(s):*

- AF 01 - Number of planning appeals dismissed by the Planning Inspectorate due to the proposed development having an adverse impact on the Ashdown Forest SAC, Lewes Downs SAC or Pevensey Levels SAC and Ramsar Site
- AF 02 - Quality of the Ashdown Forest, Lewes Downs and Pevensey Levels SSSI units (%)
- AF 03 - Area of the Ashdown Forest, Lewes Downs and Pevensey Levels SSSI units (hectares)

Policy AF 2

Air Quality Mitigation

Development identified in this Plan that results in the net increase in traffic movements across roads adjacent to Ashdown Forest SAC or Lewes Downs SAC will be permitted subject to providing a financial contribution [(20)] a package of measures designed to ensure that there is no adverse impact on the integrity of Ashdown Forest SAC and Lewes Downs SAC. Such measures could include, but are not limited to, the following:

a) Air quality and ecology monitoring of Special Area of Conservation;

b) Investigation of and where suitable the potential implementation of measures to contribute to a wider SNAP, where this is considered appropriate. This could include measures to strengthen nitrogen sensitive habitats;

c) Investigation of measures to reduce local transport emissions from vehicles;

d) Reduction of emissions from other land uses that affect the Special Area of Conservation;

e) Provision of electric charging points for electric vehicles within public areas;

f) Resources relevant to promotional/ instructive material regarding public and sustainable transport use and walking; and

g) Provision of electric public transport, cycling and walking facilities and schemes to reduce the use of petrol and diesel vehicles.

All new development must also:

20 Contributions will be sought through Section 106 development contribution

h) Provide appropriate electric vehicle charging infrastructure. The type and amount of infrastructure to be agreed with the competent authority to suitably mitigate the type of development;

i) Demonstrate that freight traffic resulting from new development will seek not to impact the Special Area of Conservation through routing arrangements and travel plans;

j) Provide personalised travel planning; and

k) All new housing and employment development to have the ability to connect to high speed broadband.

In order to mitigate the impacts of development, the Council:

- Supports provision of an off-line A27 to provide an alternative route to roads crossing the Ashdown Forest SAC and Lewes Downs SAC;
- Supports the reinstatement of the Lewes to Uckfield Train Line and an upgrade to Uckfield- Buxted - Crowborough- Tunbridge Wells Railway line including services; and
- Supports creation of Polegate Parkway Station/ or alternative parking capacity in South Wealden.

Other mitigation measures contained within policies in this plan include:

- Locating services in towns and villages to reduce trips to other centres; and
- Supporting employment development which reduces the need for out commuting and which results in a net reduction in traffic movements associated to the Special Area of Conservation.[(21)]

Mitigation measures identified at a, c, e, f, g, h, j and k will assist in reducing overall emissions and increase the use of sustainable transport measures to combat any impacts of air quality on the roadside of the Pevensey Levels SAC and Ramsar Site.

Policy AF 2 *Target(s):*

- To secure site specific mitigation measures related to new development outlined above in Policy AF2

21 Employment development within certain Middle Super Output Areas that exceed the provisions in Policy WLP 9 may reduce out commuting and reduce traffic movements on roads relevant to Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and form the overall mitigation measures to reduce background emissions as a long term solution.

- To secure Section 106 development contributions through new development which results in net increase in traffic movements across roads adjacent to the Ashdown Forest SAC

Policy AF 2 *Indicator(s):*

- AF 04 - Number of planning applications delivering site specific mitigation measures in relation to Policy AF2
- AF 05 - The total amount of Section 106 contributions sought in relation to Policy AF2 for each monitoring period

6 Strategic Growth Policies

Provision of Homes and Jobs

6.1 The Strategic Housing Market Assessment and subsequent updates to the Objectively Assessed Housing Need Assessment identifies the need for 950 dwellings per annum from 2013 to 2028. This results in the need to deliver some 14,250 dwellings across the District, including the need resulting from the part of the District within the South Downs National Park. The South Downs National Park Authority do not use the same methodology as Wealden District Council to calculate need, owing to its special status, however owing to the way in which national demographic projections are calculated we have been unable to extract South Downs National Park OAHN from our own OAHN. In this respect, the 950 dwellings per annum is an overestimate of need.

6.2 The new Government methodology, which has been proposed in recent consultation papers, results in a local housing need of 1,130 dwellings per annum (from 2017 to 2027). Using the calendar year methodology (which is the basis of calculating the Local Housing Need annual requirement), within the period 2017 to 2028 there is a need for 13,559 dwellings. This also, by virtue of Government statistics, includes the part of Wealden District that is within the South Downs National Park and therefore is an overestimate of need. Taking into account the Plan proposals, there is an under supply of 1,283 dwellings against the proposed Government methodology for calculating housing need using the calendar year approach. Using the annual requirement of 1,130 dwellings per annum and the monitoring year method of calculating need for the Local Plan (the Local Plan is based on a monitoring year April to March) then the overall housing requirement is 12,429 dwellings from 2017 to 2028. Using the Local Plan requirements this is an undersupply against the Government's methodology for calculating housing need of only 153 dwellings.

6.3 Within the District, some 2,421 dwellings were completed between April 2013 and September 2017 and as of September 2017 there were 5,279 dwellings granted planning permission. In total some 7,700 dwellings are already accommodated to meet the housing need of the District. Land is identified within this Local Plan to deliver 4,012 additional dwellings. In addition to identified land, provision has been made for the delivery of some 2,516 dwellings through policies including the identification of town centre regeneration areas, development boundaries and core areas. This type of provision where housing sites have not been specified is called the windfall allowance. Taking into account the inclusion of the South Downs National Park OAHN[(22)], the methodology undertaken by the Council, the Local Plan time frame and the delivery of 14,228 dwellings within the Plan period then it is considered that the housing need of the District within the Plan period has been met.

6.4 A number of dwellings with planning consent are on large sites (over 100 dwellings) and result from the Core Strategy Local Plan. Although the Core Strategy Local Plan is superseded by this Plan the broad strategy remains valid and development boundaries

22 The South Downs National Park Authority are progressing a Local Plan with its own derived OAHN and housing requirement identified

have been drawn to incorporate these consented sites. Therefore these sites with planning consent are brought forward through this plan.

6.5 Economic studies have also shown that the previous supply of employment land has outstripped economic forecasts and predicted population growth. It is on the basis that economic growth is a priority for the Council that land will be allocated in order to ensure that future growth can reflect the previous economic requirements and not unduly hinder economic provision. In terms of retail, there is a modest need for comparison and convenience retail floorspace in identified locations across the District. Whilst most of this will be provided for within retail policies, provision for additional retail floorspace has been made.

Policy WLP 1

Provision for Homes and Jobs

Some 14,228 dwellings will be delivered between 2013 and 2028. Provision is made for 4,012 dwellings on allocated land including 189 dwellings on SHELAA sites[(23)].

Land is identified for the delivery of up to 22,500 net additional sq. metres of employment floorspace (B1/B2/B8) and 4,350 sq. metres net additional retail floorspace over the period 2015 to 2028.

Policy WLP 1 *Target(s):*

- A minimum of 14,228 dwellings delivered between 2013 and 2028
- A minimum of 22,500 sq. metres of net employment floorspace (B1/B2/B8) within the plan period
- A minimum of 4,350 sq. meters of net retail floorspace within the plan period

Policy WLP 1 *Indicator(s):*

- WLP 01 - Housing net completions
- WLP 02 - Employment floorspace completions (sq. metres) per annum
- WLP 03 - Retail floorspace completions (sq. metres) per annum

23 Please see Appendix 1 for relevant SHELAA Sites.

Provision for Gypsies, Travellers and Travelling Showpeople

6.6 Wealden District is home to a number of private and public Gypsy and Traveller sites and a site for Travelling Showpeople. Evidence base studies show that under the new definition for Gypsies and Travellers there is a requirement for 21 permanent pitches up to 2037. On an annualised basis the plan period requires 18 pitches. Although some 21 pitches have been allocated this provides flexibility to ensure that the requirement within the Plan period is met and delivered.

6.7 Although there is one site for Travelling Showpeople, Wealden District and East Sussex is not a well-known location for Travelling Showpeople sites. Based on the evidence, no allocations have been made, however a criteria based policy has been included in this plan in order to satisfy any need if it arises in the short term.

6.8 Sites can be made up of a number of pitches, although in Wealden District they tend to be formed of a smaller number of pitches and on average around 3 pitches for private provision. These smaller sites tend to be for small families and extended family groups on land owned by the family concerned. However, there are a number of public sites within the District that provide for greater numbers of pitches for family groups as well as individual pitch occupants.

Policy WLP 2

Gypsy and Traveller Provision

To help meet the identified need for Gypsies and Travellers within the District, up to 21 permanent pitches are allocated within the District.

Policy WLP 2 *Target(s):*

- A minimum of 21 additional permanent pitches to be provided by 2028

Policy WLP 2 *Indicator(s):*

- WLP 04 - Number of permanent pitches for Gypsies and Travellers delivered per annum

Strategic Principles of Development

6.9 The National Planning Policy Framework is based on the principle of achieving sustainable development. The social, economic and environmental components of sustainable development are described as:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy[(24)].

6.10 This Wealden Local Plan has regard to the need to achieve sustainable development and is based upon the principle that the economic, social and environmental role should not be undertaken in isolation because they are mutually dependent. In a District such as Wealden, where brownfield land is limited and greenfield land is in abundant supply, it means that it will be necessary to use greenfield sites to meet social and economic needs.

Development Boundaries

6.11 All sustainable settlements, as identified in the settlement hierarchy, are subject to development boundaries. This means that the principle of development within these boundaries is acceptable subject to other policies contained within this plan. The development boundaries have been carefully considered taking into account a number of factors including landscape studies, open space and greenspace provision, physical boundaries, committed and proposed growth and rural/countryside policies contained within the National Planning Policy Framework. Development within these boundaries is considered to be generally acceptable, regardless of scale, subject to other policies within the Plan.

24 National Planning Policy Framework, paragraph 7

Policy WLP 3

Development Boundaries

Development boundaries are identified for the settlements of: Hailsham, Polegate and Willingdon, Stone Cross, Westham, Herstmonceux, Ninfield, Horam, East Hoathly, Heathfield, Uckfield, Buxted, Mayfield, Crowborough, Rotherfield, Groombridge, Hartfield, Forest Row, and Wadhurst.

Within development boundaries the principle of development is acceptable, subject to other policies contained within the development plan including Policy AF1.

Policy WLP 3 *Target(s):*

- That the majority of new development takes place within development boundaries as listed in WLP3

Policy WLP 3 *Indicator(s):*

- WLP 05 - Net number of residential dwelling completions within development boundaries as listed in WLP3

Policy WLP 4

Outside of Development Boundaries

Outside of development boundaries development is deemed unsustainable, and not supported, unless it accords with specific policies in the development plan.

Policy WLP 4 *Target(s):*

- That at least 90% of new net dwelling completions come forward from within the development boundaries of the District or from Wealden Local Plan allocations

Policy WLP 4 *Indicator(s):*

- WLP 06 - Net number of residential dwelling completions outside of development boundaries (excluding allocations) per annum

Core Areas

6.12 In accordance with the National Planning Policy Framework, growth potential has been identified in smaller and unsustainable settlements. These settlements, which have a capacity for up to 50 dwellings, have been provided with a Core Area and associated policies (Policy WLP7 and Policy RAS1). The policy contained within Policy RAS1 has a settlement capacity for growth and a method for distributing that growth. In essence it permits organic, small scale, small dwellings up to the settlement capacity. Owing to air quality issues concerning Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site, the settlement may not reach its settlement capacity if it has not been provided with a windfall allowance. The windfall allowance which allows for some small scale growth for some, but not all, Core Areas is identified at Policy WLP7 and RAS1. The windfall allowance will be able to be delivered, subject to mitigation identified in Policy AF2.

6.13 There is a difference in the way in which development boundaries and Core Areas have been defined. Development boundaries capture a large urban area and in many cases the boundary is greater than the urban area to encompass allocations or to provide flexibility for large scale windfalls. Core Areas identify the heart of the settlement to ensure that development is delivered in close proximity to the centre whilst allowing for organic growth within and adjacent to the Core Area. This is particularity important because Policy RAS 1 seeks to prevent clustering and large scale housing developments that you would normally find within development boundaries.

6.14 Core Areas are identified for the settlements of: Arlington, Balls Green, Bells Yew Green, Berwick Station, Blackboys, Boreham Street, Broad Oak, Chelwood Common, Chiddingly, Cross in Hand, Danehill, Five Ash Down, Five Ashes, Framfield, Frant, Hadlow Down, Halland, Hankham, Hellingly, High Hurstwood, Isfield, Laughton, Lower Horsebridge, Magham Down, Maresfield, Mark Cross, Maynards Green, Muddles Green, Pevensey, Punnetts Town, Ripe, Chalvington, Rushlake Green, Town Row, Upper Dicker and Windmill Hill.

Policy WLP 5

Core Areas

Within and adjacent to Core Areas, limited, small scale, scattered development may be acceptable subject to other policies contained within the development plan and in particular Policies WLP7, AF1, AF2 and RAS1.

Policy WLP 5 *Target(s):*

- That appropriate new development takes place within or adjacent Core Areas as listed in Policy RAS1

Policy WLP 5 *Indicator(s):*

- WLP 07 - Net number of residential dwelling completions within and adjacent to Core Areas as listed in Policy RAS1

Dwellings within the countryside

6.15 To enable development to come forward that is not in conformity with Policies WLP3 and WLP5, single dwellings within the countryside will be supported subject to compliance with other policies within the development plan and in particular RAS2. Where this type of development is supported by Policies AF1 and AF2 it is identified in Policy WLP7 and its location is described by Middle Super Output Area (MSOA).

Windfall development

6.16 Windfall sites are development sites which are not included as allocations or SHELAA sites identified within this Plan as part of the housing land supply, but which subsequently become available for housing development. Whilst windfalls are not planned, they are an expected type of development and, as such, contribute towards development provision in Wealden.

6.17 Owing to the transport modelling and the associated Habitats Regulations Assessment regarding air quality, the amount of windfall residential development proposed within this Plan is presented in Middle Super Output Areas (MSOA) as identified in Policy WLP7.

Neighbourhood Development Plans

6.18 Within the District there are a number of Parish Councils progressing or considering to undertake a Neighbourhood Development Plan. Where a windfall allowance has been identified for a settlement or area within a Parish there is an opportunity for the Neighbourhood Plan to plan for that growth. However, owing to the need to maintain a 5 year housing land and the plan period this opportunity has been limited to those areas with a windfall development allowance of 50 dwellings or less.

6.19 The settlements that are eligible to plan for the windfall development allowance may require to allocate outside of the development boundary or Core Area. This would conform with the provisions of the Plan owing to the small scale nature of the numbers

involved, as long as the allocation takes into account the strategic aims and objectives of the Wealden Local Plan.

Policy WLP 6

Neighbourhood Development Plans

Where a windfall development allowance has been identified in Policy WLP7 to be less than 50 dwellings this could be delivered through a Neighbourhood development Plan. In order to secure this allowance for a Neighbourhood Development Plan it will be necessary for the relevant body to enter into a Memorandum of Understanding with Wealden District Council within six months of the date of the adoption of the development plan.

The Neighbourhood Development Plan may allocate outside a development boundary or a Core Area, subject to adherence to the strategic aims and objectives contained within the Wealden Local Plan.

Policy WLP 6 *Target(s):*

- That windfall development allowances of 50 dwellings or less are secured for delivery through a Neighbourhood Development Plan within 6 months of the adoption of the Wealden Local Plan via a Memorandum of Understanding

Policy WLP 6 *Indicator(s):*

- WLP 08 - (%) of Parishes with Neighbourhood Development Plan Areas designated within the plan period
- WLP 09 - Net number of residential dwellings secured through Neighbourhood Development Plans

Distribution of Homes

6.20 This plan identifies growth in a number of ways. It allocates land for development which is land that the Council planned for and has certainty regarding delivery. It forms part of the housing and employment land requirements. This land is generally contained within development boundaries and deemed to be suitable for development.

6.21 We have also specifically identified smaller residential sites. These sites are suitable sites that have been submitted in the Strategic Housing Employment Land Availability

Assessment (SHELAA) and the landowners have identified that these sites are able to be delivered.

6.22 The broad distribution of land to be allocated for housing development to meet the requirements of Policy WLP1 is guided by the strategic objectives and our settlement hierarchy. Our strategy seeks to concentrate growth within and around urban areas, and in particular Hailsham, Hellingly, Polegate and Willingdon and Stone Cross. Within the rural areas there is a wide variety of settlements some of which are assessed as suitable to accommodate some further housing development in an appropriate manner.

6.23 Appendix 2 sets out the housing requirement for the District between 2013 and 2028 which outlines the requirement on a Parish basis and includes information on completions and commitments up to September 2017, the housing allocations and SHELAA sites identified within the development plan and windfall allowance.

6.24 WLP7 identifies the number of dwellings allocated or identified as a SHELAA site and it also provides the windfall allowance in each Middle Super Output Area (MSOA). The distribution within the MSOA is also identified in the table within Policy WLP7. These dwelling numbers are in addition to those granted planning permission after 30th September 2017.

Policy WLP 7

Distribution of Homes

Housing development will be delivered within the following areas up to the amount identified [25].

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Hartfield	Wealden 001 North		33	Within Hartfield Development Boundary and policy compliant new dwellings in the countryside
Forest Row	Wealden 001 South		11	Within Forest Row Development Boundary

25 The allocations, SHELAA sites, windfall allowance and distribution identified in the table constitutes 'identified development' for the purposes of Policy AF1 Air Quality and Wealden Local Plan Growth.
27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Uckfield	Wealden 012		100	Within relevant part of Uckfield Development Boundary
Polegate	Wealden 019	105	87	Within relevant part of Polegate Development Boundary
Frant	Wealden 002 North East		15	Frant Core Area and policy compliant new dwellings in the countryside
Withyham	Wealden 002 North West		28	Within Groombridge Development Boundary and policy compliant new dwellings in the countryside
Withyham	Wealden 002 North West		5	Balls Green Core Area and policy compliant new dwellings in the countryside
Rotherfield	Wealden 002 South		10	Town Row Core Area and policy compliant new dwellings in the countryside
Rotherfield	Wealden 002 South		5	Mark Cross Core Area and policy compliant new dwellings in the countryside

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Westham	Wealden 020	833	57	Within Stone Cross Development Boundary and policy compliant new dwellings in the countryside
Westham	Wealden 020	0	20	Hankham Core Area and policy compliant new dwellings in the countryside
Willingdon	Wealden 021	0	46	Within Development Boundary (in Willingdon)
Crowborough	Wealden 003		136	Within Crowborough Development Boundary
Crowborough	Wealden 004		121	Identified for Crowborough Town Centre
Wadhurst	Wealden 005 North East	91	59	Within Wadhurst Development Boundary and policy compliant new dwellings in the countryside
Mayfield	Wealden 005 South West	50	19	Within Mayfield Development Boundary and policy compliant new dwellings in the countryside

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Crowborough	Wealden 006		103	Within Crowborough Development boundary and policy compliant new dwellings in the countryside
Maresfield	Wealden 007 Central		4	Policy compliant new dwellings in the countryside
Hartfield	Wealden 007 East		15	Within Hartfield Development Boundary and policy compliant new dwellings in the countryside
Danehill	Wealden 007 West		21	Danehill Core Area and policy compliant new dwellings in the countryside
Danehill	Wealden 007 West		5	Chelwood Common Core Area and policy compliant new dwellings in the countryside
Buxted	Wealden 008 North		26	Within Buxted Development Boundary and policy compliant new dwellings in the countryside
Hadlow Down	Wealden 008 North		10	Within Hadlow Down Core Area Development and policy compliant

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
				new dwellings in the countryside
Rotherfield	Wealden 008 North		15	Within Rotherfield Development Boundary and policy compliant new dwellings in the countryside
Framfield	Wealden 008 South		20	Framfield Core Area
Framfield	Wealden 008 South		20	Blackboys Core Area
Framfield/Heathfield and Waldron	Wealden 008 South		8	Policy compliant dwellings within the countryside
Uckfield	Wealden 009		70	Identified for Uckfield Town Centre
Heathfield and Waldron	Wealden 010	113	125	Within relevant part of Heathfield Development Boundary
Heathfield and Waldron	Wealden 011 North	20	100	Broad Oak Core Area (50) Punnetts Town Core Area (40) and 10 within relevant part of Heathfield Development Boundary and policy compliant new dwellings in the countryside

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Horam	Wealden 011 South	324	137	Within Horam Development Boundary and policy compliant new dwellings in the countryside
Isfield	Wealden 013 Central	0	29	Isfield Core Area policy compliant new dwellings in the countryside
Maresfield	Wealden 013 North	0	33	Maresfield Core Area
East Hoathly with Halland	Wealden 013 South	0	48	Within East Hoathly Development Boundary and policy compliant new dwellings in the countryside
Herstmonceux	Wealden 014 North	0	40	Within Herstmonceux Development Boundary and policy compliant new dwellings in the countryside
Herstmonceux	Wealden 014 North	0	20	Windmill Hill Core Area and policy compliant new dwellings in the countryside
Warbleton	Wealden 014 North	0	10	Rushlake Green Core Area and policy compliant new dwellings in the countryside

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Ninfield	Wealden 014 South	123	2	Within Ninfield Development Boundary and policy compliant new dwellings in the countryside
Hailsham	Wealden 015	255	300	Identified for Hailsham Town Centre
Hailsham	Wealden 016		264	Within Hailsham Development Boundary
Hailsham	Wealden 017	918	157	Within Hailsham Development Boundary
Arlington	Wealden 018 Central		5	Arlington Core Area and policy compliant new dwellings in the countryside
Arlington	Wealden 018 Central	0	25	Upper Dicker Core Area
Berwick	Wealden 018 Central	33	50	Berwick Station Core Area
Berwick/Arlington/Chalvington with Ripe / Selmeston	Wealden 018 Central		7	Policy compliant new dwellings in the countryside
Chalvington with Ripe	Wealden 018 Central		15	Chalvington and Ripe Core Areas and policy compliant new dwellings in the countryside

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Parish	Middle Super Output Area	Total Allocations and SHELAA sites[26]	Windfall Allowance from [27]	Windfall Allowance distribution
Hailsham / Hellingly	Wealden 018 North	1147	80	Lower Horsebridge (25) Core Area, within Hailsham Development Boundary and policy compliant new dwellings in the countryside
	Total	**4012**	**2516**	

** The 33 dwellings at Berwick Station include only the site area as identified in the location plan (314/01/P1) as part of planning application WD/2016/1659 which is contained within the larger SHELAA site reference 822/1780.*

Policy WLP 7 *Target(s):*

- See table above contained in Policy WLP 7 that gives breakdown of housing targets by Parish within the District

Policy WLP 7 *Indicator(s):*

- WLP 010 - Net housing completions per annum by Parish (cumulative)

27 1st October 2017
26 from 1st October 2017 unless indicated in Policy

Figure 2 : Middle Super Output Areas (MSOA)



Distribution of Employment Land

6.25 Although economic development will take place across the District, certain areas will be identified for specific growth including employment land and retail development. The location of development is intrinsically linked to the spatial strategy and the general locations of growth and change. By linking this growth with population change it is deemed to be inherently sustainable. Overall by increasing employment provision it has a positive impact on transport movements by reducing the need to travel with some benefits to Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site. Therefore, if the extent of employment floorspace were to reduce this could result in a negative impact through out commuting to access jobs. In order to support the future development of smaller scale employment land in other location across the District, an additional policy identifying a maximum provision of employment floorspace by Middle Super Output Areas has been provided in a subsequent policy to this Plan.

Policy WLP 8

Employment Land

Land is allocated for 22,500 square metres of office, industrial and warehousing floorspace (B1, B2 and B8) in the A22 employment corridor site. Particular regard must be made to delivering small flexible units to meet the need of small and medium enterprises.

Policy WLP 8 *Target(s):*

- 22,500 sq. metres of employment land (B1/B2/B8) delivered in the A22 employment corridor site by 2028

Policy WLP 8 *Indicator(s):*

- WLP 011 - Extant planning permissions on allocated sites
- WLP 012 - Employment floorspace completions (sq. m) on allocated sites

Provision of Jobs

6.26 The growth identified within the Wealden Local Plan includes job provision across the District, in addition to that identified on land within the South Wealden Growth Area.

This job provision relates directly to traffic movements across Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site affected roads and forms part of the headroom of development contained within this Plan. This employment windfall allowance is expressed in job numbers and equivalent mixed B Class floorspace. These windfall job numbers are based on 2014 data and will change as completions take place, planning permissions are granted or circumstances change. These will be monitored, updated and used for determining windfall planning applications for employment use.

6.27 Employment across the District and within the region has the potential to have an impact on commuting flows and if our neighbours job provision becomes unbalanced there may be changes to traffic flows which may impact the designated sites. It is for this reason that this supply of employment land is important in terms of mitigating the impact of air pollution.

Policy WLP 9

Provision of Jobs

Employment provision will be supported up to the maximum capacity for each area, as modified through continuous monitoring of planning applications. This provision includes floorspace identified within the South Wealden Growth Area Employment Sector. The headroom for growth will be closely monitored on a case by case basis and will be implemented in accordance with Policy AF1 and AF2.

Middle Super Output Area	General Area (settlements)*	Jobs Growth (April 2014-2028)	Maximum Capacity Mixed B Use Floorspace Equivalent (Sq. m)
Wealden 001 South	Forest Row	75	3,375
Wealden 001 North	Hartfield	75	3,375
Wealden 002 North East	Frant	55	2,481
Wealden 002 South	Rotherfield	55	2,481
Wealden 002 North West	Groombridge	55	2,481
Wealden 003	North Crowborough	92	4,145
Wealden 004	West Crowborough	189	8,523
Wealden 005 North East	Wadhurst	67	2,994

Middle Super Output Area	General Area (settlements)*	Jobs Growth (April 2014-2028)	Maximum Capacity Mixed B Use Floorspace Equivalent (Sq. m)
Wealden 005 South West	Mayfield	67	2,994
Wealden 006	East Crowborough	160	7,187
Wealden 007 Central	Nutley	46	2,049
Wealden 007 West	Danehill	46	2,049
Wealden 007 East	Duddleswell	46	2,049
Wealden 008 North	Buxted & Hadlow Down	89	4,014
Wealden 008 South	Framfield & Waldron	89	4,014
Wealden 009	North Uckfield	276	12,424
Wealden 010	Heathfield	164	7,381
Wealden 011 South	Horam	64	2,894
Wealden 011 North	Broad Oak	64	2,894
Wealden 012	South Uckfield	398	17,896
Wealden 013 North	Maresfield	521	23,438
Wealden 013 Central	Little Horsted & Isfield	50	2,255
Wealden 013 South	East Hoathly	50	2,255
Wealden 014 North	Herstmonceux	58	2,627
Wealden 014 South	Ninfield	58	2,627
Wealden 015	East Hailsham	196	8,813
Wealden 016	Central and South West Hailsham	137	6,169
Wealden 017	South East Hailsham	67	3.014
Wealden 018 North	Hellingly & North Hailsham	883	39,753

Middle Super Output Area	General Area (settlements)*	Jobs Growth (April 2014-2028)	Maximum Capacity Mixed B Use Floorspace Equivalent (Sq. m)
Wealden 018 Central	Berwick & Alfriston	79	3,559
Wealden 019	Polegate	128	5,777
Wealden 020	Stone Cross & Pevensey	389	17,506
Wealden 021	Willingdon	75	3,378
		TOTAL	**215,312**

*For description purposes only. Please refer to Figure 2 above (Middle Super Output Areas)

6.28 Appendix 3 - List of Employment Sites Committed or Completed, provides a summary of the employment sites (B Use Class) that have come forward for development since 2014, categorised by windfall and identified sites. The amount of development in each Middle Super Output Area will be monitored to ensure that development is only permitted up to the capacity set for each area.

Policy WLP 9 *Target(s):*

- See table above contained in Policy WLP 9 that gives a breakdown of employment targets by each individual MSOA

Policy WLP 9 *Indicator(s):*

- WLP 013 - Amount of employment floorspace completions (sq. m) within each individual MSOA for each monitoring year

Brownfield Land

6.29 The National Planning Policy Framework defines previously developed land as land occupied by a permanent structure and any fixed surface infrastructure. Where possible and suitable the Council will encourage re-development and intensification of brownfield land. This is intrinsically linked to development boundary policies which promote growth and change within built up areas as opposed to the unconstrained use of greenfield land outside of boundaries. There is typically a limited legacy of redundant brownfield land within the District.

6.30 There may be circumstances where brownfield land outside of development boundaries may be suitable for development. In this regard, the Council maintains a register of suitable brownfield land in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Policy WLP 10

Brownfield Land

Development of suitable brownfield land will be supported subject to the protection of residential amenities, design and environmental protection policies contained within this Plan (including Policy AF1). In order for the location to be suitable, the site should be within or adjoining the built up area of a settlement identified within the settlement hierarchy, including adjoining the Development Boundary/Core Area, and be accessible by means of a public footpath to a sustainable settlement, a local or neighbourhood settlement. Subject to Policy AF1, development on brownfield land counts towards, and can exceed, the settlement capacity outlined in Core Area Policy RAS 1.

Policy WLP 10 *Target(s):*

- That all suitable brownfield land identified within the SHELAA and Brownfield Register are brought forward forward during the plan period (subject to Policy AF 1)

Policy WLP 10 *Indicator(s):*

- WLP 014 - Gross number of housing completions on PDL (and %)
- WLP 015 - Gross number of new employment floorspace on PDL (and %)
- WLP 016 - Total number of dwellings considered suitable on Part 2 of the Brownfield Register

Housing Delivery

6.31 The Plan seeks to deliver the maximum amount of growth possible whilst limiting its impact upon land designated for its ecological significance. Although it is considered that overall 14,228 homes is deliverable, the 5 year housing land supply must be set out with either a 5% or 20% allowance on top of the annual requirement. The National Planning Policy Framework suggests that this 20% can be realised from sites to be delivered at the end of the planning period.

Policy WLP 11

Release of Land

The preference is that development is permitted on allocated sites or SHELAA sites identified in this Plan. In circumstances where planning permission has not been granted on sites allocated within this Plan within 3 years from the date of adoption then they will be re-assessed as part of the review of the Local Plan. In circumstances where an extension of time is sought to implement a planning consent or the consent lapses then it will need to be shown that there is not an impediment to delivery that will prevent the site being delivered within the plan period or the 5 year housing land supply if the supply is below 5 years.

Policy WLP 11 *Target(s):*

- That each allocated site or SHELAA site has obtained planning permission within 3 years of the adoption of the Wealden Local Plan

Policy WLP 11 *Indicator(s):*

- WLP 017 - The net number of dwellings approved (cumulative) on allocated or identified SHELAA sites contained within the Wealden Local Plan

Housing Trajectory and Monitoring

6.32 The following housing trajectory sets out the housing (net) completions [28] in Wealden District from 1st April 2013 to 30th September 2017 and the Council's projected forecast of future housing delivery until the end of the 2027/28 monitoring period. This will be kept under review and the Council's Authority Monitoring Reports (AMR) will update the housing trajectory as necessary (and at least annually) to demonstrate the progress

28 excluding those sites located within South Downs National Park (SDNP)

made towards meeting the new 'stepped' housing target as obligated under the Town and Country Planning (Local Planning) Regulations 2012 (Regulation 34).

6.33 The 'stepped' housing trajectory illustrated below shows the changes in housing delivery performance that will be required over the plan period to the 2027/28 to ensure that sufficient housing is provided to meet the minimum housing target for Wealden Local Plan of 14,228 dwellings between 1st April 2013 and 31st March 2028. It is noted that the Wealden Local Plan does provide for potentially further growth within the District, such as in Core Areas, but that this growth would only happen if it can be achieved with reference to Policy AF1 of the Wealden Local Plan, so it is not likely that further growth will be substantial in nature. The housing trajectory illustrates in dark green the 'known' net housing completions for the monitoring periods 2013-14 to 2016-17 (excluding South Downs National Park completions), whilst the remaining years (in a lighter green) have been projected to take account of current commitments (i.e. those sites with planning permission), housing allocations within this Plan, identified SHELAA sites within this Plan and the windfall allowance. The Objectively Assessed Housing Need (OAHN) for the Wealden District, as described in the Council's Housing Background Paper is 14,250 net dwellings over the Plan period, or 950 net dwellings per annum (dpa) over the Plan period. This will be met through a 'stepped' housing trajectory where the Plan will deliver an average of 750 (net) dpa between 2013/14 until the end of the 2020/21 monitoring period. Thereafter, an average of 1,179 (net) dpa will be delivered between 2021/22 and 2027/28 monitoring periods. This reflects the limited ability of the Council to grant planning permissions for residential development in recent years owing to the potential impact(s) upon the relevant European Sites considered by this Plan.

6.34 Further information for both the five year housing land supply calculation and individual site projections over the Plan period (for sites of six net dwellings or above) is provided within the Council's Housing Background Paper and will be updated at least annually within the Council's AMR. It should be noted that Wealden District Council did adopt its Core Strategy in February 2013, just prior to the start of this housing trajectory period; this included an lower annualised housing target of 450 (net) dwellings per annum. As is illustrated in Figure 3 below, the following 4 years from 2013-14 to 2016-17 monitoring period shows the quantum of housing being delivered above the previously adopted annualised housing target.

Figure 3 : Wealden Local Plan Housing Trajectory



Policy WLP 12

Managing the Delivery of Housing Land

The District has a minimum housing target for Wealden Local Plan of 14,228 dwellings between 1st April 2013 and 31st March 2028 and this will be met through a 'stepped' housing trajectory as illustrated above. The release of land for housing will be managed so that it will deliver the level and broad distribution of development set out in Policy WLP 7. The Plan will deliver an average of 750 (net) dwellings per annum (dpa) until the end of the 2020/21 monitoring period. Thereafter, an average of 1,179 (net) dpa will be delivered between 2021/22 and 2027/28.

The Five Year Housing Land Supply calculation for the Wealden Local Plan will be based upon this 'stepped' housing trajectory and will be calculated from 30th September 2017 onwards. This will be continually monitored through the production of the Council's Authority Monitoring Report.

The release of land will be dependent on the timely provision of infrastructure necessary to deliver housing, including transport improvements in the South Wealden Growth Area (SWGA), improvements to the Hailsham North and Hailsham South

Waste Water Treatment Works, and Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site mitigation measures. The adequacy of housing land supply will be assessed regularly through reviews of the Strategic Housing and Economic Land Availability Assessment, the Infrastructure Delivery Plan, and associated Infrastructure Road Map and the Council's Authority Monitoring Report.

Policy WLP 12 *Target(s):*

- To meet the Wealden Local Plan's overall housing requirement of 14,228 (net) dwellings within the Plan period
- To maintain a 5 year housing land supply position throughout the Plan period

Policy WLP 12 *Indicator(s):*

- WLP 018 - Five Year Housing Land Supply Position
- WLP 019 - The deficit below or surplus above the housing target each monitoring year
- WLP 020 - Net housing completions per annum

Review of the Local Plan

6.35 There are a number of significant and serious constraints that impact upon growth within Wealden District. These include the waste water discharge capacity at Hailsham North and Hailsham South Waste Water Treatment Works as well as similar constraints at smaller treatment works serving Herstmonceux and Ninfield. The capacity at all of these works must be closely monitored and development, which connects to these works, phased to ensure that the Council does not consent to the damage of the Pevensey Levels SAC and Ramsar Site.

6.36 In addition to this, developments identified in this Plan must also be in line with the transport improvements required in the South Wealden Growth Area. It is considered that significant investment is required in order to allow the growth and it is necessary that development is progressed to maximise growth whilst ensuring the delivery of this critical infrastructure.

6.37 The potential for nitrogen deposition and other traffic enabled pollutants on the Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site from planned development must also be taken into consideration in the Plan and the necessary mitigation measures provided. Therefore, it is considered necessary to identify

when there may be a requirement in the future to review the plan in order to allow for flexibility.

Policy WLP 13

Review of the Wealden Local Plan

The following scenarios will require a review, in part or in whole, of the Local Plan:

a) The solution to the Hailsham North and Hailsham South is not delivered by 2022; or

b) The delivery of the South Wealden Growth Area not in line with the housing trajectory; or

c) The continuous review of nitrogen deposition and other relevant pollutants on Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site allows more growth or restricts growth further; or

d) The mitigation measures for Ashdown Forest SAC, Lewes Downs SAC, and Pevensey Levels SAC and Ramsar Site are not effective; or

e) The need for a comprehensive off line A27 solution between Lewes and Polegate is considered necessary to be delivered within the plan period.

Policy WLP 13 *Target(s):*

- That a solution is found for the Hailsham North and Hailsham South Wastewater Treatment Works and is delivered by 2022
- That the delivery of development within the SWGA (particularly housing) is consistent with the housing trajectory (see Policy WLP 12)

Policy WLP 13 *Indicator(s):*

- WLP 021 - Progression in relation to the delivery of a solution to the Hailsham North and Hailsham South Wastewater Treatment Works
- WLP 022 - The net number of dwellings delivered within the SWGA each monitoring year (cumulative)

6 Strategic Growth Policies

7 Infrastructure

7.1 The provision of infrastructure that will make development acceptable is an important component of the Plan. There are a number of local infrastructure requirements associated with growth but also a number of key strategic infrastructure requirements including: education provision; environmental mitigation; strategic transport measures; medical facilities; water infrastructure; and waste water infrastructure. Wealden District Council does not generally deliver infrastructure but works with infrastructure providers and commissioners to achieve funding and enable the delivery of necessary infrastructure.

Policy INF 1

Effective Provision of Infrastructure

The release of land for development will be conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by the proposed development. Where development would create the need to provide additional or improved facilities, services and infrastructure to mitigate its impact, a programme of delivery must be agreed with the relevant infrastructure providers which will ensure that these improvements are provided at the time they are needed. This may involve coordinating contributions from the development with other investment streams. This approach will ensure that the necessary improvements can be completed in a timely manner to support growth.

Arrangements for the provision or improvement of infrastructure to the required standard will be secured by planning agreement/ obligation, or by condition attached to the planning consent or by any other appropriate mechanism.

The Council will utilise Section 106 and Community Infrastructure Levy to help fund infrastructure and will work with infrastructure providers to help secure other sources of funding. In addition, the Council has set up an infrastructure fund to assist in forward funding infrastructure where the needs arise and the project is deemed critical to the community. The Council will work with Parish and Town Councils with regards to the use of Community Infrastructure Levy to help fund infrastructure required to support growth.

The adequacy of infrastructure provision in Wealden will be the subject of regular review with infrastructure providers as part of the Infrastructure Delivery Plan and associated Infrastructure Road Map. This will include: health commissioners; transport providers; utility companies including water and waste water providers; and education providers and will be reported as part of the Local Plan monitoring arrangements in the Council's Authority Monitoring Report.

Policy INF 1 *Target(s):*

- All major development proposals are accompanied with required infrastructure

Policy INF 1 *Indicator(s):*

- INF 01 - Infrastructure Delivery Plan
- INF 02 - Infrastructure Road Map
- INF 03 - Section 106 and CIL contributions spent on infrastructure during each monitoring period

Policy INF 2

Infrastructure Development

There is a presumption against the loss of infrastructure unless it can be proven that the infrastructure is obsolete, there is no demand, it is not commercially viable or it cannot be replaced by a suitable alternative. For the purposes of this policy, infrastructure includes land and buildings for education purposes, medical facilities, community halls, leisure and recreation facilities including play pitches and allotments.

The presumption is that new infrastructure will be allowed in development boundaries subject to other policies in the plan, particularly regarding landscape and ecology including Policy AF1. New infrastructure will not generally be allowed outside of development boundaries unless:

- Proposals are contained within the categories of open space, leisure and recreation, green infrastructure, sustainable urban drainage systems and burial grounds, and the buildings associated with the development are less than 1% of the overall site area; or
- Proposals include new roads and other transport infrastructure, water provision infrastructure[(29)], and flood defences; or
- It facilitates the enhanced provision of broadband/ mobile technology; or

29 Waste water provision is dealt with by East Sussex County Council as Waste Planning Authority

- It conforms with national and development plan policies concerning renewable and other energy sources; or
- It forms an extension to existing infrastructure; or
- The need for the infrastructure within the District in a rural location can be justified; and
- Other policies within the Development Plan including Policy AF1 are met.

Policy INF 2 *Target(s):*

- To ensure that existing infrastructure is retained, such as land and buildings for education purposes, medical facilities, community halls, leisure and recreation facilities, including playing pitches

Policy INF 2 *Indicator(s):*

- INF 04 - (%) of residents in Wealden District who can reach a GP Surgery within 30 minutes by modes of transport
- INF 05 - (%) of residents in Wealden District who can reach a secondary school within 30 minutes by modes of transport

Transport

7.2 Wealden is largely a rural District, but with a range of key settlements including the towns of Hailsham, Crowborough and Uckfield, along with a number of significant centres, villages and hamlets which are dispersed across the District. These settlements each play a role in serving their local populations, which results in a dependency on a range of transport choices.

7.3 Whilst Wealden District is not dominated by one settlement, this is likely to change with the growth concentrated in the south of the District, particularly around Hailsham. Therefore, the provision of significant strategic transport infrastructure will be instrumental in the release of land to support development. This will need to be complemented by the integration of local transport improvements that support a step change in the use of public transport, walking and cycling.

7.4 The transport strategy in the District is underpinned by East Sussex County Council Local Transport Plan (LTP) 2011-2026. The vision of the Local Transport Plan is to:

Make East Sussex a prosperous county where effective, well managed transport infrastructure and improved travel choices help businesses to thrive and deliver better access to jobs and services, safer, healthier, sustainable and inclusive communities and a high quality environment.

7.5 To help deliver this vision a set of high level objectives have been developed, of which the two key objectives are to: improve economic competitiveness and growth, and improve safety, health and security. The other objectives include: tackling climate change; improving accessibility and enhance social inclusion, and; improving quality of life.

7.6 Within East Sussex County Council LTP 2011 – 2026, the county is divided up into a number of specific geographic areas to outline the approach and where improvements will be focused. Wealden District is split into three areas with South Wealden included alongside Eastbourne as a key County Council growth corridor, Uckfield as a separate area and the north of Wealden included alongside north Lewes District.

Transport Approach for Eastbourne & South Wealden

7.7 Eastbourne and South Wealden are one of East Sussex County Councils key growth corridors, as identified by the South East Local Enterprise Partnership (SELEP), and this includes the areas of Eastbourne, Hailsham, Willingdon, Stone Cross, Westham, Pevensey and Pevensey Bay. The key aim of the transport approach for this area is to '*facilitate housing growth, create a more diverse and integrated economy, protect the local environment, enhance social provision and create sustainable communities*'.

7.8 The priority issue is to improve connectivity and capacity both within the area, and between it and the rest of the South East. The current lack of good strategic connections is seen as inhibiting development and improvements to the strategic road network would help create economic growth. Integration of housing, employment and social facilities is key in order to reduce the need to travel and to enable sustainable travel choices to be made.

7.9 This is particularly evident with the constraints of the A27 corridor between Lewes and Polegate. This key strategic route provides connectivity to Wealden from the A23/M23 corridor, Gatwick Airport and London, but it is currently not fit for purpose for carrying long distance strategic traffic, or providing journey time reliability. This is due to a lack of investment, which is inhibiting growth in Wealden District in terms of the impact which it is having in the efficient movement of people and goods. The Highways England Roads Investment Strategy identified £75m towards small scale improvements to the A27 east of Lewes for delivery by 2021. However there are still strong aspirations for a more comprehensive off-line solution to the A27 between Lewes and Polegate, which Wealden District Council and East Sussex County Council and other key local stakeholders support.

7.10 There is also local congestion on key sections of the network; these junctions are under stress from current traffic levels, which add to the area's local and strategic

connectivity problems. Further pressure from the growth will exacerbate this stress on various strategic and local junctions across the network of the District. Improvements to rail will also form a key element of providing an integrated transport package for the area, with the aspiration of the provision of a new Parkway Rail Station, west of Polegate. This station, or alternative improved parking at Polegate Train Station is supported as mitigation for traffic related impacts at Ashdown Forest SAC and Lewes Downs SAC.

7.11 Alongside the strategic transport improvements, the delivery of local transport infrastructure to support a 'step change' in the use of public transport, walking and cycling will be necessary. This will provide the opportunity to embed behaviour change in the Wealden area towards sustainable transport choices for everyday journeys, which are cheaper, healthier and cleaner, contributing to increasing active travel and improving local air quality and reducing carbon emissions. These types of schemes can also form part of mitigation for traffic related impacts at Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site.

Transport Approach for Uckfield

7.12 For Uckfield the focus is on managing the capacity of the highway network in the town centre, and the issues that this causes from an increase in traffic from new development. To accommodate the impact of residential development in the town and adjacent settlements, improvements are already being made to Uckfield town centre. Further improvements to improve access for pedestrians, cyclists and public transport users from residential areas to the town centre and other key trip attractors in the town will be essential and will maximise the investment of the existing town centre improvements.

Transport Approach for North Wealden

7.13 North Wealden is predominately rural with dispersed villages and hamlets, but includes the larger market towns of Heathfield and Crowborough. The main focus for this area is around improving resident's ability to access the locations they need to get to for jobs, health and education services and other facilities. Therefore, improvements need to focus on providing local integrated sustainable travel options, including public transport access on key corridors for both bus and rail, alongside the provision for walking and cycling to access key centres.

Strategic Transport Infrastructure

7.14 In order to accommodate the levels of growth proposed there needs to be significant strategic transport improvements. These will be critical in supporting growth and increasing the performance of the local economy. In particular, a large proportion of development is dependent on the delivery of improvements to the A27 and the A22. The delivery of the strategic highway improvements are dependent on the ability to secure substantial external funding. The Council will work with key local stakeholders, strategic transport providers and applicants to enable the funding and delivery of the strategic road and rail infrastructure at the earliest opportunity.

7.15 The critical transport infrastructure required to accommodate the levels of growth proposed in the South Wealden Growth Area is contained within Chapter 13.

Policy INF 3

Transport Infrastructure

The Council will work with key local stakeholders, strategic transport providers and applicants to enable the funding and delivery of the strategic road and rail infrastructure at the earliest opportunity including:

a) Road and rail improvements required to deliver growth in the South Wealden Growth Area;

b) Improving existing and delivering new bus routes and infrastructure, including:

- Bus priority measures;
- Passenger facilities – bus stop infrastructure and real time passenger Information; and
- Establishment of a Quality Bus Partnership;

c) Enhancing existing and delivering a new strategic cycle infrastructure network, to improve accessibility between settlements to key local services, including employment, education, health, shopping and leisure, alongside integration with other transport modes, i.e. rail;

d) Improving the pedestrian environment by delivering safer walking routes to support connectivity between new developments and key local services, including employment, education, health, shopping and leisure, alongside integrating with other transport modes, i.e. bus and rail;

e) Delivering highway improvements to relieve local congestion and accommodate the needs of pedestrians, cyclists and public transport users;

f) Any necessary traffic calming measures and safe pedestrian crossings;

g) Provision for electric vehicle charging infrastructure in town and village centres and relevant public spaces. These measures may also form part of the mitigation measures for Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site; and

h) Promote and enable the adoption of 'smarter choices measures' including travel plans for work places and schools, car clubs, car sharing, wheels 2 work and cycle hire. These measures may also form part of mitigation measures for Ashdown Forest SAC, Lewes Downs SAC and Pevensey Levels SAC and Ramsar Site.

Delivery

The preference is that small scale off-site improvements to relieve local congestion and accommodate the needs of pedestrians, cycling and public transport uses and any necessary traffic calming and safe pedestrian crossings are delivered through Section 278 or are subject to development contributions through Section 106.

Future Studies

Studies will be undertaken to assess the impact of the proposed growth on the wider highway network, to assist in the identification of additional transport improvements. These will include:

- A271 Corridor Study;
- A267 Corridor Study;
- A26 Corridor Study; and
- A22 Corridor Study.

Additional highway infrastructure improvements are also required to increase capacity on the local network and improve journey times on the following networks:

- A22 corridor;
- A26 corridor;
- A272 corridor;
- A271 corridor;
- A267 corridor;
- A265 corridor;
- B2023 corridor; and
- B2096 corridor.

Policy INF 3 *Target(s):*

- To ensure that existing transport infrastructure is retained and improved where possible and to improve accessibility between settlements to key local services

Policy INF 3 *Indicator(s):*

- INF 06 - (%) of residents in Wealden District who can access town centres within 30 minutes by mode of transport
- INF 07 - (%) of residents in Wealden District who can access food stores within 30 minutes by mode of transport

Policy INF 4

Site Access

Development will not be permitted where:

a) Safe access and egress cannot be obtained for vehicles, all residents/ users of development and cyclists; and

b) The resulting traffic movements would have a detrimental impact on residential amenities or create a severe impact including compromising safety of road users;

Development must also:

c) Allow the movement of persons with limited mobility to the wider public footpath network;

d) Ensure safe and appropriate footpath provision to local facilities from the site;

e) Focus on integrating and prioritising the needs of cyclists and pedestrians and access to public transport;

f) Provide covered and secure parking areas, if the use is of a commercial or of public use;

g) Include electric vehicle charging infrastructure where appropriate; and

h) Carefully consider the integration of existing rights of way and where appropriate permissive footpaths.

Delivery

The preference is that small scale off-site improvements to relieve local congestion and accommodate needs of pedestrians, cycling and public transport uses and any necessary traffic calming and safe pedestrian crossings are delivered through Section 278 or are subject to development contributions through Section 106.

Safeguarding of Infrastructure

7.16 There are a number of strategic infrastructure programmes that are currently being considered which have the long term potential benefit for residents.

Arlington Reservoir

7.17 The Wealden area is covered by two Water Resource Zones. Where necessary in times of water stress, water is transferred from various water zones to meet undersupply in other zones.

7.18 The Water Resource Management Plan sets out measures that will be implemented over a 25 year period to improve water efficiency and supply. In Wealden, these measures include universal metering to all households, reducing leakage, enhanced zonal transfers, increasing licensed abstraction from boreholes, sinking new boreholes, increasing abstraction from Bewl Bridge Reservoir and in the longer term, increasing the capacity at Arlington Reservoir. These requirements will be reviewed through the next iteration of the Water Resources Management Plan.

7.19 South East Water have put together proposals for an extension to Arlington Reservoir in order to meet future needs. It is anticipated that this will be required by 2036 and therefore outside the Plan period, but nonetheless is an important site.

Lewes-Uckfield Railway Line

7.20 The Lewes to Uckfield Line is a former railway line that links not only the town of Lewes and Uckfield but potentially Brighton Station to London. This is therefore a potential strategic route, which provides opportunities to reduce vehicle movements between Mid Wealden and Lewes/ Brighton but could also assist in dealing with capacity issues at Brighton. This reduction in traffic movements is supported as part of long term mitigation measures for Ashdown Forest SAC and Lewes Downs SAC. This route has previously been subject to feasibility testing and continues to do so taking into account the changing infrastructure climate. However, it is currently not proposed to reinstate this line within the Plan period, although this status may change during the life span of the Plan.

7.21 East Sussex County Council and Wealden District Council continue to support the reinstatement of the Lewes to Uckfield Railway Line because this would provide significant additional rail capacity in the county. This is in alignment with ESCC Local Transport Plan 2011 – 2026 and ESCC Rail Strategy.

Willingdon Chord

7.22 The Willingdon Chord, also known as the Polegate to Pevensey Link, would allow, if implemented, an improved train service between Ashford and Brighton with the option of not stopping at Eastbourne. The retention of this potential line allows flexibility for the future in terms of rail provision and is of strategic importance.

Eridge to Tunbridge Wells

7.23 The Eridge to Tunbridge Wells link would enable, if implemented, the Uckfield service to be extended to Tunbridge Wells, providing greater accessibility and resilience across the network. This would also form part of long term mitigation measures to reduce traffic in relation to affected roads concerning Ashdown Forest SAC and Lewes Downs SAC.

Safeguarding of Infrastructure

Policy INF 5

Safeguarding of Infrastructure

Development will not be permitted which would prejudice the delivery of:

a) an Extension of Arlington Reservoir;

b) Reinstatement of the Lewes/Uckfield railway line;

c) Eridge to Tunbridge Wells Railway Line; and

d) Willingdon Chord.

Policy INF 5 *Target(s):*

- To ensure that the specific infrastructure provision within Policy INF5 is not prejudiced against through new development

Policy INF 5 *Indicator(s):*

- INF 08 - Planning applications approved contrary to Policy INF5 within each monitoring period

8 Environmental Assets

Hierarchy of Sites - Biodiversity

8.1 It is a requirement of the National Planning Policy Framework that local planning authorities should aim to conserve and enhance biodiversity. In general terms, for non-European Sites, if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

8.2 Within the hierarchy of sites, European Sites have the greatest level of protection through the Habitats Directive and the Conservation of Habitats and Species Regulations 2017. Within Wealden District there are two sites that have this level of protection, namely the Ashdown Forest SAC and SPA and Pevensey Levels Ramsar Site and SAC. There are also a number of other European sites within neighbouring Districts which are relevant to development within Wealden District including Lewes Downs SAC.

8.3 Through the Habitats Regulations Assessment of the Wealden Local Plan it is concluded that the Plan alone and in combination has a likely significant effect on the Ashdown Forest SAC an SPA, Pevensey Levels SAC and Ramsar Site and Lewes Downs SAC. An appropriate assessment has been undertaken and as a result of its conclusions, mitigation has been identified through policies contained within this Plan. As a result this Plan avoids an adverse impact on the integrity on these protected sites.

8.4 Air Quality impacts on Ashdown Forest SAC, Pevensey Levels SAC and Ramsar Site and mitigation measures are presented in Chapter 5 - Air Quality and the Environment. Recreational impacts and mitigation relating to Ashdown Forest SPA are provided within this chapter. Hydrological and water quality impacts and mitigation concerning Pevensey Levels SAC are identified in Chapter 13 - South Wealden Growth Area.

8.5 The next scale of designation is national designation. In terms of ecology this includes Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs). Within Wealden we have 32 SSSIs covering 8,234ha and 2 NNRs covering 293.4ha, both designations include the Pevensey Levels. The National Planning Policy Framework sets the policy context for considering impact of development on SSSIs and states that proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

8.6 The next level is ecological features of regional and then of local interest. These include Local Nature Reserves (LNRs) and Local Wildlife Sites (LWS). LNRs are statutory sites designated for both people and wildlife. They are places with wildlife and/or contain geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. Within Wealden we have

7 LNRs, including Arlington Reservoir, Crowborough Country Park, Weir Wood Reservoir, Old Lodge at Nutley and Hempstead Meadow. In total the LNRs cover 256.8ha.

8.7 LWSs have the least level of protection but remain an important local resource and can still be of high ecological value due to habitats or species that occupy the sites. There are 92 LWSs within the District. In total these LWSs cover 2,508ha.

8.8 National policy seeks a net gain in biodiversity. However, the type of existing features are also important. Development that fragments existing habitats and prevents natural movement will be avoided and, where possible, opportunities to create links (green corridors) to those habitats that are already isolated will be identified and realised. We will actively seek opportunities to increase biodiversity within the District, which will include, where possible, the creation of new habitats.

8.9 Mitigation and compensatory measures will be secured through planning obligations or conditions, with priority for such measures to be provided within the development. Whether or not there are any species or habitats that enjoy statutory protection, every opportunity should be taken to secure net benefit to the District's biodiversity. To this end, an assessment of the existing nature conservation assets on a development site should be undertaken at the application stage in accordance with best practice and suitable biodiversity enhancements proposed. In cases where there is no alternative location for the proposed development, the applicant must provide evidence that a sequential approach has been applied and that there will be no net loss of biodiversity.

8.10 The National Planning Policy Framework states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Ancient woodland forms a feature of Wealden District and in the existing countryside it is clear to see where fragments used to be joined as one cohesive woodland. The amount of development in this plan and the land that is available means that there is no need to lose this valuable and irreplaceable resource. Fragments of ancient woodland can be seen as a valuable resource creating stepping stones contributing to the over green infrastructure network which is dealt with elsewhere in this Plan.

Policy EA 1

Biodiversity

Development proposals should not result in a net loss of biodiversity and will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. New development will be supported which retains and /or enhances significant features of biodiversity and nature conservation on development sites. Regard must be had to priority habitat and species to contribute to national and local biodiversity targets. New development will also be supported where a positive contribution to biodiversity is made through the

creation of green spaces, and linkages between habitats to create local and regional ecological networks and enhance green corridors.

All developments should enable and not reduce species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species.

Particular regard will be given to the hierarchy of sites and habitats in the District, and outside of the District where relevant, as follows:

i. International and European Sites - Including Ashdown Forest Special Protection Area (SPA) and Special Areas of Conservation (SAC), Pevensey Levels SAC and Ramsar Site and Lewes Downs SAC;

ii. National Sites - the 32 Sites of Special Scientific Interest (SSSIs) including Ashdown Forest, Pevensey Levels and the 2 National Nature Reserves (NNRs); and

iii. Regional or Local Sites - the 7 Local Nature Reserves (LNR) and the 92 Local Wildlife Sites (LWS) [30], or other irreplaceable habitats not already identified in i & ii above.

<u>International and European Sites</u>

a) Where development is likely to have a significant effect either alone or in-combination on a designated Ramsar or European Site an appropriate assessment will be required. Policies AF1, AF2, EA2, SWGA7 which seek to ensure no adverse effect on the integrity on Ashdown Forest SAC and SPA, Pevensey Levels SAC and Ramsar Site and Lewes Downs SAC are relevant in this regard.

<u>National or Regional Designations</u>

b) Where development is anticipated to have a direct or indirect adverse impact on national sites or regional sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. There is no alternative suitable location for the development;

ii. The benefits of development directly outweigh both the impacts it is likely to have on the features of the site that make it a SSSI/NNR and any impact on the national network of SSSIs; and

iii. That appropriate mitigation and compensation measures are agreed to facilitate the survival of the identified species, keep disturbance to a minimum and provide adequate alternative habitats to ensure no net loss of biodiversity.

30 formerly called Sites of Nature Conservation Importance

c) Development that will lead to the loss of ancient woodland will not be supported, and where relevant the provision of a 15 metre buffer between development and the Ancient Woodland should be provided, unless an alternative buffer area can be justified taking into account the objective of no loss of irreplaceable habitat;

Biodiversity on Sites

d) Development identified within this Plan must achieve a net gain in biodiversity and where possible any biodiversity corridors and stepping stones should be protected, retained and where appropriate suitably buffered, enhanced, restored and strengthened to enhance and protect the green network and improve their wildlife corridor, connectivity and ecological functions. Where the loss of existing wildlife corridors and stepping stones are necessary to facilitate development, compensatory measures will be required to protect and enhance the network to help ensure a net gain in biodiversity.

Compensation and Mitigation

The Sussex Biodiversity Partnership identifies Biodiversity Opportunity Areas (BOAs) with the purpose of prioritising these areas for maintaining, restoring and creating Biodiversity Action Plan Habitats and as a result can be considered as part of a mitigation or compensatory strategy. Whilst biodiversity improvements are not restricted to opportunity areas, the areas can direct biodiversity improvements where they could positively contribute to national biodiversity targets as set out in the UK Biodiversity Action Plan as well as achieve other related objectives. Where mitigation or compensation is proposed inside or outside BOAs, particular regard should be had to Habitats and Species of Principal Importance[31].

Policy EA 1 *Target(s):*

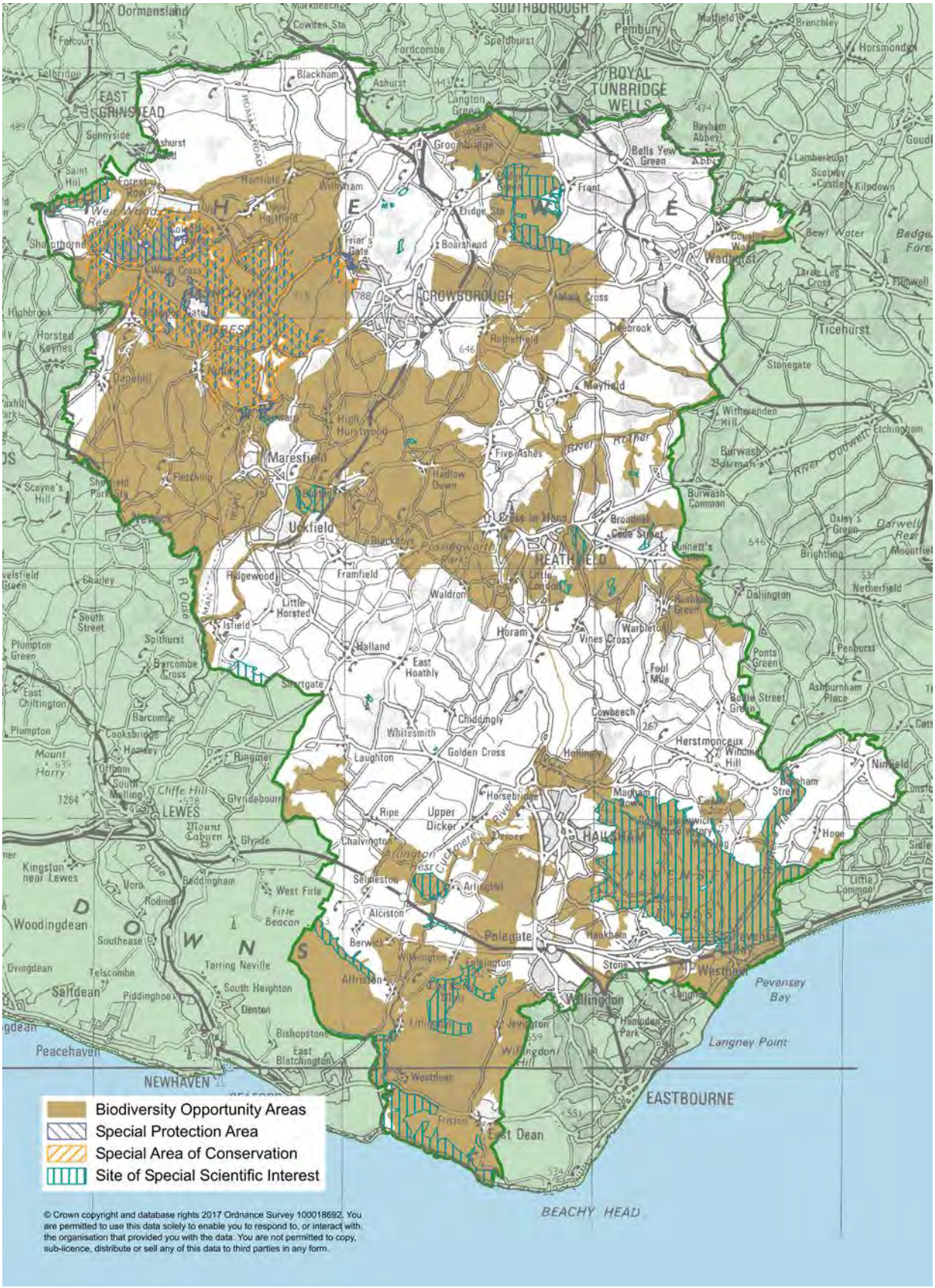
- No planning applications to infringe an area of environmental designation or protected habitats
- 95% of SSSI units in 'favourable' or 'unfavourable recovering' condition
- No net loss of SSSI units (hectares)

31 Listed under Section 41 of the Natural Environment and Rural Communities Act 2006)

Policy EA 1 *Indicator(s):*

- EA 01 - Area of designations/reserves in Wealden District infringed by planning applications
- EA 02 - Area of habitats infringed by planning applications
- EA 03 - (%) of habitats infringed by planning applications
- EA 04 - Quality of SSSI units (%)
- EA 05 - Area of SSSI units (hectares)

Figure 4 : Biodiversity Opportunity Areas in Wealden



Ashdown Forest SPA

8.11 In consultation with Natural England and other affected Local Authorities, it has been identified through the Habitats Regulations Assessment that net additional residential development, either alone or in combination with other plans or projects, in and around Ashdown Forest is likely to result in a likely significant effect on the SPA. Studies and evidence resulting from research undertaken at Ashdown Forest SPA and other SPAs in the country has identified that one of the principal threats to the European protected ground nesting Dartford warbler and nightjar is the damaging effects of disturbance caused by recreation during their breeding period. It is acknowledged that freely roaming dogs exacerbate the disturbance caused by people visiting the site.

8.12 Ashdown Forest SPA is located relatively close to a number of towns and villages. Its attractive, extensive open nature and the right to access most of the site, means that it will inevitably draw people for recreation. An increase in housing provision in towns and villages will lead to an increase in population within the Districts and Boroughs around Ashdown Forest SPA. Visitor surveys[32] and analysis[33]has identified a significant use of Ashdown Forest by the existing local population, particularly for dog walking.

8.13 The Habitats Regulations Assessment of this Local Plan has identified that any net new housing in the surrounding area is likely to result in increased pressure on the site bringing risks of disturbance to the SPA protected bird species. As advised by Natural England both avoidance and mitigation is required to prevent an adverse effect on the integrity of the site. Mitigation and avoidance measures is provided in the form of off-site Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) at Ashdown Forest SPA itself. The aim of SANG is to ensure that visit rates do not increase as a result of new development. Whilst SANGs are considered essential, it is recognised that people enjoy using a variety of greenspaces. It is therefore likely that even with SANG provision residents in new development will still visit and use Ashdown Forest SPA. The purpose of SAMM is to therefore introduce a number of access management measures to avoid or reduce the potential for disturbance at Ashdown Forest SPA itself.

8.14 The Council is currently working with partners including local authorities (Mid Sussex, Lewes, Tunbridge Wells, Tandridge and Sevenoaks) and Natural England in relation to mitigation and avoidance measures relating to Ashdown Forest SPA. Visitor surveys were undertaken at Ashdown Forest in 2009 and 2016. The surveys show that visitor numbers and visitor frequency decline with distance and that the larger proportion and the most regular visitors originate from the nearby villages, towns and rural areas around the SPA. In fact, nearly all regular visitors surveyed originate from within 7km of the SPA. In discussion with partners it is considered that within this zone of influence, it will be important to avoid any adverse effects from new residential development and to ensure that any residual visitor pressure is mitigated. This can be achieved by new development contributing to the provision of SANGs, which seeks to avoid any potential impact and SAMM, which seeks to mitigate any residual impact.

32 Ashdown Forest Visitor Survey 2009 and Ashdown Forest Visitor Survey 2016
33 Ashdown Forest Visitor Survey Data Analysis (Natural England, September 2010)

8.15 The Council own two SANGs, one in Crowborough and one in Uckfield. The Council in partnership with the Conservators of Ashdown Forest, Natural England and other relevant partner local authorities have also implemented a SAMM strategy at Ashdown Forest. The provision of strategic SANGs and SAMM will ensure that there is no significant effect resulting from any net new residential development.

Policy EA 2

Ashdown Forest Special Protection Area

Development will only be permitted if it can be concluded that there is no likely significant effect or that proposals will not adversely affect the integrity of Ashdown Forest SPA in view of the site's conservation objectives.

New accommodation or development considered likely to have a significant effect, when considered either alone or in combination with other development, must demonstrate that any adverse impacts on the integrity of Ashdown Forest SPA can be avoided and / or mitigated.

Proposals for a net increase in residential development or other accommodation will not be permitted within 400 metres from Ashdown Forest SPA, unless there are exceptional circumstances where it is demonstrated, though an appropriate assessment, that mitigation will be effective and as a result the competent authority can conclude that proposals will not adversely affect the integrity of Ashdown Forest SPA, either alone or in combination with other development and for the lifetime of that development.

Proposals for a net increase in residential development or other accommodation within 400 metres and 7 kilometres from the Ashdown Forest SPA will be required to provide a financial contribution towards the provision / maintenance of the existing Strategic Suitable Alternative Natural Greenspaces (SANG) and the Strategic Access Management and Monitoring (SAMM) Strategy.

Large residential development schemes located close to but beyond the 7 kilometre boundary will be assessed on a case by case basis. Where it is concluded that development is likely to result in a significant effect, either alone or in combination, an appropriate assessment will be required with the consideration of mitigation measures commensurate with the quantum of growth proposed that will allow a conclusion of no adverse effect on the integrity of the SPA.

Contributions will be collected in conformity with the Council's Regulation 123 list.

Bespoke mitigation may be provided as an alternative to contributing to SANGs and / or SAMM. Development will only be permitted where:

a) The effectiveness of bespoke mitigation is demonstrated with an appropriate level of information required for an appropriate assessment to be undertaken by the competent authority and as advised by Natural England; and

b) It can be demonstrated that the bespoke mitigation is deliverable and can be secured, funded, maintained, managed, monitored and adapted as necessary throughout the lifetime of the development; and

c) The appropriate assessment, taking into account a) and b) concludes that the proposal will not adversely affect the Ashdown Forest SPA in view of the site's conservation objectives.

Where alternative SANGs are proposed, these must meet the SANG Guidelines and be of a size and quality to suitably mitigate the proposed development. SANGs must be secured in perpetuity and must be fit for use and available as SANG prior to the occupation of the development.

Policy EA 2 *Target(s):*

- No proposals for a net increase in residential development to be approved within 400m of the Ashdown Forest SPA
- That all proposals for a net increase in residential development within 400m and 7km financially contribute towards the provision/maintenance of the existing SANG and SAMM Strategy

Policy EA 2 *Indicator(s):*

- EA 06 - The net amount of residential development permitted within 400m of the Ashdown Forest SPA (within Wealden District)
- EA 07 - The net amount of residential development permitted between 400m and 7km of the Ashdown Forest SPA (within Wealden District)
- EA 08 - The amount of Section 106 and CIL contributions towards the existing SANG and SAMM Strategy

Green Infrastructure

8.16 Green infrastructure is a term used to describe the network of natural and semi-natural environmental assets including green spaces, water and other environmental features within urban and rural areas. The National Planning Policy Framework states that planning should encourage multiple benefits from the use of land recognising the many functions that it can perform. It also states that Local Planning Authorities should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. As set out in the Governments Natural Environment White Paper, the approach should guide development to the best locations, encourage greener design and enable development to enhance natural networks.

8.17 Green infrastructure falls within many of the Local Plan's strategic objectives and is a fundamental part of sustainable development. A key aim of this Plan is to ensure that new development protects and enhances the green infrastructure network to ensure that multiple benefits are delivered for the environment and the District's communities.

8.18 Green infrastructure can include farmland, woodland, access routes, natural features such as rivers and hedgerows, other habitats such as grassland, heathland or wetlands, as well as more urban features such as trees, parks and gardens, amenity greenspace, allotments, churchyards and cemeteries, green roofs and walls.

8.19 Wealden District has a rich variety of natural assets. This is evident from a high coverage of around 15% of the District being classified as either an international, national or local designated wildlife site. In addition, there are also numerous Biodiversity Action Plan (BAP) habitats present within the District. BAP habitats include woodland, lowland heath, grassland, wetland and coastal and freshwater habitats. The majority of BAP habitats have been identified as Biodiversity Opportunity Areas (BOAs). Outside the formally designated sites these areas are considered to be the most important areas for habitat enhancement, restoration and the creation of BAP habitats, and they provide opportunities to positively contribute to national BAP targets, achieve a net gain in biodiversity and strengthen the quality and value of the District's green infrastructure network. Regard should also be had to Habitats and Species of Principal Importance (Section 41 of the NERC Act).

8.20 The protection and retention of green and blue links / corridors and maintaining an inter-connected network of green spaces will be essential to retaining existing biodiversity and enhancing additional areas. It will also help to protect against habitat fragmentation and will allow species migration. Key features will include hedgerows, woodland belts, mature trees, rivers and other waterbodies and habitat features that are of value to wildlife and can act as a corridor or a stepping stone.

8.21 Green infrastructure maintains critical ecological links between town and country[(34)] and provides us with essential ecosystem services such as flood protection, clean air and water, carbon storage, food, materials and can assist with climate change adaption. It

34 Natural Environment White Paper, 2011

also provides us with cultural services such as access to the wider countryside, providing health and well-being benefits through opportunities for walking, cycling and other activities, as well as contributing to the economy through the creation of attractive environments which can attract business.

8.22 Future development within the District has the potential to contribute to the further fragmentation, loss and deterioration of habitats and species as well as result in increased pressure on existing green infrastructure resources. However, development can also provide an opportunity to increase the quality and quantity of green infrastructure as well as improve accessibility and connectivity and its ecological and social value, if planned and implemented appropriately.

8.23 At a site level future, development provides opportunities to protect existing on and off site green infrastructure assets as well as contributing to better connectivity with the network. Where assets are present such as hedgerows or woodlands, opportunities exist where these can be strengthened or restored to better connect to the green network. Similarly, opportunities often exist within urban fringe areas to improve foot or cycle paths, or to provide new or increase the function of existing, green spaces to ensure they provide ecological and cultural services.

8.24 Development should seek to ensure that any adverse impacts on green infrastructure assets, or the network, should be considered against the benefits of the proposal. This will involve looking beyond the development site in relation to impacts on the surrounding network. If adverse impacts cannot be mitigated through enhancements or improvements to the network on site, then mitigation or compensation should be provided off site. The form and nature of mitigation and compensation will be dependent on the context of the site and any adverse impact will therefore need to be determined on a case-by-case basis. This will ensure that new provision relates well to the overall green infrastructure network and is suitable to the site.

8.25 The Wealden Green Infrastructure Study identifies the District's green infrastructure assets and identifies gaps in the network and the components and opportunities for improvement, having regard to factors such as accessibility, existing open spaces, natural and semi-natural habitats, protection of the water environment, landscape and geodiversity, and contribution to ecological networks. In general terms, key strategic green infrastructure assets and components where improvement opportunities exist include but are not limited to:

- Green corridors;
- Blue corridors;
- Green access links;
- Urban green grids;
- Habitat enhancement, linkage and creation;
- Conservation of landscape character and the historic environment;
- Enhanced foot and cycle path connectivity;
- Improved access to green spaces; and
- Increased opportunities for sustainable local food and resources.

8.26 Further detail in relation to strategic opportunities for both urban and rural areas is provided in the study. Opportunities are expressed on the Green Infrastructure Network Plans set out in the Study at a strategic level for the whole of the Local Plan area, at a sub-district level and at a town scale for Crowborough, Uckfield, Heathfield and Hailsham & Polegate. The Study and maps should be considered alongside Local Plan policies to identify opportunities for protecting, enhancing and improving the green infrastructure network as part of new development. In addition, the Wealden Local Plan Sites Landscape & Ecological Assessment Studies[35] identify site-specific opportunities for biodiversity and green infrastructure provision and enhancement associated with sites allocated within the Local Plan. These reports should also be considered alongside Local Plan policies.

8.27 The Wealden Green Infrastructure Study will assist the Council to develop a Green Infrastructure Strategy Supplementary Planning Document (SPD) which will identify a range of more specific requirements and a framework to improve and maintain links into and between settlements, open spaces, natural assets and the biodiversity networks. The SPD will also advise on any green infrastructure mitigation, compensation and delivery, including any financial contributions required and will be a tool for Development Management in considering planning applications.

8.28 In general terms the Strategy will seek to:

- Ensure that existing green infrastructure assets and corridors that link them are protected and retained to maintain the green network;
- Provide new green space to address deficiencies in provision, accessibility or to improve the quality of the green network, taking into account Natural England's Accessible Green Space Standard[36];
- Maximise opportunities to enhance, restore, create and strengthen habitats and landscape features to improve connectivity for wildlife and allow species adaption to climate change;
- Assist to provide, through partnership working, access management and mitigation on the most ecologically sensitive publicly accessible sites, such as Ashdown Forest;
- Work in partnership with the High Weald AONB unit to protect and enhance valued landscape features and components including dark skies;
- Work in partnership to improve water quality and quantity and encourage natural functioning of floodplains and the provision of SuDs;
- Improve the quantity and quality of access links including footpaths, cycle paths and bridleways;
- Improve green spaces to ensure that they provide multi-functional benefits;

8.29 As part of the strategic approach to the delivery of a green infrastructure network, the Council will, where appropriate, work with partners such as Natural England, the Environment Agency, local community groups and partnerships, neighbouring Local Authorities and Town and Parish Councils to ensure a joined up and coherent approach to the provision of green infrastructure.

35 Chris Blandford Associates and The Landscape Partnership, 2017
36 Natural England ANG Standard

Policy EA 3

Green Infrastructure

Development will be expected to protect, improve and enhance existing green infrastructure and contribute towards the provision of and creation of additional green infrastructure, ensuring a multi-functional and accessible network which:

- maintains and improves biodiversity;
- maintains, improves and enhances public access and green education;
- facilitates / implements water management;
- protects and enhances the local landscape, landscape features and historic assets;
- contributes to climate change mitigation and adaption; and
- assists in the provision of sustainable food or energy practices.

Proposals will be supported where:

a) Development is designed to respond to the location of existing green infrastructure and support and improve its function and benefits;

b) Development protects and improves the green infrastructure network through the provision or enhancement of functional links or corridors between different green infrastructure assets or components; and

c) Development provides new green infrastructure and / or introduces multi-functional use of existing green spaces or links /corridors where opportunities are identified.

Development proposals will not be permitted where they will result in the loss of existing green infrastructure assets/components or where development may compromise the integrity of the green infrastructure network, unless replacement provision or suitable alternative provision can be made that contributes positively to the green infrastructure network. This includes existing trees, woodland, hedgerows and other ecological or landscape features that contribute to the District's green network.

Where the scale of development would be too small to accommodate the on-site provision of green infrastructure provision including mitigation, the Council will seek development contributions either towards the improvement of existing green spaces or towards the provision of new green infrastructure elsewhere.

Where compensation is required for the loss of existing green infrastructure then the provision of new or enhanced green infrastructure as required by the scale of the development will be in addition to the requirement for compensation.

Where appropriate, the Council will seek development contributions for the future management and maintenance of green infrastructure.

Policy EA 3 *Target(s):*

- No planning applications to infringe an area of environmental designation or protected habitat

Policy EA 3 *Indicator(s):*

- EA 09 - CIL contributions spent on green infrastructure provision during each monitoring period
- EA 010 - Area of designations/reserves in Wealden District infringed by planning applications
- EA 011 - Area of habitats infringed by planning applications

9 Environmental Assets - Landscape

9.1 Wealden District is situated within a diverse and distinctive landscape, including some of the most attractive countryside in the country. Landscape character varies across the District and is defined by numerous processes and variables including geology, soils, topography, land cover, hydrology, historic and cultural development and climate. The combination of these processes and the resultant characteristics provide the District with a diverse and distinctive landscape as well as a historic, unique and distinctive settlement pattern. The quality of the landscape is also a valuable resource and asset contributing to the District's rural economy, ecosystem services as well as providing opportunities for recreation. It also contributes to making Wealden an attractive place to live. Protecting and enhancing valued landscapes and associated features at a local level, whilst meeting other sustainability objectives, are at the heart of this Plan.

National Character Areas (NCAs)

9.2 Wealden District falls within three distinct National Landscape Character Areas[37] including the High Weald, which covers most of the northern part of the District, the Low Weald which covers the central and southern part and the Pevensey Levels to the south east. The South Downs Character Area is located adjacent to the District boundary to the south. The majority of the High Weald area that falls within the District is designated as an Area of Outstanding Natural Beauty (AONB). The South Downs Character Area is also a designated National Park. The boxes below provide a summary of the key characteristics of each of the National Landscape Character Areas in Wealden District.

High Weald National Character Area

9.3 The High Weald Landscape Character Area includes the High Weald Area of Outstanding Natural Beauty (AONB) and additional land which shares many of the same characteristics. Some 58% of Wealden District is contained within the nationally designated High Weald AONB. Whilst the towns of Crowborough and Heathfield are surrounded by the AONB, other settlements, including the larger villages of Forest Row, Wadhurst and Mayfield, are fully within the AONB. The important features of the High Weald AONB are contained and explained within the High Weald Management Plan and policies within this plan seek to reinforce the local distinctness of the AONB. Of particular importance to the strategic distribution of growth and planning policies is the specific need to have regard for paragraph 115 and 116 of the NPPF. Any major scheme, including that of infrastructure provision, will need to meet the exceptional circumstances test set out in Paragraph 116.

Key Characteristics of the High Weald National Character Area

The key characteristics of the High Weald National Character Area as a whole are:

- A faulted land form of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with

37 National Landscape Character Areas are defined by Natural England.

numerous ghyll streams forming the headwaters of a number of the major rivers – the Rother, Brede and Ouse – which flow in broad valleys.

- High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
- Ancient route ways in the form of ridge top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided ghyll woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broad leaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with ghyll woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle. There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
- High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.

Low Weald National Character Area

9.4 The Low Weald sits between the High Weald, South Downs National Park and the Pevensey Levels. The landscape is often softly undulating with blocks of ancient woodland, ponds and streams in direct contrast to the steep sided wooded ghylls and robust features of the High Weald.

Key Characteristics of the Low Weald National Character Area

Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.

- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground. Land use is predominantly agricultural.
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south route ways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broad leaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated water meadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.

- Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Pevensey Levels National Character Area

9.5 The Pevensey Levels are extensive tracts of low-lying reclaimed wetland with pockets of raised land typically associated with farm buildings and settlements. A distinctive windswept feel characterises the large-scale open landscape of predominantly pasture. Large fields are set within an irregular network of drainage ditches and banks, with a few hedges (often associated with old silted dykes) and trees, except on areas of higher ground where isolated groups of trees associated with small settlements add variety and interest. Ditches are typically fringed with reeds while patches of standing water and rushy pasture further reinforce the wetland character. Although intensively farmed, much of the area is still wet pasture and is managed for grazing.

9.6 These low lying predominately undeveloped Levels are overlooked by the Low Weald and ridge line development that formed on the high dry land adjacent to the former seabed.

Key Characteristics of the Pevensey Levels National Character Area

Low-lying tract of largely reclaimed wetland, actively maintained by purpose-built drainage systems and river flood plain improvements, with long views to the dramatic and distinctive backdrop of the South Downs and out over the sea. A predominantly open landscape with extensive grazed wet meadows and some arable fields with characteristic dykes, wetlands and wide skies. The open, windswept feel is further enhanced by the scarcity of trees and hedges in the landscape.

- Low density of dispersed settlement, mostly farmsteads on medieval sites, away from main centres of population.
- Local landscape diversity is added by ‘eyes’ – islands of higher ground, many with farmsteads – and also by reed-fringed ditches, scattered willows and patches of standing water with adjacent rushy pasture. Ditches of high biodiversity value, particularly for invertebrates and aquatic plants, typically fringed with reeds, and with patches of standing water and rushy pasture reinforcing the wetland character.
- Pevensey Castle overlooks the Levels near the coast, dominating the landscape and adding to the historic interest of the area along with Martello towers and Eastbourne Pier.
- Numerous salt works where seawater was evaporated to form salt crystals, resulting in distinctive low mounds.

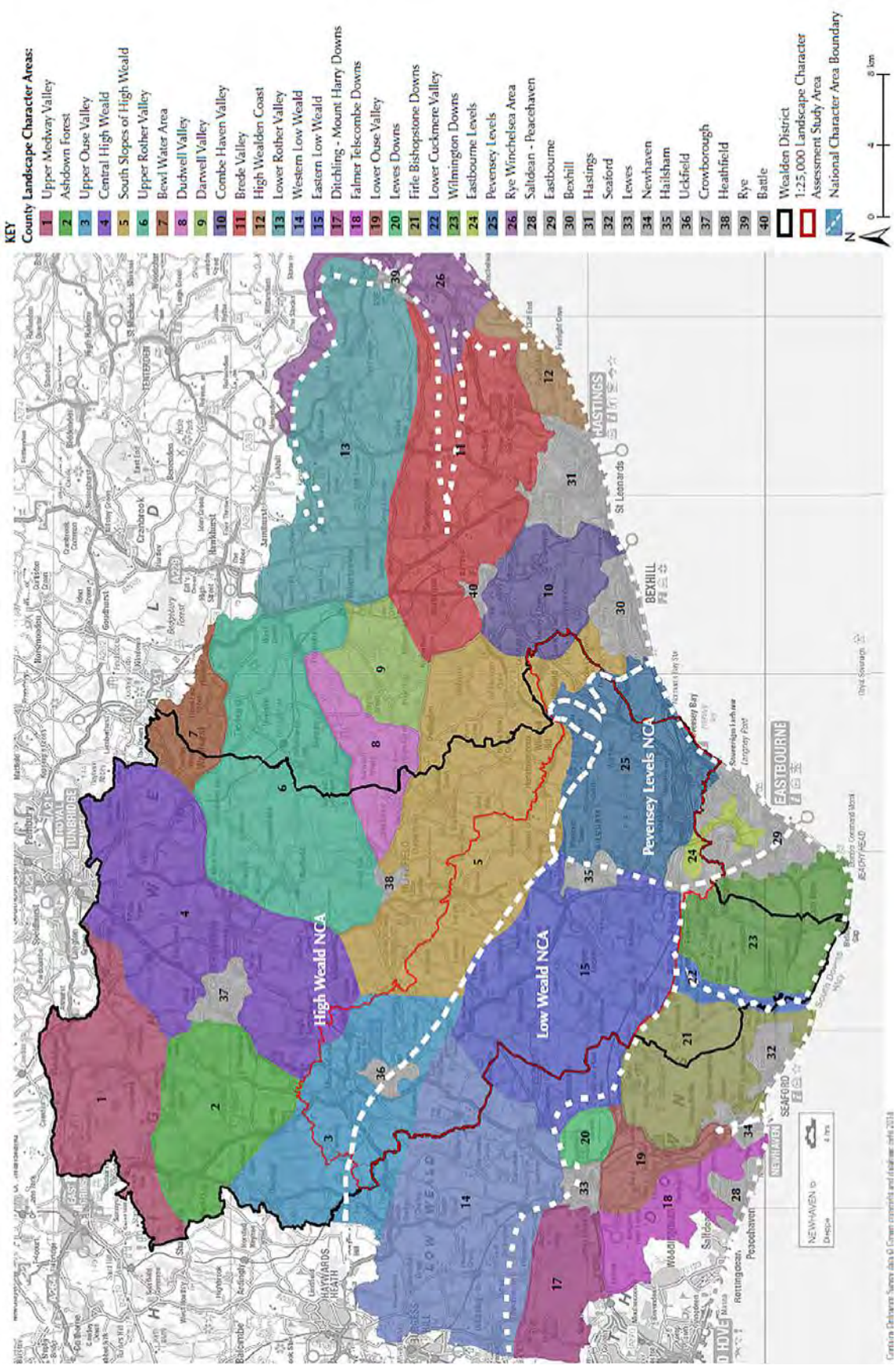
- Shingle beaches with views along the coast dominated in the west by the Victorian seafront at Eastbourne and the Sovereign Harbour complex.
- Widely spaced roads and isolated settlements combine with the overall open character to provide a sense of remoteness. Roads tend to be slightly raised above the surrounding land, forming visual divisions in the landscape.
- Electricity transmission lines and pylons form vertical features in the flat and open landscape.

County Landscape Character Areas

9.7 One of the core principles of the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. It also outlines the importance of protecting and enhancing valued landscapes including designated landscapes and also the wider countryside. It is vital that landscape character is understood in order to manage future change and impact.

9.8 To understand and define the landscape in more detail the area of the District has been assessed further as part of the East Sussex County Council Landscape Assessment. The aim of the assessment is to improve the understanding of our landscape at a more local level and to ensure that changes to distinctive and valued landscapes can be managed in a way that protects and enhances character. At a local level, the Assessment identifies a total of 17 areas of distinct landscape character within Wealden District, provides detailed descriptions and recommends specific landscape action priorities as relevant to the character and pressures facing each area. The document also identifies relatively remote areas within the District where current human impact is relatively limited. Such areas contribute significantly to quality of life and local character. The key features and priorities for each character area are identified in the East Sussex Landscape Character Assessment document. The County Landscape Areas relevant to the District are reproduced in Figure 5 below.

Figure 5 : County Landscape Character Areas



9.9 Historic Landscape Character information has also been prepared for the District by East Sussex County Council, which identifies important historic landscape features such as farmsteads and ancient field patterns.

District Landscape Character Areas

9.10 The Wealden Landscape and Settlement Character Assessment[38] identifies local landscape character types and identifies local landscape character areas within the Low Weald, the Pevensey Levels and the area of the High Weald outside the designated AONB. These are detailed in Table 2 below. The Assessment provides information on the character, sensitivity and value of the local landscape, including at a settlement level and provides a framework for evaluating the impact of development including sites allocated within this Plan as well as windfall development.

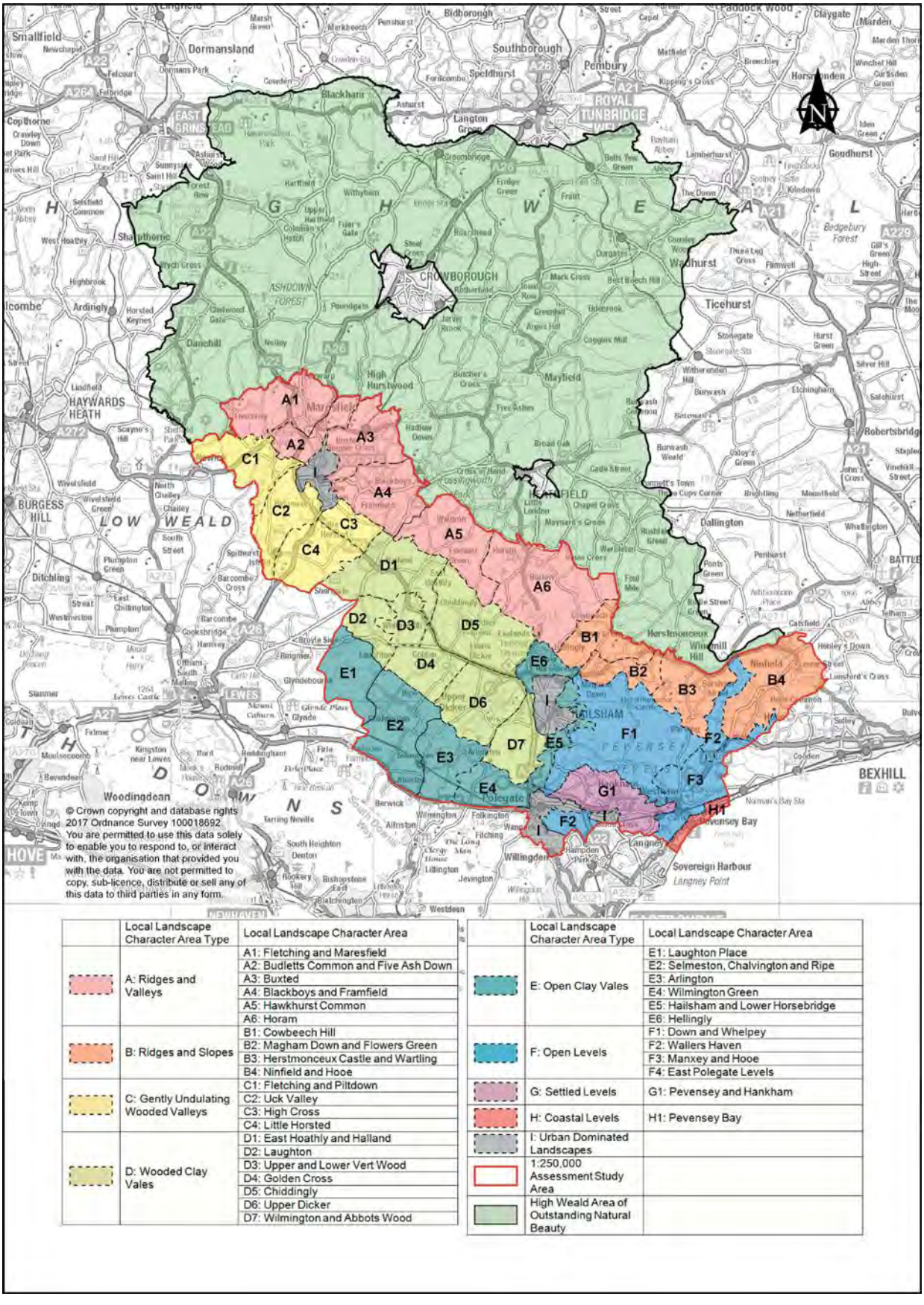
Table 2 : Local Landscape character types and areas within the non-designated High Weald NCA, Low Weald NCA and Pevensey Levels NCA within Wealden District

Local Landscape Character Types	Local Landscape Character Areas	County Landscape Character Areas	National Landscape Character Areas
A: Ridges and Valleys	A1: Fletching and Maresfield A2: Budlett's Common and Five Ash Down A3: Buxted A4: Blackboys and Framfield A5: Hawkhurst Common A6: Horam	3. Upper Ouse Valley 4. Central High Weald 5. South Slopes of High Weald	122: High Weald
B: Ridges and Slopes	B1: Cowbeech Hill B2: Magham Down and Flowers Green B3: Herstmonceux Castle and Wartling B4: Ninfield and Hooe	5. South Slopes of High Weald 10. Combe Haven Valley 25. Pevensey Levels	
C: Gently Undulating Wooded Valleys	C1: Fletching and Piltdown C2: Uck Valley C3: High Cross C4: Little Horsted	3. Upper Ouse Valley 14. Western Low Weald	121: Low Weald

38 Wealden landscape and Settlement Character Assessment (November 2014)

Local Landscape Character Types	Local Landscape Character Areas	County Landscape Character Areas	National Landscape Character Areas
D: Wooded Clay Vales	D1: East Hoathly and Halland D2: Laughton D3: Upper and Lower Vert Wood D4: Golden Cross D5: Chiddingly D6: Upper Dicker D7: Wilmington and Abbots Wood	15. Eastern Low Weald	
E: Open Clay Vales	E1: Laughton Place E2: Selmeston, Chalvington and Ripe E3: Arlington E4: Wilmington Green E5: Hailsham and Lower Horsebridge E6: Hellingly		
F: Open Levels	F1: Down and Whelpey F2: Waller's Haven F3: Manxey and Hooe F4: East Polegate Levels	25. Pevensey Levels	124: Pevensey Levels
G: Settled Levels	G1: Pevensey and Hankham	24. Eastbourne Levels 25. Pevensey Levels	
H: Coastal Levels	H1: Pevensey Bay	25. Pevensey Levels	
I: Urban Dominated Landscapes	N/A	35. Hailsham 36. Uckfield	N/A

Figure 6 : Local Landscape Character Areas


A1
A2
A3
A4
A5
A6
B1
B2
B3
B4
C1
C2
C3
C4
D1
D2
D3
D4
D5
D6
D7
E1
E2
E3
E4
E5
E6
F1
F2
F3
G1
H1
I
N
Smallfield
Dormansland
Bidborough
Southborough
Pembury
Paddock Wood
Claygate
Marden
Horsmonden
Goudhurst
Cranbrook
Tenterden
Sissinghurst
Biddenden
Benenden
Rolvenden
Rolvenden Layne
Hawkhurst
Sandhurst
Newenden
Northiam
Peasmarsh
Rye
Rye Harbour
Winchelsea
Icklesham
Guestling
Pett
Fairlight
Hastings
St Leonards
Bexhill
Crowborough
Ashdown Forest
Uckfield
Buxted
Heathfield
Mayfield
Ticehurst
Wadhurst
Battle
Robertsbridge
Burwash
Etchingham
Hurst Green
Dallington
Netherfield
Whatlington
Penhurst
Catsfield
Ninfield
Herstmonceux
Wartling
Hailsham
Pevensey
Pevensey Bay
Langney
Sovereign Harbour
Langney Point
Eastbourne
Willingdon
Jevington
Westdean
Seaford
Newhaven
Lewes
Ringmer
Barcombe
Cooksbridge
Hamsey
Glynde
Glyndebourne
Ditchling
Plumpton
Plumpton Green
Westmeston
East Chiltington
Chiltington
Hassocks
Keymer
Burgess Hill
Haywards Heath
Lindfield
Scaynes Hill
Wivelsfield
Wivelsfield Green
North Chailey
Chailey
South Street
Newick
Danehill
Fletching
Piltdown
Uckfield
Framfield
Blackboys
Five Ashes
Mark Cross
Rotherfield
Crowborough
Jarvis Brook
Groombridge
Speldhurst
Langton Green
Ashurst
Blackham
Withyham
Hartfield
Forest Row
East Grinstead
Copthorne
Crawley Down
Felbridge
Dormans Park
Lingfield
Edenbridge
Penshurst
Fordcombe
Tunbridge Wells
Royal Tunbridge Wells
Rusthall
Speldhurst
Matfield
Brenchley
Kipping's Cross
Lamberhurst
Bayham Abbey
Bells Yew Green
Frant
Fairwarp
Sharpthorne
West Hoathly
Highbrook
Wych Cross
Ardingly
Horsted Keynes
Lindfield
Haywards Heath
Scaynes Hill
Slaugham
Handcross
Cowbeech
Herstmonceux
Wartling
Hailsham
Polegate
Berwick
Alfriston
Wilmington
Folkington
Litlington
Arlington
Selmeston
Chalvington
Ripe
Laughton
Hellingly
Horam
Heathfield
Waldron
Cross in Hand
Punnett's Town
The Cups Corner
Brightling
Mountfield
Robertsbridge
Salehurst
Silver Hill
Vinehall Street
John's Cross
Staplecross
Bodiam
Ewhurst
Sedlescombe
Whatlington
Battle
Telham
Beckley
Peasmarsh
Rye
Rye Harbour
Winchelsea
Icklesham
Guestling
Pett
Fairlight
Hastings
St Leonards
Bexhill
Normans Bay Sta
Pevensey Bay

9.11 Large areas within the District enjoy levels of tranquillity. Tranquillity is one of the most important qualities that the countryside can give us. These areas have been identified by East Sussex County Council in their 'remote area' mapping and also by Campaign to Protect Rural England as part of their identification of areas of tranquillity. Both those areas considered to be remote and areas of tranquillity are generally areas located away from built up areas.

Policy EA 4

Wealden's Landscape Character

Based on a clear understanding of the distinctive quality, character and diversity of the District's landscape, its components and characteristics, development will only be permitted where it protects, maintains, enhances, reinforces and complements the key characteristics of the landscape character area in which it is located or adjacent to, including:

a) Locally distinctive or sensitive natural and man-made landscapes, characteristics, components and functions including rural character, biodiversity, geodiversity, cultural and heritage quality and value and the district's distinctive settlement pattern;

b) The sense of tranquillity, remoteness and sensitivity to change;

c) The topography of the area;

d) Natural features such as trees, hedges, woodland, rivers, streams and other topographical features; and

e) Amenities of new and existing development.

Proposals will be assessed on a site-by-site basis having regard to the East Sussex Landscape Character Assessments, the Wealden Landscape Character Assessment and Site specific Landscape Assessments including those undertaken by the Council.

Specific regard must be had to the Ashdown Forest Character Area including the Medieval Pale of 1372, excluding land within the development boundary of Forest Row. Development will only be permitted if it conserves the landscape and historic character of this area including its special habitats, features and distant views. Regard must be had to the Ashdown Forest Management Plan.

Landscape Assessments will be required to demonstrate that valued landscape features and components will be protected and that any adverse landscape impacts can be mitigated. Mitigation must be commensurate with the surrounding area and must seek to contribute to local distinctiveness.

Policy EA 4 *Target(s):*

- No deterioration of Landscape Character

Policy EA 4 *Indicator(s):*

- EA 012 - Condition of Landscape Character
- EA 013 - (%) of Wealden District classified as Ancient Woodland

High Weald Area of Outstanding Natural Beauty

9.12 The High Weald AONB is a nationally designated landscape and is afforded the highest status of landscape protection where great weight is given to the need to conserve its landscape and scenic beauty. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area. The High Weald AONB Management Plan identifies the distinctive features of the High Weald AONB landscape and sets out the objectives for protecting, conserving and enhancing its locally distinctive features. The Management Plan also seeks to consider wider environmental issues, the rural economy and communities. The key features as provided by the High Weald Management Plan are set out below. The Management Plan provides an assessment framework which must be undertaken when evaluating the siting, layout and design of development including materials.

9.13 Parts of the High Weald NCA go beyond the boundary of the High Weald AONB, showing that non designated areas share some similar characteristics with the designated AONB landscape.

9.14 The setting of the High Weald AONB is also an important consideration and development and other activities may have an impact on the economic, social or ecological value of the landscape or its natural processes such as hydrology or pollination as well as affecting views into and out of the AONB. Within Wealden District, the landscape outside the designated High Weald AONB can share similar characteristics and can therefore share similar landscape value as it transforms into different character.

9.15 The towns of Heathfield and Crowborough are surrounded by the AONB. Other settlements, including the larger villages of Forest Row, Wadhurst and Mayfield are fully within the AONB. The strategic distribution of growth detailed in this Plan allocates land in Heathfield, Wadhurst and Mayfield. The level of growth identified and the specific sites for which development is allocated have been assessed as suitable to accommodate growth taking into account the AONB designation and its purpose. However, of particular importance for further growth is the recognition within the NPPF that the siting of major development in AONBs would be inconsistent with the aims of the designation, and that

only proven national interest and a lack of alternative sites can justify an exception. Any major scheme, including that relating to infrastructure provision, will need to meet the exceptional circumstances test including whether it can be demonstrated that the development would be in the public interest. It is therefore unlikely that further major development over and above that identified in this Plan will rarely be justified in the public interest. This is likely to include strategic needs from elsewhere in the District or those from adjacent local authorities where these wider strategic needs should be met on sites outside the designated AONB area. Settlements within or wholly surrounded by the AONB should only be meeting their own needs, where this is environmentally acceptable.

Policy EA 5

High Weald Area of Outstanding Natural Beauty

Development within or affecting the setting of the High Weald Area of Outstanding Natural Beauty (AONB), as defined on the proposals map, will only be permitted if it conserves and seeks to enhance natural beauty, having regard to the character of the landscape including potential impacts on its character components and its functions as set out in the High Weald AONB Management Plan. Development should also not detract from the visual qualities and essential characteristics including views into and out of the AONB in relation to its location, siting or design.

Such development should be small scale and should:

- be in keeping with the landscape and settlement pattern;
- support the economy and / or the social well-being of the AONB;
- seek to conserve and / or enhance local distinctiveness and tranquillity; and
- seek to conserve wildlife and cultural heritage.

Policy EA 5 *Target(s):*

- No deterioration of the Landscape Character of the High Weald AONB

Policy EA 5 *Indicator(s):*

- EA 014 - Net number of dwellings permitted within the High Weald AONB
- EA 015 - Number of planning applications permitted within the Wealden District contrary to the formal advice of the High Weald AONB unit

South Downs National Park

9.16 The administrative area of Wealden District contains a small part of the South Downs National Park. The Local Planning Authority for this area is the South Downs National Park Authority. The development plan for this area will include the South Downs Local Plan and any Neighbourhood Development Plans. The South Downs National Park boundary is marked by the A27 and beyond the escarpment of the South Downs the character area forms a gradual transition to the landscape of the Low Weald.

9.17 Standing on top of the Downs, a significant proportion of the Low Weald and Pevensey Levels landscape can be viewed and as a result the setting of the National Park needs to be considered. Conversely, parts of the Low Weald benefit from views of the iconic South Downs and the District's residents are easily able to access this vast accessible green resource.

9.18 The South Downs Integrated Landscape Character Assessment (2011) and also the South Downs National Park Viewshed Characterisation Study (2015) provides information on the landscape character of the National Park and provides a guide to ensure that its natural beauty is protected and enhanced. The Assessments identify issues that can impact on the character of the National Park. Of particular relevance is maintaining the setting of the South Downs National Park including intrusive new developments within the view of the South Downs National Park either by day or night, light pollution and tranquillity.

Policy EA 6

Setting of the South Downs National Park

Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park. In particular development should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.

Development should be consistent with National Park purposes and must not significantly harm the National Park or its setting. Assessment of such development proposals will also have regard to the South Downs Partnership Management Plan and the South Downs Local Plan[(39)] and other adopted planning documents and strategies.

39 The South Down National Park Authority Local Plan is due to be adopted in 2017.

Policy EA 6 *Target(s):*

- No deterioration of the Landscape Character of the South Downs National Park

Policy EA 6 *Indicator(s):*

- EA 016 - The number of planning applications approved by Wealden District Council with a landscape objection from the SDNP Authority

10 The Economy

Background

10.1 Overall, there are around 28,300 full time jobs in Wealden, representing around 64% of all jobs in the District, which is lower than the national average of 68%. The sectors with the highest proportion of full time employees are construction (89.7%), manufacturing (89.4%), ICT (89.1%), and finance and insurance (80.2%). Sectors with a high proportion of part time employees include accommodation and food (64.1%), arts, entertainment and recreation (51.5%) and education (48.9%).

10.2 There are around 8,900 businesses in Wealden District with 44,200 jobs. Within the District 44% of jobs are located within rural areas and 56% within urban areas which include the larger villages of Wadhurst and Forest Row. Overall, Wealden District has an employment density of around 0.42 jobs for every working age resident (aged 16 to 74). In other words, there are more residents aged 16 to 74 than there are jobs, and therefore the District is an overall exporter of labour.

10.3 In addition, a significant proportion of land is used for agriculture with a new focus on viticulture and associated tourism and local food produce. The role of agriculture and tourism both contribute to the economy of the District.

10.4 Wealden District sits within a Functional Economic Market Area (FEMA) with Mid Sussex, Rother and Lewes District Councils, Tunbridge Wells and Eastbourne Borough Councils. It is also within a Local Economic Partnership (LEP) area which includes East Sussex, Kent and Essex. Wealden has a higher proportion of its population qualified to level 4 or above (at least degree level) (28.9%), than the South East LEP (23.5%) or nationally (27.4%) although significantly below Tunbridge Wells (34.6%) and Mid Sussex (35.6%). However around 1-in-5 of Wealden's residents aged 16 to 74 (or 24,300) have no qualifications. This rate (19.9%) is similar to the average seen across the FEMA (19.8%), but considerably higher than that for some areas within the FEMA, such as Tunbridge Wells (17.1%) and Mid Sussex (14.8%).

10.5 A larger proportion of jobs in the District are in the private sector (88.7%) compared to the public sector (11.3%). These statistics follow the trend for the South East (85.1% and 14.9% respectively) and the national average (83.0% and 17.0% respectively). Wholesale and retail (17.9%), accommodation and food (12.2%) and human health and social work (12.1%) are the key employment sectors locally. Wealden District sees a higher proportion of jobs in manufacturing (7.3%) and construction (8.6%) than other districts within the FEMA.

10.6 Despite the losses which the construction sector experienced between 2009 and 2014, the level of employment specialisation seen locally in 2014 was almost twice that seen nationally (Location Quotient – or degree of specialisation within the location 1.9). Other sectors with key specialisation include: the accommodation and food sector (LQ 1.7); other service activities (LQ 1.7); and arts, entertainment and recreation (LQ 1.6). Manufacturing and Professional, scientific & technical are also moving towards specialisation (LQ1.1 - 2015).

10.7 The profile of the Wealden District's business base (by size-band) is largely similar to the patterns seen across the FEMA, the South East LEP and nationally, with over 99% of businesses employing fewer than 250 people (i.e. traditional definition of Small or Medium Enterprise SME). Of these, the majority (76.4%) are micro businesses employing fewer than five people. Data from the Office for National Statistics (ONS) indicates that there are around 6,800 micro businesses in Wealden District. In addition within Wealden District, some 17% of people in employment are self-employed compared to the national average of less than 11%.

10.8 Wealden District has a low unemployment rate with the rate falling 0.1% from 0.8% to 0.7% in 2016. However, workplace wages for Wealden District are lower than the national average (median) (£358 per week compared to £442 per week in England for all employees in 2016). Residence base earnings is £441 (median) gross weekly earnings, which is above the South East average. This is a key issue in terms of combating out commuting.

East Sussex Growth Strategy

10.9 Work has been undertaken by East Sussex County Council as part of the Local Enterprise Partnership (LEP) initiative concerning economic growth areas. This takes into account local circumstances such as the ageing population and existing economic sectors with potential for expansion. These growth areas have been considered as part of the future of economic growth within the District and include:

- Healthcare – specifically in relation to the ageing population;
- Land-Management – linked to the LEP Growth Strategy Strategic Objective of Place, including the visitor economy and high added-value food and drink production;
- Digital and media (Creative);
- Engineering / Advanced Manufacturing;
- Engineering / Materials & Electronic Systems;
- Low carbon and environmental goods and services; Wholesale/Retail/Motor;
- Construction Industry; and
- Financial Sector (Banking, Insurance and Accountancy).

Government's Industrial Strategy

10.10 The United Kingdom's Industrial Strategy (2017) is a partnership with businesses, local government and educational institutions in the UK and overseas. The Strategy seeks to ensure the UK remains one of the best places in the world to innovate, do business, to invest and create jobs. The strategy's vision is:

- The UK to be the world's most innovative economy, with good jobs and greater earning power for all;
- A major upgrade to the UK's infrastructure;
- The UK to be the best place to start and grow a business; and
- Prosperous communities across the UK.

10.11 The Strategy is formed of the following key five foundations: business environment; ideas; people; infrastructure; and places. The Government remains firmly committed to Local Enterprise Partnerships (LEP), albeit reviewing their roles, responsibilities and financial support; providing opportunity for LEPs to inform national policy decisions. The LEP will lead on the development of a Local Industrial Strategy for the wider economic area, working collaboratively with all local authorities.

Previous Growth and Labour Supply

10.12 The Council has considered a number of options with regards to future employment land requirements. This includes:

- employment-led scenarios - using sectoral employment forecasts to assess potential future demand for land and floorspace;
- past take-up approach - projections which are based on the past take-up of land and floorspace; and
- labour supply approach: assessing how employment might change and related employment land needs in light of projected growth in an area's resident workforce.

10.13 In terms of employment led scenarios and the forecast labour supply, there is a requirement for office floorspace but no particular need for other business space. Taking into account historic factors, these scenarios have little bearing on the past demand for employment floorspace. Future predictions using past demands for floorspace shows a percentage increase on a labour supply approach to employment land provision.

10.14 Other economic studies (Local Government Association Economic Growth Advisors Programme) shows that there is potential within Wealden District to help boost the economy for the District and the wider area. As a result the Local Plan strategy seeks to ensure, through provision of land, to not only sustain the economic growth within the District but to also improve the residential working wage and reduce out commuting.

Economic Strategy

10.15 The economic strategy for Wealden District is to contribute to the County's aspiration of 20% increase in Gross Value Added (GVA) by 2020 and to seek increase in GVA beyond this date by:

- Meeting and surpassing previous demands for employment floorspace;
- Providing new companies opportunities to locate on greenfield sites close to major communication links;
- Providing existing companies with opportunities to expand on existing sites or find new opportunities for premises within the District that meets the needs of a growing business;
- Reduce new out commuting;
- Increasing the resident workforce and improve skills in the resident workforce working with local colleges to focus on high value growth areas;
- Working with businesses and promote apprentice schemes and upskilling within the workplace;

- Increasing housing stock to retain working age persons, by rebalancing housing types, including the ability to downsize in rural areas;
- Improving the town centre of Hailsham to create a vibrant place of work and leisure in order to entice a new workforce to the area;
- Supporting a new A27 and parkway station to improve communication links and support business within the area;
- Encouraging a range of businesses by promoting the delivery of different size and models of business units including incubator and start up units;
- Actively engaging in the marketing strategy in the area focusing in the immediate and south east area;
- Reducing reliance upon public sector jobs and support East Sussex mini clusters e.g. Ultra high vacuum technology as well as photonics & optics, ultra-precision instruments and tourism sectors;
- Acknowledging the role of agriculture and viticulture within the local economy and providing positive planning policies to assist in both food production, quality local produce and diversification;
- Explore opportunities to promote renewable energy provision and associated industry;
- Realising sustainable rural tourism as significant potential for future development;
- Supporting the visitor economy; and
- Providing bespoke support for those seeking to invest in the area and starting up in the area.

Employment Land

10.16 Permitted development rights allow, subject to certain criteria, the change of use of employment generating buildings to residential. In a commercial sense employment buildings do not generally achieve the values that residential can bring and as a result there is a potential for loss of employment floorspace through permitted development rights. However, not all employment floorspace is subject to such rights and in an area where greenfield land is being released for employment purposes it is considered important to retain our current stock wherever possible.

Policy EC 1

Existing Employment Land

The loss of land and buildings in employment use, including B1/B2/B8 and Sui Generis uses, will be resisted unless:

a) Permitted development rights apply; or

b) Independent evidence exists to show that there is no market/demand for the current use or an alternative employment use. Evidence of a comprehensive and sustained marketing campaign, which clearly identifies a lack of demand for the commercial activity based on marketing via relevant trade organisations, normally at a minimum of 12 months, that offer the land or unit/s for sale as a going concern, or rental at a

realistic valuation of the premises/ site for that use and no reasonable offers have been refused and clear evidence of financial viability has been provided; or

c) There is a market use, with equivalent or greater equivalent floorspace, that can be secured and delivered in a suitable alternative location at a reasonable distance.

Proposals should not result in the loss of facilities or features which may undermine the viability of its use.

Policy EC 1 *Target(s):*

- No loss of existing employment land unless in circumstances outlined in Policy EC2

Policy EC 1 *Indicator(s):*

- EC 01 - The amount of employment floorspace (sq.m) loss to alternative uses
- EC 02 - The amount of employment floorspace (sq.m) loss to residential uses

10.17 In an area where a significant amount of business land is already located outside of our built up areas it is important to allow growth and change in order not to stifle the economy. Therefore, policy is necessary to identify those areas where growth and change can take place.

Policy EC 2

New Employment Land

In addition to the identified area within the South Wealden Growth Area new business development will be supported in the following locations subject to other policies in the plan:

a) Within identified development boundaries; or

b) Extensions to existing business premises outside of development boundaries but within planning unit; or

c) Where it meets the provisions contained within the Core Area Policy RAS1 and RAS5; or

d) Associated with agricultural diversification of existing farmsteads or groups of buildings outside of the development boundary identified in RAS3 and RAS5.

The Council will consider the type of building stock to be provided on a case by case basis, however small and flexible units that can achieve smaller units to meet the profile of businesses within Wealden District will be encouraged.

Policy EC 2 *Target(s):*

- That new employment land is brought forward within the SWGA during the plan period, subject to Policy AF1 and other policies within the plan

Policy EC 2 *Indicator(s):*

- EC 03 - The total amount of employment floorspace completed by type (B1/B2/B8) each monitoring year
- EC 04 - The total amount of employment floorspace completed by type (B1/B2/B8) within development boundaries

Skills

10.18 Although there is overall a good level of skills base within the District, there is an opportunity to improve the skills level as a driver to help improve the economic profile of the District. This can be achieved through local policy, by securing local labour and skill development as part of local employment opportunities at both the construction and first operations stage of development. It is proposed that a Supplementary Planning Document is prepared to detail and implement the Policy EC4 'Skills and Local Employment' of the Local Plan.

Policy EC 3

Skills and Local Employment

The Council will seek to secure Local Labour Agreements on all major developments of 1,000 sq. metres or more, including change of use, to secure local employment and training measures as part of the development proposals. This will be achieved through Section 106 Agreements (or Unilateral Undertaking) that will support and benefit the local labour market and economy. This will enable employment growth, raise skill levels and give residents local employment opportunities.

All other initiatives related to new development which seek to promote improving the skill levels of the resident workforce are encouraged.

Policy EC 3 *Target(s):*

- To secure Local Labour Agreements on all major developments of 1,000 sq.m or more

Policy EC 3 *Indicator(s):*

- EC 05 - The number of Local Labour Agreements secured on major developments of 1,000 sq.m or more

Tourism

10.19 Tourism and the visitor economy makes a significant contribution to the overall economy of Wealden District. The unique nature of the District landscapes, its historic villages, its opportunities for leisure and recreation and its market towns, provides an overwhelming opportunity in this area. It is the natural beauty of the area, its contribution to the nations conservation objectives, its food and drink production, as well as its small and welcoming businesses situated close to larger towns, that are its greatest feature. The Tourism Strategy seeks to celebrate these attributes and as a result improve the contribution the visitor economy makes to the overall economy of the District.

10.20 The tourism strategy includes:

- Supporting the improvement of the quality of existing visitor attractions including improving visitor access, brown sign provision and season extension;
- Encouraging quality improvements and upgrading at existing hotels, guest houses, B&B's, self-catering, touring caravan and camping sites and holiday parks;
- Providing opportunities to increase tourism accommodation;
- Explore with partners a sustainable transport plan for the visitor economy;
- Support the development of new quality bedroom accommodation at pubs;
- Facilitate a comprehensive strategy for viticulture and associated attractions;
- In rural areas recognise the potential of villages and towns, particularly within the High Weald AONB and close to the South Downs National Park, to be gateways to leisure pursuits and make the most of the visitor economy;
- Realise the potential of historic villages, and link to the positive management of conservation areas and historic buildings;
- Links to new high quality leisure activities within towns to independent shops/ restaurants/ cafés and activities within town centres to help draw and retain the visitor economy;

- Promote the Cuckoo Trail as a locally important attraction, with particular regards to walking and cycling. Encourage new facilities to be provided along the route to create a more attractive experience and consider extensions where possible; and
- Consider use of technology to promote the exploration of the countryside together with features of interest, including rural public houses and buildings of historic value.

10.21 The general presumption is that tourism development is acceptable within development boundaries, subject to other policies in the plan, and a specific policy concerning tourism development in the countryside is contained within the rural area strategy.

11 Retail and Town Centres

11.1 The National Planning Policy Framework (NPPF) requires that town centres are recognised as the heart of the community and promotes policies to support their viability and vitality. The identification of town centre and primary shopping boundaries, based on a clear definition of primary and secondary frontages in designated centres, is fundamental to supporting sustainable growth. It is essential that markets remain attractive and competitive and a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres are identified.

11.2 Details of individual Town Centres and Primary Shopping Areas together with associated policies, are contained within the relevant settlement chapter.

Distribution of Retail Floorspace

11.3 Within Wealden District there are four town centres namely Hailsham, Uckfield, Crowborough and Heathfield. There are also three smaller District Centres at Polegate, Wadhurst and Forest Row. Within villages and smaller urban areas there are also a number of Local Centres helping to meet local day to day needs.

11.4 A retail study undertaken in 2016 shows that the retention of all food shopping trips and expenditure in the Heathfield area, Uckfield area and Crowborough area is strong at between 77.1% and 88.8%. This is an indication that these towns have a relatively good provision of in-centre and out-of-centre super stores, supermarkets and smaller convenience stores that are generally meeting the main and top-up food shopping needs of their catchment populations. Notwithstanding the apparent good choice of super stores in Hailsham, the overall retention level in its area is lower than for the District's other main town centres at 57.7%. This is explained by the strong draw of super stores in and around Eastbourne and may also point to deficiencies in Hailsham's current food store provision.

11.5 In terms of comparison goods shopping, online retailing accounts for a high proportion of purchases within specific categories including: books; recording media; games; toys; and electrical products. This market share is forecast to increase over the plan period in line with national trends and represents a threat to existing centres and shopping destinations. It is also apparent that the District's Town Centres do not have the critical mass of retailing in terms of the scale, quality and choice of shops to compete with the larger centres and shopping destinations outside the District principally Eastbourne, Royal Tunbridge Wells and East Grinstead.

11.6 The growth and change contained within this Local Plan, together with land capacity within town centres, changes the hierarchy of centres within the District as shown in Policy TC1 below. To meet the retail needs within the plan period, land has been identified to deliver 4,350 sq. metres of retail floorspace, distributed as outlined in Policy TC2.

Policy TC 1

Hierarchy of Retail Centres

There a number of retail centres within the District, which are categorised as follows, in line with the National Planning Policy Framework:

Categorisation	Definition	Centre
Main Town Centres	A Primary Centre with more than 90 units serving a wider area with a good range of convenience and comparison retail provision, banking and post office facilities, leisure (including restaurants) community facilities and employment opportunities and are accessible by public transport from surrounding areas. These centres have the ability to accommodate the forecast need for new retail floorspace within or on the edge of existing centres.	Hailsham, Uckfield
Town Centres	A Primary Centre with more than 90 units serving a wider area with a good range of convenience and comparison retail provision, banking and post office facilities, leisure (including restaurants) community facilities and employment opportunities and are accessible by public transport from surrounding areas.	Crowborough, Heathfield
District Centres	A centre comprising between 40 and 90 units and providing a good range of similar facilities to a town centre, but in more limited numbers.	Polegate, Wadhurst, Forest Row
Local Centres	A centre within smaller settlements within neighbourhood areas of towns, comprising of between 10-40 units, providing a range of local retail and service facilities and community and leisure facilities.	Pevensey Bay, Mayfield, Horam, Herstmonceux, Rotherfield, Stone Cross

Policy TC 2

Distribution of Retail Floorspace

To meet the retail needs for the plan period land has been identified to deliver 4,350 square metres of retail floorspace (1,450 square metres convenience floorspace and 2,900 square metres comparison floorspace) within Uckfield and Hailsham.

Settlement	Convenience Floorspace sq.metres	Comparison Floorspace sq. metres
Uckfield	450	1400
Hailsham	1000	1500

Further retail floorspace will be delivered within Crowborough, Polegate, Wadhurst and Forest Row through redevelopment, extensions of existing stores and infill within or on the edge of Primary Shopping areas. Further opportunities for retail growth are provided in the centres of: Pevensey Bay, Mayfield, Horam, Herstmonceux, Westham, Rotherfield, and Stone Cross, subject to other policies in the Plan.

Policy TC 2 *Target(s):*

- 450 sq.m of convenience floorspace in Uckfield
- 1400 sq.m of comparison floorspace in Uckfield
- 1000 sq.m of convenience floorspace in Hailsham
- 1500 sq.m of comparison floorspace in Hailsham

Policy TC 2 *Indicator(s):*

- TC 01 - Extant planning permissions on allocated sites
- TC 02 - Retail floorspace completions (sq.m) on allocated sites

Retail

11.7 The National Planning Policy Framework focuses uses such as retail, restaurants, cafés, bars and leisure activities such as cinemas, indoor bowling, etc. within Town Centres. These uses, together with appropriate residential development, help create a vibrant centre. Leakage of these uses away from the centre is known to have a detrimental effect on the town centre economy resulting in implications for sustainability.

11.8 Details of individual town centres and primary shopping areas together with associated policies, are contained within the relevant settlement chapter.

Policy TC 3

Town Centres Uses

Subject to other policies in this Plan, new retail development and the provision of town centre uses will be supported firstly within the identified Primary Shopping Areas (PSA) of the Main Town Centres, Town Centres, District Centres and Local Centres as identified in Policy TC1. If it is demonstrated that land is not available within the PSA then land adjacent on the edge of the Primary Shopping Area may be supported. If it is demonstrated that suitable sites are not available (or not expected to become available within a 5 year period) within or on the edge of the PSA, land within the Town Centre Area should be considered prior to edge of Town Centre Areas. [40] Out of centre sites should only be considered after it has been demonstrated that all other options have been pursued in a sequential manner.

Town Centre uses (as defined in the National Planning Policy Framework) include Leisure Centres and Entertainment Centres, Nightclubs, Bars, Restaurants, Cafés, Hot and Cold Food Takeaway.

New retail and associated leisure development beyond that identified within this Plan, within designated centres, that contributes to the self-containment of the centres[41] will be supported, subject to meeting Policy AF1.

Within all designated centres, where possible, appropriate spaces will be made available as part of the public realm for the provision of markets.

Policy TC 3 *Target(s):*

- That no new town centre uses be located outside the identified Main Town Centres, Town Centres, District Centres and Local Centres, as identified within the plan.

Policy TC 3 *Indicator(s):*

- TC 03 - The net amount of new town centre floorspace (sq.m) within Main Town Centres, Town Centres, District Centres and Local Centres, within each monitoring period

40 For Local Centres the PSA forms the Town Centre Boundary.
41 retail/ town centre catchment areas are contained within the Retail and Town Centre Study

Policy TC 4

Local Impact Threshold

Proposed retail developments, which include the sale of either convenience or comparison goods, of 350 square metres (gross) and above must demonstrate that they will not have a significant adverse impact on the District's designated Retail Centres, either on their own or cumulatively with other commitments in the area.

Policy TC 4 *Target(s):*

- Ensure that all retail developments above 350 sq.m (gross) threshold are able to demonstrate that they will not have a significant adverse impact on the District's Town Centres

Policy TC 4 *Indicator(s):*

- TC 04 - The net amount of new retail floorspace (sq.m) completed outside the development boundaries within each monitoring period
- TC 05 - The number of planning applications for retail development of over 350 sq.m (gross) approved within each monitoring period

11 Retail and Town Centres

12 Sustainable Settlement Strategy

12.1 The Sustainable Settlement Strategy identifies those towns and villages that are considered to be sustainable and the policies for growth and change over the Plan period.

12.2 The Sustainable Settlement Strategy is based on District housing needs, the supply of suitable and available land for development, settlement sustainability, infrastructure, strategic environmental constraints and the ability of the market to deliver housing. The suitability of sites depends upon a whole host of factors such as: accessibility (creation of a suitable access and the ability to access the nearest settlement); flood risk; landscape impact; infrastructure constraints; ecological impact; and impact on environmental designations.

12.3 The settlement strategy is separated into three sections.

12.4 The first section provides the policies concerning growth and change within the South Wealden Growth Area. This growth area includes the Parish of Hailsham and areas within the Parishes of Hellingly, Polegate, Willingdon and Jevington and Westham.

12.5 The second section covers all the other areas which have development boundaries and allocations for future growth that are not contained within the South Wealden Growth Area and include: Heathfield, Wadhurst, Horam, Ninfield and Mayfield.

12.6 The third section covers all the areas where the settlement will have a development boundary, but no land is allocated due to environmental constraints or lack of land availability. The shopping area and associated polices of Pevensey Bay is also contained within this section.

12 Sustainable Settlement Strategy

13 South Wealden Growth Area

13.1 The South Wealden Growth Area (SWGA) encompasses the Parish of Hailsham and areas within the Parishes of Hellingly, Polegate, Willingdon and Jevington and Westham. The area is formed of the Hailsham Development Boundary, the Polegate and Willingdon Development Boundary, the Stone Cross Development Boundary, and employment land allocation on the A22.

Vision

Vision for South Wealden Growth Area

Growth and change will be focused on the South Wealden Growth Area in the settlements of Hailsham, Willingdon, Polegate, Stone Cross and the parish of Hellingly. The growth within this area is intrinsically linked with the delivery of critical transport infrastructure alongside other strategic infrastructure requirements including education, wastewater, employment and community facilities.

Working with businesses and East Sussex County Council, Wealden District Council will accomplish increased skills provision for new and existing residents. This, together with new employment land and appropriate housing, will result in increased workplace wages, improved life opportunities and play a part in increasing the economic wellbeing of this principle town.

Hailsham Town Centre will continue to improve and expand with new shops, bars, restaurants and high end leisure facilities. Residents, day time and night time visitors will be attracted to the high quality environment which retains its market town origin and feel. The town centre will host large scale markets in an environment that makes it accessible all year round and will become a draw for residents, visitors and those living in surrounding areas.

Health and wellbeing and 'age equality' are important parts of the strategy, providing necessary health facilities, open space, leisure facilities, green infrastructure and access to the open and tranquil countryside including that of the South Downs National Park. Cycling, walking and other physical activities will be accessible to all residents. The need to prevent social isolation will have been considered in the design and location of development and the provision of new community facilities.

Development in the South Wealden Growth Area

Policy SWGA 1

Provision of Homes and Jobs

The South Wealden Growth Area consists of the land contained within the Development Boundary of Hailsham, Polegate and Willingdon, Stone Cross and land allocated for employment growth in A22 Employment Sector.

Within the South Wealden Growth Area land is identified to provide for some 3,750 dwellings, including 82 dwellings on SHELAA Sites and associated infrastructure identified on the proposals map.

Policy SWGA 1 *Target(s):*

- 3,750 dwellings between 2013 and 2028
- 82 dwellings on identified SHELAA sites between 2013 and 2028

Policy SWGA 1 *Indicator(s):*

- SWGA 01 - The net number of housing completions on allocated sites or identified SHELAA sites within the South Wealden Growth Area during the monitoring period

Policy SWGA 2

Distribution of Homes, Jobs and Strategic Infrastructure

Land is allocated in the following sectors for development up to 3,668 homes (492 already consented), 21 Gypsy and Traveller pitches, infrastructure and 22,500 sq. metres of employment floorspace.

Sector	
Hailsham North 1 (HN1)	Allocation of 1,529 dwellings (460 of which have consent)
Hailsham East 2 (HE2)	Allocation of 513 dwellings
Hailsham South East 3 (HSE3)	Allocation of 278 dwellings - Including 18 Gypsy and Traveller Pitches
Hailsham South 4 (HS4)	Allocation of 400 dwellings
A22 Employment Sector	Allocation of 22,500 sq. metres employment floorspace
Polegate North (PN1)	Allocation of 23 dwellings
Polegate 2 (P2)	Allocation of 3 Gypsy and Traveller Pitches
Polegate and Willingdon 1(P&W1)	Allocation of community facilities including education, medical facilities, community hall, sports and leisure facilities
Stone Cross 1 (SC1) and Stone Cross 2 (SC2)	Allocation of 833 dwellings
Lower Horsebridge (LH)	Allocation of 110 dwellings (32 of which have consent)

Policy SWGA 2 *Target(s):*

- See table above contained within Policy SWGA 2 that gives breakdown of housing targets by Development Sector within the SWGA

Policy SWGA 2 *Indicator(s):*

- SWGA 02 - The net number of housing completions on allocated sites or identified SHELAA sites within the SWGA during the monitoring period
- SWGA 03 - The net amount of employment floorspace completions on allocated sites within the SWGA during the monitoring period
- SWGA 04 - The net number of completed pitches for Gypsy and Traveller purposes within the SWGA during the monitoring period

Infrastructure

13.2 The new development proposed within this plan, together with that committed through planning applications, requires significant investment in new infrastructure. In accordance with Policy INF1, Wealden District Council will work with infrastructure providers and stakeholders in order to help fund and deliver the necessary infrastructure. Whilst there will be a number of site specific infrastructure requirements, there are a number of strategic requirements within the South Wealden Growth Area.

Strategic Transport Infrastructure

13.3 The South Wealden and Eastbourne Transport Study (November 2010) identified the need for a package of transport interventions required to support the level of housing and employment allocated in the Core Strategy Local Plan adopted in February 2013. This was followed up with two further local studies referred to as the Movement and Access Strategy for Hailsham and Hellingly 2012 (MASHH), and the Polegate Movement and Access Strategy 2013/2015 (PMAS). These studies include a series of junction improvements on the strategic and local road network in the Polegate/Stone Cross area as well as the delivery of a sustainable transport corridor linking Hailsham, Polegate and Eastbourne to enable the delivery of an express bus service between the towns as well as encourage cycling and walking for shorter distance trips.

13.4 A new transport study was commissioned to support the Wealden Local Plan. This is referred to as The Wealden Local Plan Transport Study 2017. This updated the South Wealden and Eastbourne Transport Study with amendments to transport data and an extension to the geographical scope of the model.

13.5 The overall outcome of the modelling demonstrates that the Wealden Local Plan is dependent on the delivery of both the strategic and local highway improvements on the key corridors on the approaches and within the South Growth Wealden Area. This will be required alongside the delivery of a 'step change' in people using integrated public transport, walking and cycling infrastructure, to mitigate the impact on the performance of the highway. The modelling has further reinforced the requirement to deliver both the strategic and local transport infrastructure improvements identified in the previous studies undertaken to support the development and delivery of the Core Strategy.

13.6 It is important to note that the delivery of the strategic highway improvements may require additional funding from Government, Highways England and other funding sources and it is not anticipated that the Community Infrastructure Levy/S106 will be able to fund all necessary transport requirements. Therefore the timescales for the delivery of these measures are unknown at this stage. Accordingly considerable emphasis needs to be applied to ensure development should not come forward unless developers undertake modelling related to their proposed development to demonstrate the local and cumulative impact on the highway network is acceptable.

13.7 To assess the outputs from the Wealden Transport Local Plan Study 2017 in more detail, a series of studies on key corridors and areas will be undertaken between East Sussex County Council, the Council and key partners. This will identify new schemes and

interventions at a localised level and provide greater detail on existing identified schemes. For studies undertaken on the strategic transport network, there will be a requirement to ensure that these are compliant with the Department for Transport's (DfT) Web TAG guidance.

Policy SWGA 3

Strategic Transport Infrastructure

In order to deliver all growth within the South Wealden Growth Area, and subject to further studies that may provide new or alternative strategic transport infrastructure provision, it will be necessary to consider the delivery of the following strategic transport improvements:

Road

- Delivery of the Hailsham – Polegate – Eastbourne Movement and Access Corridor including improvements for public transport users, cyclists and pedestrians;
- Delivery of improvements to junctions and links on the key corridors to increase highway capacity:

a) Junction improvements on the A27 between Polegate and Lewes;

b) A22/A27 Cophall roundabout;

c) Link between the A27/A22 Cophall roundabout and A27/A2270 signalised junction, and the A27/A2270 signalised junction itself;

d) A2270/Polegate High Street/ Wannock Road signalised;

e) A22 Golden Jubilee Way/ Dittons Road roundabout;

f) A27/A22 Golden Jubilee Way;

g) A22/Hempstead Lane roundabout;

h) A22/A267/A271 Boship roundabout;

i) Local junction improvements on the A22 between A22 Boship roundabout and the A22/B2124 junction (between Lower Dicker and Golden Cross);

j) A22/A295 South Road Junction/Roundabout;

k) A295 South Road/ Diplocks Way/ B2104 Ersham Road Roundabout;

Local Accessibility

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne

Further studies will also need to identify new schemes and interventions at a localised level and provide greater detail on existing identified schemes. These will include:

- MASHH 2 Study;
- A271 Corridor Study;
- A267 Corridor Study;
- A22 Corridor Study;
- A26 Corridor Study;
- Polegate Town Centre Study; and
- Stone Cross and Westham Movement and Access Study.

Major development proposed within the South Wealden Growth Area, including allocated sites, must be subject to a transport assessment to establish the impact upon the capacity of strategic road network. Development will need to show that the impact of the additional traffic alone and in combination with any other consents/ allocations could be accommodated on the existing road network without a severe impact or that strategic transport interventions will be delivered to the satisfaction of the relevant highway authorities.

Policy SWGA 3 *Target(s):*

- To implement all the strategic infrastructure schemes and studies necessary to support growth in the SWGA, in line with the Infrastructure Delivery Plan (IDP)

Policy SWGA 3 *Indicator(s):*

- SWGA 05 - The number of implemented strategic transport infrastructure schemes and studies, in line with the IDP

A27 Improvements

13.8 Following the outcome of the A27 improvement study in 2014, the Chancellor in his 2014 Autumn Statement and the Department for Transport's (DfT) Roads Investment

Strategy: Investment Plan, identified that around £75m had been set aside for improvements east of Lewes. The DfT and Highways England (HE) appointed consultants to take forward the development of the smaller scale capacity improvements and sustainable transport improvements using the available funding, and the consultation on these measures was undertaken between October and December 2016. Following the outcomes of the consultation and refinement of the options, Highways England made its preferred route announcement of the package of measures to be taken forward in September 2017. A further public consultation on the preferred route announcement package will be undertaken in summer 2018 with construction programmed to start by Spring 2020.

13.9 During the development of this Plan it was identified that significant growth initially anticipated in the Local Plan would require an offline A27 between Polegate and Lewes. This critical piece of infrastructure would have been required to be delivered within the plan period and a high risk for the delivery of the plan. The reduced growth remains to require significant transport interventions and may in itself still require A27 improvements beyond that already committed.

13.10 In May 2017, Government announced that £3m of the £75m within the Roads Investment Strategy: Investment Plan for the A27 East of Lewes smaller scale interventions was allocated towards undertaking a further study into an off-line A27 between Polegate and Lewes. This study has been commissioned by Highways England and is expected to be completed by mid 2018.

Policy SWGA 4

A27 Improvements Between Lewes and Polegate

Improvements to the A27 including a comprehensive offline solution between Lewes and Polegate, are strongly supported as an integral and critical component of the development strategy for the South Wealden Growth Area as well as long term mitigation to reduce traffic levels in relation to Ashdown Forest SAC and Lewes Downs SAC.

In the event that the A27 improvements, including the smaller scale interventions and if necessary a comprehensive solution for the A27 between Polegate and Lewes, are delayed or not built, land for development will not be released unless it can be satisfactorily demonstrated that the transport impact is acceptable taking into account proposed and funded infrastructure improvements in combination with other development with planning consent. The suitability of development will be demonstrated through a suitable study agreed by East Sussex County Council and Highways England.

Policy SWGA 4 *Target(s):*

- To support improvement works to the A27 between Polegate and Lewes

Policy SWGA 4 *Indicator(s):*

- SWGA 06 - The completion of the A27 improvement works, in line with the IDP

Education Infrastructure

13.11 In terms of education provision, it is confirmed that a new 2 Form Entry Primary School on land east of Park Road (already identified as part of relevant planning applications) is required and there is a potential need for further primary school and secondary provision to meet the needs of new planned development.

Policy SWGA 5

Education Infrastructure

In order to deliver all of the growth within the South Wealden Growth Area it will be necessary to deliver education provision commensurate to the level of growth in locations which maximise the accessibility to new residents. The land requirements will be ascertained in consultation with East Sussex County Council and will form part of future infrastructure delivery plans. The programme of delivery will be monitored by both Wealden District Council and East Sussex County Council which will depend on the location and timing of development. Land will be provided as a fully serviced site in order to serve the development and where necessary applicants will work with Wealden District Council and East Sussex County Council in order to help deliver the necessary infrastructure.

As education provision is required to support development across the whole South Wealden Growth Area, sites for education provision should be able to be released ahead of development where considered necessary by East Sussex County Council taking into account need for facilities.

Policy SWGA 5 *Target(s):*

- To ensure that adequate educational provision is provided within the SWGA

Policy SWGA 5 *Indicator(s):*

- SWGA 07 - The delivery of educational facilities within the SWGA (net floorspace completions)
- SWGA 08 - The amount of CIL monies spent on education provision during the monitoring period

Healthcare Infrastructure

13.12 Healthcare facilities will also be required to meet the needs of new residents. It is expected that in addition to the new medical facilities being planned in Hailsham Town Centre and Polegate and Willingdon that additional sites may be required for future planned growth.

Policy SWGA 6

Healthcare Infrastructure

In order to deliver the growth within the South Wealden Growth Area, it will be necessary to deliver healthcare provision commensurate to the level of growth and in locations which maximises the accessibility to new residents. Land requirements will be ascertained in consultation with the relevant Clinical Commissioning Groups and will form part of the Infrastructure Delivery Plan. Land will be provided as a fully serviced site and delivery of new facilities will be monitored by Wealden District Council and the relevant Clinical Commissioning Groups.

Policy SWGA 6 *Target(s):*

- To ensure that adequate healthcare provision is provided within the SWGA

Policy SWGA 6 *Indicator(s):*

- SWGA 09 - The delivery of health care facilities within the SWGA (net floorspace completions)
- SWGA 10 - The amount of CIL monies spent on health care provision during the monitoring year

Pevensey Levels

13.13 The Pevensey Levels is a Ramsar Site and Special Area of Conservation (SAC) and both environmental designations require good water quality in order attain and realise its Conservation Objectives. The Environment Agency, who permit discharge licenses, have capped the volume of treated effluent discharge at waste water treatment works discharging into the Pevensey Levels based on current technology employed at the works. A national requirement to improve water quality has meant that Southern Water, the statutory undertaker, has to improve the quality of water being discharged. The Council is informed that by January 2022 Southern Water will have the technology in place so that development can be connected to the Waste Water Treatment Works (WWTW) without harming the sensitive environment and breaching discharge licensing. A series of steps will need to take place to get to this point in time, including the granting of a new discharge licence. It will therefore be necessary for all development to be considered with regards to its impact if connected to the Waste Water Treatment Works until such time as a new solution is in place.

13.14 Water can also enter the hydrological regime of Pevensey Levels SAC and Ramsar Site through overland flows. This can not only affect the water quality of the Levels but also affect flows within the Levels. Both matters have the potential to have a likely significant effect on the designated site. In accordance with the The Conservation of Habitats and Species Regulations 2017 an appropriate assessment has been undertaken. As a result avoidance/ mitigation measures are required in order to conclude that the Plan does not adversely affect the integrity of the SAC and Ramsar Site in view of the Conservation Objectives of the site. Policy SWGA 7 provides the policy mechanism to implement the avoidance/ mitigation measures.

Policy SWGA 7

Protection of Pevensey Levels SAC and Ramsar Site - Hydrology

Development within the Pevensey Levels hydrological catchment area will only be permitted if can be concluded that the proposals will not have an adverse effect on the integrity of Pevensey Levels Ramsar site and Special Area of Conservation (SAC) through sufficient capacity at the relevant Waste Water Treatment Works or an alternative foul water drainage solution.

The creation of impermeable surfaces within the Pevensey Levels Catchment Area will require mitigation, preferably in the form of sustainable drainage systems, to control the quality and volume of surface water run-off to a level to avoid an adverse effect on the integrity of the SAC and Ramsar Site alone and in combination.

Development will only be permitted where:

a) The effectiveness of the avoidance/ mitigation measures is demonstrated with an appropriate level of information to be provided to the competent authority; and

b) It can be demonstrated that the avoidance/ mitigation measures are deliverable and can be secured, funded, maintained, managed and monitored to ensure that there is no adverse effect on the integrity of the site for the lifetime of the development; and

c) The competent authority concludes through an appropriate assessment of development alone and in combination, taking into account a) and b), will not adversely affect the site in view of the sites conservation objectives.

The preference is that development is mitigated on a strategic scale, which could include off-site strategic sustainable drainage systems, designed to mitigate a number of individual sites to ensure comprehensive mitigation.

Policy SWGA 7 *Target(s):*

- 95% of SSSI units (Sites of Special Scientific Interest) in 'favourable' or 'unfavourable recovering' condition
- No net loss of SSSI units within Pevensey Levels SAC and Ramsar Site

Policy SWGA 7 *Indicator(s):*

- SWGA 011 - Number of planning appeals dismissed by the Planning Inspectorate due to the proposed development having an adverse impact on the Pevensey Levels SAC and Ramsar Site
- SWGA 012 - Quality of the Pevensey Levels SSSIs (%)
- SWGA 013 - Area of the Pevensey Levels SSSIs (hectares)

Release of Development

13.15 The two primary infrastructure capacity issues within the South Wealden Growth Area are the ability of the Waste Water Treatment Works (WWTW) to discharge treated effluent into the Pevensey Levels and the transport infrastructure required to accommodate the level of growth. Transport modelling has identified that development in the South Wealden Growth Area has impacts on a number of road junctions. Over time, cumulative impacts from any of the development sectors and allocations will require the full set of identified highway improvements to be implemented. Therefore, proposed development should consider the impact including cumulative impacts on the strategic highway network. It is necessary to carefully monitor and manage the release of sites in order for the growth to be sustainably accommodated.

Policy SWGA 8

Release of Development

Waste Water

a) The release of land for development is conditional upon the availability of waste water treatment capacity being made available at the appropriate time.

Strategic Transport Improvements

b) The release of land for development is conditional upon there being capacity within the strategic transport network. Any development will need to show that the impact of the additional traffic created by new development, including cumulative impact, could be accommodated on the existing network or that strategic transport interventions will be delivered to the satisfaction of the relevant highway authorities. They should be consistent with the A27 improvement Policy SWGA4.

Policy SWGA 8 *Target(s):*

- That there is wastewater treatment capacity being made available at the appropriate time to enable the release of allocated land within the SWGA
- That there is capacity within the strategic transport network to support the release of allocated land within the SWGA

Policy SWGA 8 *Indicator(s):*

- SWGA 014 - That development has not come forward explicitly due to a lack of wastewater treatment capacity, or capacity within the strategic transport network (A27)

14 Hailsham

14.1 Hailsham is a historic market town which developed as a town and market from the 13th century. The town expanded, especially during the 19th century, and contained many trades and industries, including rope works, brick works, an important livestock market and breweries. Trade was boosted by the development of the railways, firstly with the Polegate line in 1849 and then the Heathfield line in 1880. Many Victorian buildings survive in the town from this phase of expansion.

14.2 In the modern era the railway line was disbanded and more recently has been redeveloped into a cycle and footpath connecting the town to both Polegate and Heathfield. Hailsham also has the only stretch of dual carriage way in the District which separates it from the adjoining Arlington Parish.

14.3 The current population of Hailsham is estimated to be just over 20,000 people[42] within an area of 1,937 hectares (population density 10.6). It has a well established Town Centre and has a recent history of growth with allocations in both the adopted Core Strategy and 2005 Non Statutory Wealden Local Plan.

14.4 Information from the 2011 Census shows that 31.7% of the relevant population are economically inactive with 18.7% classed as retired, which reflects the District average. Of the Hailsham population, 3.3% are unemployed which is higher than average (2.5%) with 11.7% self-employed persons which is lower than average (15.7%). Some 23% of the population is over 65 with 15.8% between 15-29 years of age which broadly reflects the District average. Of those people in employment, the highest percentage is in wholesale and retail trade; repair of motors (18.2%), followed by human health and social work activities (16%) with construction and education at 11.7% and 9.1% respectively. This hierarchy of employment reflects the Wealden District figures. The estimated household weekly income for Wealden District is £687 (net) [43] with the Hailsham average falling below this level at £671. In terms of qualification of existing residents, 24.5% do not have qualifications, with 19% with Level 4 highest level of qualification. This does not favourably compare to the Wealden average with a larger population with no qualifications (19.9%) and less percentage in Level 4 and above (28.9%). In terms of economic indicators, Hailsham does not compare favourably with the Wealden average with one of the lowest average income wards within the District, higher unemployment and lower standards of qualifications.

14.5 The minority of housing stock is flatted development (11.8%) with a relatively even split of detached and semi-detached dwellings (31% and 35% respectively). Terraced housing represents some 20% of housing stock which is higher than the District average. Caravans and temporary structures account for 2.1%, which is also higher than the District average. Hailsham has higher than the Wealden average of 1, 2 and 3 bedroom dwellings. Although these proportions of 1 bedroom dwellings are lower than the South East average, 3 bedrooms are lower to that of the South East average, and 4 bedroom and 5+ bedroom dwellings are lower than both the Wealden and South East average. 5.3% of housing

42 2011 Census
43 equalised before housing costs

stock has one less room than required, but has higher on average the appropriate number of rooms and excess of one room. The proportion of one person households is above Wealden average, but below the South East average, with a lower all family household than the Wealden average. In 2016 the lower quartile house price in Wealden was £230,000. With the exception of Uckfield these are the lowest house prices.

14.6 In terms of local environment, the town is dominated by the Pevensey Levels. This low lying land, with a number of very important environmental designations associated with its wetland habitat, abuts the town and allows long views to the ridgeline and landmark features such as the Herstmonceux Observatory. In terms of landscape, Hailsham encompasses both the Pevensey Levels Landscape Character Area and the Low Weald. To the south of the Parish there are views towards the South Downs National Park.

Development Boundary

14.7 The Hailsham development boundary has been carefully considered taking into account a number of factors including location of existing development, existing physical and natural barriers, land availability, landscape impact and landscape character. Towards the north of Hailsham the development boundary has regard to the areas of flood risk and functional flood plain of the River Cuckmere. It respects the natural severance of Lower Horsebridge from Hailsham by the flood risk areas which surround the settlement and protects the rural character of the land to the north of Lower Horsebridge. Towards Upper Horsebridge the development boundary in the most part follows the edge of the Cuckoo Trail to the end of the built development within Hellingly Parish. This part of the development boundary encompasses a number of small developments which were once rural and disjointed but are now consolidated by development proposed in the previous Wealden District Core Strategy and this Local Plan. The development boundary seeks to maintain the character of Hellingly Village and forms a definitive barrier to this village which prevents encroachment into the substantial Conservation Area which would not benefit from modern housing estate development.

14.8 The development boundary encompasses the Roebuck Park development and follows the edge of Park Wood Ancient Woodland. This part of the development boundary encompasses both new proposed development and that contained within the Wealden Local Plan and connects North Hailsham to Roebuck Park, which is severed from Hailsham and currently acts as a standalone housing area.

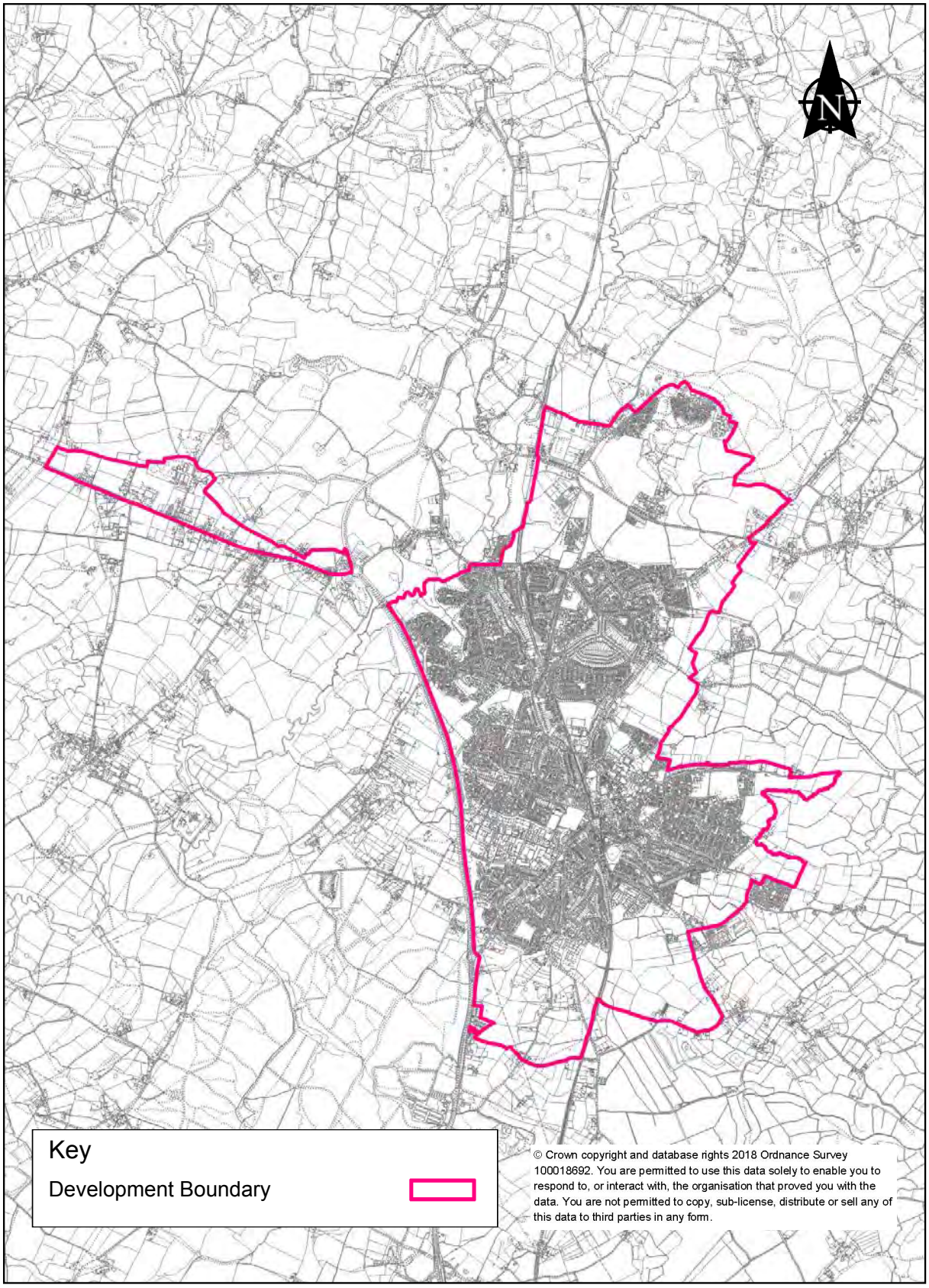
14.9 From Amberstone, where it joins with North Hailsham, the development boundary runs roughly parallel to Battle Road and seeks to respect the eastern edge of Hailsham which dominants the Pevensey Levels. The development boundary seeks to protect the functioning of the Hailsham North Waste Water Treatment works as well as following natural features and hedgerows whilst also acknowledging the listed farmstead buildings that form part of the historic fabric of the landscape.

14.10 The development boundary then follows the rear of Marshfoot Lane where linear development sits in an elevated position above the Pevensey Levels. Moving to the south east of Hailsham the development boundary allows the development of land up to the flood risk area, which forms the natural boundary to development. The development

boundary in the most part follows the flood risk area to the south of Hailsham where it meets the Cuckoo Trail and then where the Cuckoo Trail meets Ersham Road. Outside of the development boundary this area is particularly rural and has features similar to the Pevensey Levels crossed with drainage ditches and the Pevensey Levels itself and is excluded from growth.

14.11 From Ersham Road the development boundary takes into account the existing consent at Oaklands and encompasses land beyond to create a new urban edge to the south of the town.

Map 1 - Hailsham Development Boundary



Sector Hailsham North 1

14.12 Sector Hailsham North 1 is wholly contained within the Parish of Hellingly and connects the north of Hailsham to the isolated development of around 400 dwellings at Roebuck Park. The area is generally well contained, in landscape terms, with exception to some higher and more prominent land to the north of the sector. This sector is considered to be a natural extension to the town of Hailsham and the development boundary identifies the outer limits of growth in order to protect the historic Hellingly Village and the typical and sensitive Low Weald countryside to the north of the area.

14.13 There are a number of sites already with planning consent within the sector and it is not proposed to provide detailed policy with regards to these sites with the exception of site Hailsham North 1A. This site was included in the Core Strategy with a number of requirements and this has been reviewed in light of the strategy as a whole. The main difference, and the reason for inclusion within this Plan, is the removal of the requirement for employment provision on site. The loss of an employment area will be compensated by the introduction of the A22 Employment Sector, which seeks to make the most of the economic momentum which is building in the area.

14.14 There are two particular and prominent matters identified in this area. Firstly the Hurst Haven stream runs through the site and all efforts must be made to ensure that both the hydrological regime and the water quality is not affected. This is not only due to the provisions of the Water Framework Directive but also it is a contributor to the Pevensey Levels SAC and Ramsar Site and therefore Policy SWGA7 applies in this case. Secondly the area is known for its surface water flood risk. Whilst this is not a consideration within the National Planning Policy Framework exceptions test, and therefore development is accepted in principle, this has consequences for the design of the site including the provision of sustainable drainage systems (SuDs). Therefore it is necessary for a suitable drainage scheme to be in place in order to mitigate this particular issue. This may have consequences for the amount of area that can be developed and this will need to be taken into consideration.

14.15 Information relating to the improvement of the green network in and around Sector Hailsham North 1 is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 9

Development in Sector Hailsham North 1

Land at Sector Hailsham North 1, defined on the Proposals Map as Sites HN1A to HN1D, is allocated for a mixed use urban extension comprising housing, education facilities and associated infrastructure.

Development in this area as a whole will be permitted for up to 1,529 dwellings.

Land is allocated for development in the following areas identified on the Proposals Map:

- Hailsham North 1A (HN1A): 519 dwellings, education and retail provision;
- Hailsham North 1B (HN1B): around 160 dwellings;
- Hailsham North 1C (HN1C): 370 dwellings;
- Hailsham North 1D (HN1D): around 400 dwellings;.
- Hailsham North 1E (HN1E): 80 dwellings.

Proposals will only be permitted if they meet the following requirements and other relevant policies detailed in the development plan:

a) Where possible and necessary contribute to either the Pevensey and Cuckmere Valley Link Biodiversity Opportunity Area and Cuckoo Trail Habitat Link Biodiversity Opportunity Area targets, in order to offset any biodiversity loss;

b) Have specific regard to maintaining green infrastructure linkages between sites and where possible considering strengthening and creating new linkages;

c) Retain and upgrade the existing public rights of way for pedestrians and cyclists in order to maintain the connectivity through the area. Any diversion or rationalisation of rights of way or frequently used footpaths must retain access to New Road, Hawkswood Road, Park Gate, Park Road, Ashley Gardens and the Cuckoo Trail;

d) Improve pedestrian and cycle provision within sites and create suitable and safe access to neighbouring areas and facilities including the Roebuck Park development, the development on Land at East Hailsham and footpath and cycle linkages to the Cuckoo Trail;

e) All development in this sector must ensure that it does not conflict with any local transport infrastructure requirements resulting from transport modelling which is to be agreed with East Sussex County Council as Highways Authority; and

f) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA7.

Policy SWGA 9 *Target(s):*

- HN1A - 519 dwellings with education and retail provision
- HN1B - 160 dwellings
- HN1C - 370 dwellings
- HN1D - 400 dwellings
- HN1E - 80 dwellings

Policy SWGA 9 *Indicator(s):*

- SWGA 015 - Net number of dwellings with extant planning permissions on allocated sites
- SWGA 016 - Net number of housing completions on allocated sites during the monitoring period

Policy SWGA 10

Strategic Infrastructure Requirement Sector Hailsham North 1

Proposals for development on Land at Sector Hailsham North 1, will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Development will be dependent on Boship Roundabout improvements being delivered.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Sector Hailsham North 1, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Hempstead lane roundabout;
- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22 corridor (west of Boship) junction improvements;
- Outcomes of MASHH 2 Study
- Outcomes of A271, A26 and A22 Corridor studies

c) Provision of improved cycle links and pedestrian links and measures on the wider network, including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

c) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

d) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

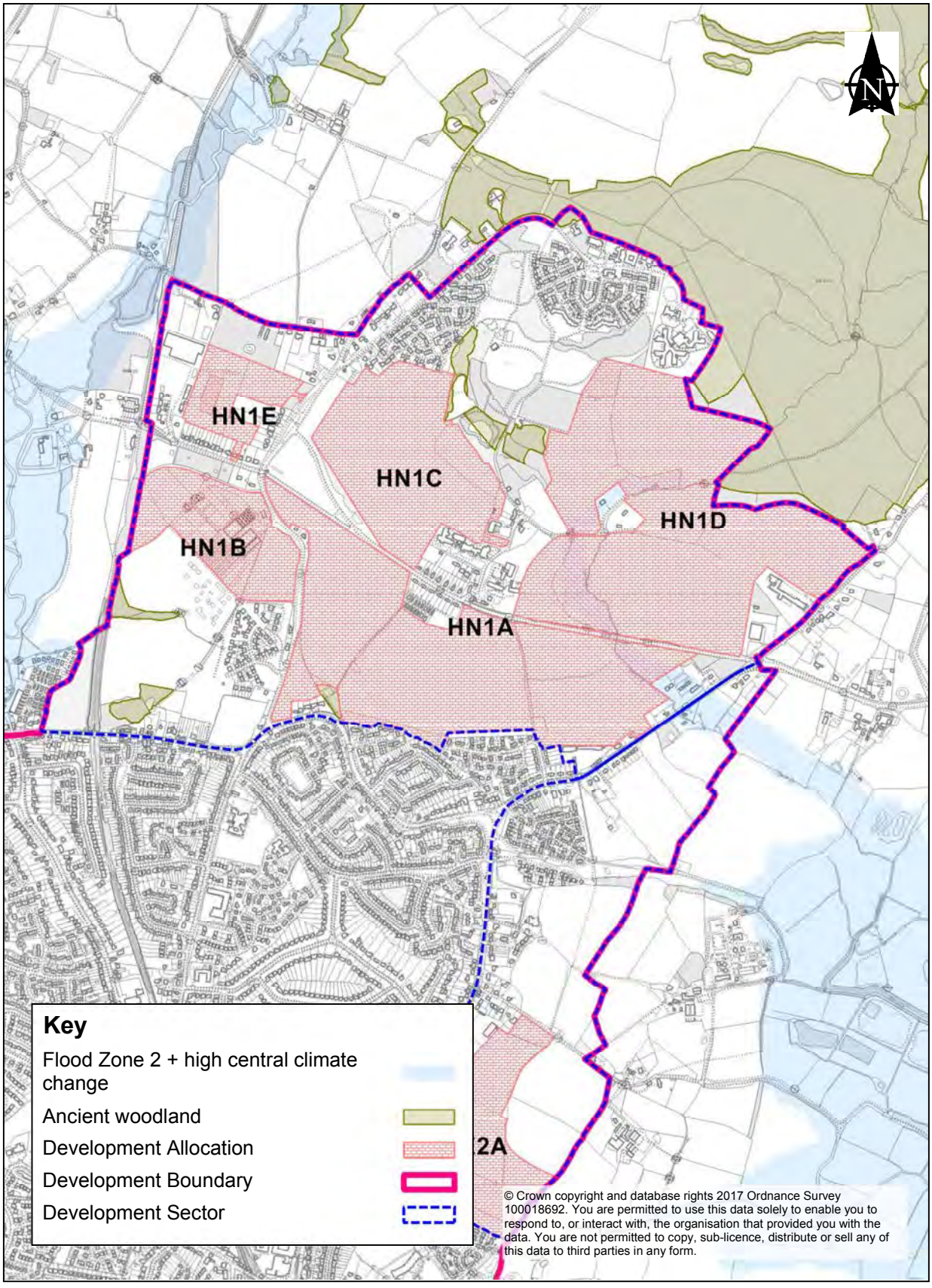
Policy SWGA 10 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA10

Policy SWGA 10 *Indicator(s):*

- SWGA 017 - The completion of strategic infrastructure improvements outlined in Policy SWGA10

Map 2 - Sector Hailsham North 1



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Allocation Hailsham North 1A

14.16 Allocation Hailsham North 1A forms part of the North Hailsham broad location identified in the adopted Core Strategy. Planning permission has been granted on site for a mix of uses including housing, education and employment. Following further consideration of the density policy and the employment strategy, changes have been made to this site to allow an increase in housing provision.

Policy SWGA 11

Allocation Hailsham North 1A

Proposals for development on land at Hailsham North 1A (HN1A) will only be permitted where they provide around 520 dwellings (but not to exceed 1,529 dwellings in total for the sector), education provision (as a fully serviced site) for a 2 form entry primary school and early years education provision, as agreed with the Education Authority, and a local retail centre (around 300 sq. metres).

Residential, retail and education development are not permitted on the land shown on the Proposals Map as an environmental mitigation area, which is allocated for the sole use of green infrastructure and environmental mitigation required for the housing development to be agreed in the Habitats Regulations Assessment in association with the planning application(s) for development.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Where possible, integrate permissive footpaths that run across the site and provide access to Hailsham;

c) Locate the retail and education facilities to maximise accessibility to new and existing properties in the area, in consultation with the Local Education Authority, and allow for the phased delivery of employment without the need for the infrastructure services for housing; and

d) Provide new vehicular, cycle and pedestrian access points onto New Road, Park Road and Amberstone Road, as appropriate. The location and the design of the accesses shall be determined following traffic modelling in agreement with the Highways Authority and not conflict with development proposed in HN1C and HN1D.

Policy SWGA 11 *Target(s):*

- 519 dwellings by 2028
- 2 form entry primary school and early years education provision
- 300 sq.m of retail floorspace

Policy SWGA 11 *Indicator(s):*

- SWGA 018 - Number of net dwellings with extant planning permission on HN1A
- SWGA 019 - Net number of housing completions on HN1A during the monitoring period
- SWGA 020 - Net amount of retail floorspace provided on HN1A

Allocation Hailsham North 1B

14.17 Allocation HN1B, known as Sussex Plants, comprises a mix of commercial buildings, extensive growing facilities (cultivated areas, polytunnels and greenhouses), some small enclosed fields and patches of trees. Two Public Rights of Way (PRoW) also cross the site. The Cuckoo Trail (Sustrans route), extends along the western boundary of the site and the site is situated next to Burfield Grange which is a relatively low density housing estate. The site is almost fully enclosed by hedgerow and woodland.

14.18 Visibility of the site is limited to the immediate surroundings due to the planted buffer that extends around the north and west of the site. There is limited visual exposure to the east and the south. The Western edge of the site adjacent to the Cuckoo Trail is more sensitive in terms of the landscape and would benefit from landscape mitigation.

Policy SWGA 12

Allocation Hailsham North 1B

Proposals for development on land at Hailsham North 1B (HN1B) will only be permitted where they provide for around 160 dwellings (but not to exceed 1,529 dwellings in total for the sector). Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Enhance the existing boundary features, including the reinstatement of the eroded hedgerow to the eastern field. Existing tree belts should be protected, retained, buffered, enhanced, restored and strengthened to protect and improve their wildlife corridor, connectivity, ecological; screening functions and their contribution to the Green Infrastructure network of the area;

c) Include a landscape zone along the western edge of the site adjacent to the Cuckoo Trail to provide a buffer between the development and the Cuckoo Trail that also contributes positively to and enhances the green infrastructure network;

d) Consider the retention, enhancement and long term maintenance of the on-site pond through de-silting and the creation of a new wildlife pond in a secluded corner of the site;

e) Consider the retention of, and enhancements to, the on-site ditch system, including sensitive re-profiling;

f) Incorporate public footpaths from the site to local facilities and the wider Hailsham area into the site design, and off-site provision delivered taking into account development being undertaken on surrounding site including Burfield Grange;

g) Provide new vehicular, cycle and pedestrian access points, as appropriate. The location and the design of the access shall be determined following traffic modelling in agreement with the Highways Authority;

h) Incorporate amenity space, including natural green space, into the design of the site. In addition provision must be made on site for an a children's equipped play area of around 0.04 hectares;

i) Consider preserving the existing rights of way on site and the creation of appropriate and safe links to the Cuckoo Trail; and

j) Owing to the high water table in the area, it is understood that some land raising is required. However, this must not have an adverse impact on the landscape and the relationship with the levels of adjoining sites.

Policy SWGA 12 *Target(s):*

- 160 dwellings by 2028
- Incorporation of children's play area

Policy SWGA 12 *Indicator(s):*

- SWGA 021 - Number of net dwellings with extant planning permission on HN1B
- SWGA 022 - Net number of housing completions on HN1B during the monitoring period

Allocation Hailsham North 1C

14.19 This agricultural land is situated between Roebuck Park and a Nursing home and properties associated with New Road. This separate field has long distance views to the Grade II Granary and Oast House, which sits within an agricultural setting which requires careful consideration in terms of design and location of development.

14.20 This field is also known to have surface water flooding issues and as a result careful consideration must be given to providing suitable drainage systems to overcome this issue. More land may be required to compensate to alleviate flood risk matters.

Policy SWGA 13

Allocation Hailsham North 1C

Proposals for development on land allocated at Hailsham North 1C (HN1C) will only be permitted where they provide around 370 dwellings in total (but not to exceed 1,529 dwellings in total for the sector). Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Retain the planting undertaken on the south and west boundaries, for the reconfiguration of New Road, and boundary features must be enhanced;

c) Not undermine the area of trees to the north west of the site associated with the small group of dwellings adjacent to Roebuck Park and the ancient woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. The tree belt between the ancient woodland and to the boundary to the north and east of the site must be enhanced and strengthened with appropriate planting to provide for links between the ancient woodland and to contribute to the screening of the site and the green infrastructure network;

d) Strengthen the boundary to the nursing home and adjacent land nearby to screen development and to secure the amenities of the residents. Consideration must be given to the needs of the nursing home and in particular development must not overlook the habitable rooms;

e) Provide new vehicular, cycle and pedestrian access points as appropriate. The location and the design of the access shall be determined following traffic modelling in agreement with the Highways Authority; and

f) Be sited and designed to demonstrate an understanding of, and have regard to, the contribution the setting makes to the significance and the appreciation of the Granary and Oast House Grade II listed buildings which sit prominently within this landscape setting.

Policy SWGA 13 *Target(s):*

- 370 dwellings by 2028

Policy SWGA 13 *Indicator(s):*

- SWGA 023 - Number of net dwellings with extant planning permission on HN1C
- SWGA 024 - Net number of housing completions on HN1C during the monitoring period

Allocation Hailsham North 1D

14.21 Allocation HN1D is located on agricultural land and in view of a group of listed buildings including the Granary and Oast House and the Sussex Barn. In addition the Hurst Haven Stream and associated Flood plain runs through the site with a number of other streams that flows into a low lying area adjacent to the Sussex Barn. The way in which the field system is managed provides a good indication of the sensitive areas and development will need to be carefully designed to take into account environmental impact and the location of the listed buildings.

Policy SWGA 14

Allocation Hailsham North 1D

Proposals for development on land allocated Hailsham North1D (HN1D) will only be permitted where they provide around 400 dwellings in total (but not to exceed 1,529 dwellings in total for the sector).

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Protect the tree belt and watercourse to the west of the site and the water quality of the watercourse must not be compromised by development. Any potential impact on the water quality and hydrology should be subject of consideration under the provisions of Conservation of Species and Habitats Regulations 2017;

c) Restore and strengthen the boundary to the north of the site adjacent to existing residential properties to protect and improve the wildlife corridor, connectivity, ecological and screening functions. Where possible the piecemeal hedgerow formally separating the two field parcels should be strengthened and partially restored with supplementary native species planting to improve connectivity with the surrounding area;

d) Be set back from the woodland edge to the east of the site;

e) Be suitably designed and landscaped to break up the built form of the development, taking into account the longer views to the site;

f) Provide for an a children's equipped play area of around 0.04 hectares and a park and/ or amenity green space of 3 hectares including pitch provision to meet the needs of the area. Youth facilities will also be required amounting to 0.05 hectares. In addition some 14 allotment pitches on one site amounting to some 0.343 hectares must be provided. Off-site contributions to meet these needs may be acceptable where it meets accessibility standards and there is capacity;

g) Be sited and designed to not cause substantial harm to the significance of the setting of the Grade II Granary and Oast House and the Sussex Barn Grade II listed buildings which sits prominently within this landscape setting; and

h) The location and the design of the access shall be determined following highway studies in agreement with the Highways Authority and not prejudice any access on Hailsham North 1A.

Policy SWGA 14 *Target(s):*

- 400 dwellings by 2028
- 3 hectare park and/or amenity green space that includes pitch provision to meet the needs of the local area
- 14 allotment plots

Policy SWGA 14 *Indicator(s):*

- SWGA 025 - Number of net dwellings with extant planning permission on HN1D
- SWGA 026 - Net number of housing completions on HN1D during the monitoring period

Allocation Hailsham North 1E

14.22 Allocation Hailsham North 1E is located to the north of Hailsham wholly within the parish of Hellingly. The site comprises of two large grass fields and a residential property with garden and a large curtilage. The site is situated to the north of a row of houses on Station Road with access from Park Road located to the east of the site. A new housing development is situated to the west of the site. The historic core of Hellingly is around 650m further west beyond the River Cuckmere and the Cuckoo Trail. Surrounding land uses include residential and commercial developments and small farms. The site is largely enclosed to the north by the band of woodland vegetation at the site edge and to the west by a strong line of trees. The remainder of the site is bounded by hedgerow. The residential property with the large curtilage makes up the southern part of the site. The curtilage is an open field and garden partially enclosed by an intermittent hedgerow. Visibility of the site is limited by the existing residential properties and surrounding vegetation. The heavily treed banks of the Cuckmere River to the west limit views to and from this direction.

Policy SWGA 15

Allocation Hailsham North 1E

Proposals for development on land allocated at Hailsham North 1E (HN1E) will only be permitted where they provide around 80 dwellings in total (but not to exceed 1,529 dwellings in total for the sector).

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on the site, but achieve on average around 30 dwellings per hectare (net);

b) Maintain appropriate dense screening to the north of the site and lighter screening to the south and east of the site, adjoining existing residential development;

c) Provide new appropriate vehicular, cycle and pedestrian access to the site along Park Road;

d) Where possible, integrate permissive footpaths that run along the site, and provide connectivity to the adjacent development site and onwards to the Cuckoo Trail.

Policy SWGA 15 *Target(s):*

- 80 dwellings by 2028

Policy SWGA 15 *Indicator(s):*

- SWGA 027 - Number of net dwellings with extant planning permission on HN1E
- SWGA 028 - Net number of housing completions on HN1E during the monitoring period

Sector Hailsham East 2

14.23 Land within Sector Hailsham East 2 is situated close to both the Town Centre and Pevensey Levels Ramsar Site and Special Area of Conservation.

14.24 Of particular concern in this sector is the need to protect Pevensey Levels from the effects of urbanisation. Urbanisation can include issues such as fly tipping and overall erosion of the fringes of this land. In addition, it is particularly important to protect this designated area from the impacts of surface water run-off, including increased volumes of surface water and water quality. The low lying Pevensey Levels landscape has the potential to be significantly affected by the hard urban edge of development. Whilst this urban edge needs to be considered in context of the existing development, land may need to be used to help lessen that impact on the low lying agricultural landscape and overall create an appropriate edge to the Town.

14.25 In addition, there is a need to consider odour issues at the nearby Hailsham North Waste Water Treatment works in relation to Site Hailsham East 2A.

14.26 Information relating to the improvement of the green network in and around Sector Hailsham East 2 is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District-wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 16

Sector Hailsham East 2

Land at Sector Hailsham East 2, defined on the Proposals Map as Site HE2A and HE2B, is allocated for housing development and associated infrastructure.

Land is allocated for development in the following areas identified on the proposals map.

Hailsham East 2A (HE2A): 255 dwellings

Hailsham East 2B (HE2B): 258 dwellings

Proposals will only be permitted if they meet the following requirements and other relevant policies detailed in the development plan:

a) Subject to a detailed landscape assessment, measures are required to minimise the impact of housing development from views across the wider landscape including the Pevensey Levels. The approach to screening should include the retention and enhancement of existing hedgerows and tree belts and creation of new landscape buffers, with native species, that assist in mitigating the impact of the urban fringe on the Pevensey Levels as well as improving habitat connectivity from the Pevensey Levels and existing development;

b) Consideration should be given to mitigating the potential impact of new development on the dark night skies of the Pevensey Levels taking into account the undeveloped nature of the Levels and the prominence of the development on the elevated margins of East Hailsham;

c) Where practicable, existing wildlife corridors should be protected where necessary and possible opportunities should be sought to contribute to the Pevensey and Cuckmere Valley Link Biodiversity Opportunity Area targets. This seeks to improve habitat connectivity and enhance existing biodiversity features. This can be achieved by ensuring that the existing green network is protected, retained and where appropriate buffered, enhanced, restored and strengthened to protect and improve existing wildlife corridors. Where possible this shall include boundary hedgerows, especially where hedgerows link with other habitats of value such as woodland;

d) Where applicable retain Public Right of Way linkages between allocations and sites within allocations; and

e) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA7.

Policy SWGA 16 *Target(s):*

- HE2A - 255 dwellings with community hall provision
- HE2B - 258 dwellings

Policy SWGA 16 *Indicator(s):*

- SWGA 029 - Net number of housing completions on allocated sites during the monitoring period
- SWGA 030 - Net number of dwellings with extant planning permissions on allocated sites

Policy SWGA 17

Strategic Infrastructure Requirement Sector Hailsham East 2

Proposals for development on Land at Sector Hailsham East 2 will require the following off-site infrastructure to be provided to mitigate the impacts of development:

a) All development in this sector is dependent upon the delivery of the Boship Roundabout improvements and improvements to the junction of the A22 & A295 South Road.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Sector Hailsham East 2, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Hempstead Lane roundabout;
- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- A22 corridor (west of Boship) junction improvements;
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- Outcome of MASHH 2 Study; and
- Outcomes of A271, A267, A26 and A22 Studies;

c) Provision of improved pedestrian links including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

d) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

e) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

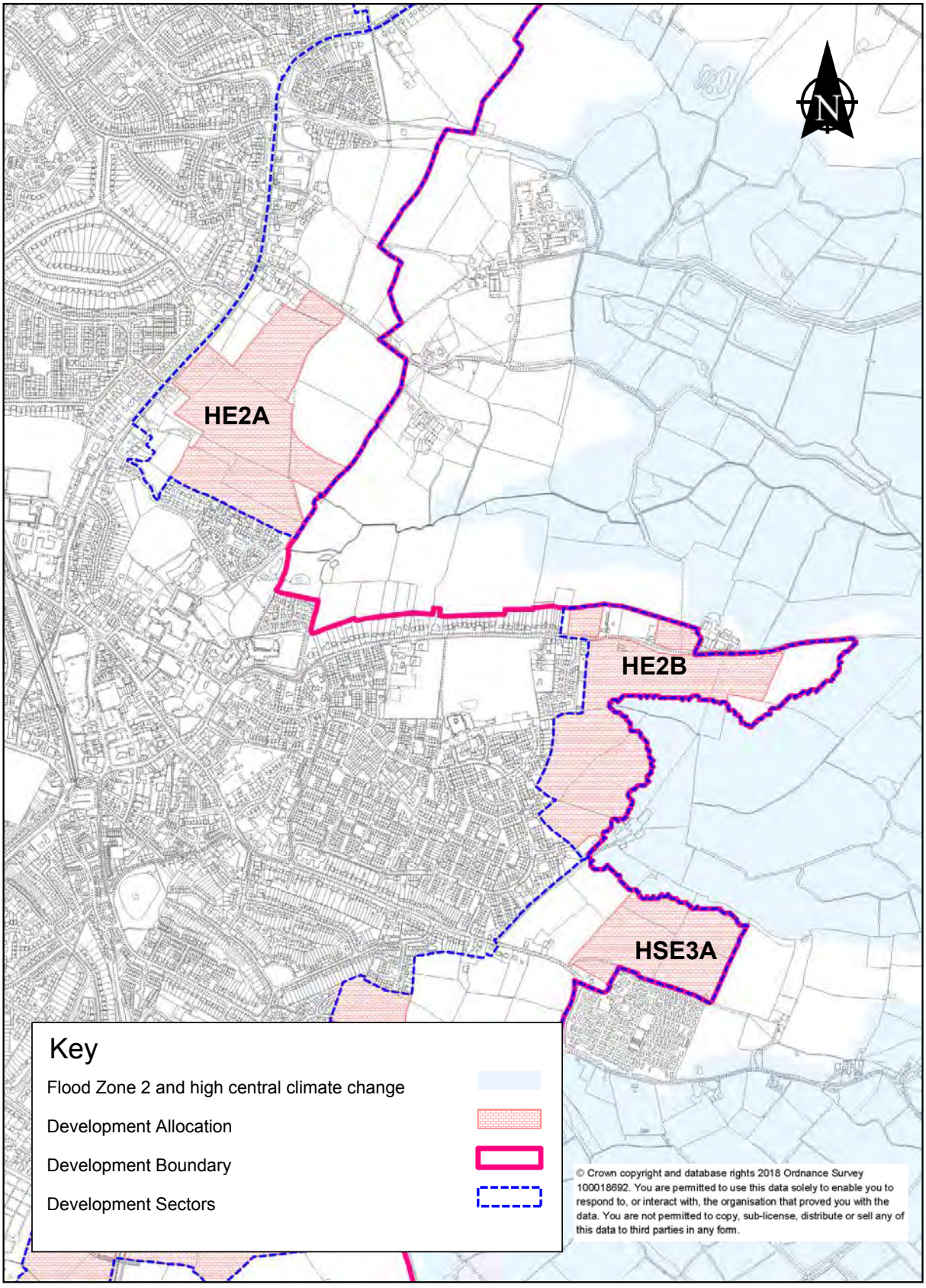
Policy SWGA 17 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA17

Policy SWGA 17 *Indicator(s):*

- SWGA 031 - The completion of strategic infrastructure improvements outlined in Policy SWGA17

Map 3 - Sector Hailsham East 2



Allocation Hailsham East 2A

14.27 Land within Allocation HE2A was part of the previous broad location identified within the Core Strategy and subject to examination within the now withdrawn Strategic Sites Local Plan. This allocation, similar to Sector Hailsham North 1, needs to ensure that the water quality and the hydrology of the surface water which flows into the Pevensey Levels does not affect the conservation objectives and where possible seek to improve the water quality to good ecological status. This allocation also needs to take into account the issues of its relative proximity to the North Hailsham Waste Water Treatment Works and any issues with regards to odour.

14.28 The allocation lies to the east of Hailsham in a rural area and is surrounded to the north and east by extensive pasture, beyond which is the open grazing marshes of the Pevensey Levels, and to the south and west it is enclosed by Hailsham Town. The internal boundaries of the allocation site are formed by fencing and hedging and a small area of marshland. Two Public Rights of Way (PRoW) cross the middle of the site and a minor drain runs through the northern part of the site and feeds into the Pevensey Levels. The allocation site's topography is gently rolling, generally falling away to the east, with high points to the west.

14.29 Visually much of the site is widely visible due to its elevated position in the landscape. The site boundary is largely composed of mature hedgerows and trees, which continue across field boundaries within the site. The site topography is gently rolling, generally falling away to the east, with high points to the west of the site. The western edge of the site adjacent to Battle Road is less visually sensitive due to its association with the existing built edge along the road.

14.30 Despite this enclosure there are extensive long distance views from much of the site to the south, east and north due to the rolling topography. Burfield Valley housing development lies on the southern edge of the site.

Policy SWGA 18

Allocation Hailsham East 2A

Land at Allocation Hailsham East 2A (HE2A), defined on the Proposals Map, is permitted as an urban extension comprising housing and associated infrastructure.

Land is allocated within the sector at allocation HE2A up to 255 dwellings and a community centre.

It is preferred that development is brought forward comprehensively in each allocation area.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities within the allocation, but achieve on average around 30 dwellings per hectare (net);

b) Provision of a large Community Hall of around 876 sq. m. unless suitable off site provision can be secured;

c) Where possible site boundary features, including hedgerows, should be retained, protected and enhanced as part of any development scheme to provide continuity of field patterns and also contribute to habitat diversity and the green infrastructure network. Where possible, mature trees should also be retained and suitably buffered to help screen the site, define the edges of the site and contribute to the character of the site. A detailed tree survey will be required prior to development of a tree retention strategy;

d) Suitable sections of semi-improved grassland should be protected, retained, restored and managed to create functional grassland stepping stones. Hedgerows, especially boundary hedgerows, those considered to be 'important' hedgerows and mature trees must be protected, retained, enhanced and where applicable restored;

e) Retention and enhancement of the pond on site through de-silting and removal of overhanging woody vegetation;

f) Retention and enhancement of the watercourse and pond through de-silting and sensitive re-profiling;

g) The development shall be sited and designed to demonstrate an understanding of, and have regard to, the contribution the setting makes to the significance and the appreciation of Harebeating Farmhouse Grade II listed building;

h) Residential development will not be permitted on land that is subject to odour nuisance arising from Hailsham North Waste Water Treatment Works, unless a mitigation strategy is agreed. Affected residential development should not be occupied until any necessary mitigation strategy is implemented. Any mitigation requirements associated with Hailsham North Waste Water Treatment Works must be secured by a Section 106 Planning Obligation and carried out in partnership with Southern Water;

i) Where appropriate retain and upgrade the existing rights of way for pedestrians and cyclists in order to maintain the connectivity through the area, (in particular footpaths 25a, 25b, 26a, 26c, 33a, 33b, 33c) and incorporate them into the layout and design of development. Any diversion of existing rights of way must retain the access points onto Amberstone Road and the right of way through to Vicarage Lane. Pedestrian and cycle linkages must be created throughout the site and in particular connections to bus, cycle and footpath networks outside of the site along Battle Road, and Vicarage Lane and existing and proposed neighbouring areas and facilities;

j) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Battle Road as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority

and will be required to link with existing developments to ensure integration of communities; and

k) Amenity space, including natural green space, must be incorporated into the design of the site. In addition provision of youth facilities amounting to 0.02 hectares. Off site contributions will be required to provide for a park and/ or amenity green space of 2.5 hectares including pitch provision to meet the needs of the area within the Hailsham East Sector where it meets accessibility standards and there is capacity.

Policy SWGA 18 *Target(s):*

- 255 dwellings by 2028
- The provision of 876 sq.m community hall floorspace
- 2.5 hectares of park and/or amenity green space

Policy SWGA 18 *Indicator(s):*

- SWGA 032 - Number of net dwellings with extant planning permissions on HE2A
- SWGA 033 - Net number of housing completions on HE2A during the monitoring period
- SWGA 034 - Net amount of floorspace provided for community uses on HE2A

Allocation Hailsham East 2B

14.31 The Allocation Site is situated to the east of Hailsham and lies on the edge of a largely rural area, with pasture, including grazing marsh, to the east and north, and the urban edge of Hailsham to the west. It comprises a collection of farm buildings and five fields crossed by a network of hedgerows. A drainage ditch runs along the eastern boundary of the allocation and across the centre of the site. A Public Right of Way (PRoW) runs north-south across the eastern half of the site.

14.32 The field boundaries are marked by closely cut single species (hawthorn) hedgerows as well as a number of mature trees, mostly oak and ash. Vegetation along the western boundary is particularly important in providing a defining edge between the urban and adjacent rural area. Despite this enclosure, the site is visible from a wide area to the east due to the flat and open character of the surrounding landscape. Long distance

views into the site are possible from much of the lower lying Levels landscape to the north and east and views into the site can be gained from the housing rising up away from the site to the west. There are also views into the site along the north west edge which is bordered by allotments and a new housing development at Mabel Way.

14.33 Green infrastructure components within the wider local landscape include hedgerows, which are a feature of the higher ground to the west, and marsh ditches and other minor watercourses to the east. There is no woodland in the local area.

14.34 Land at Allocation HE2B is adjacent to Flood Zones 2 and 3 and close to the Pevensey Levels Ramsar Site and SAC. The site is accessed from Marshfoot Lane and close to primary school provision and the Town Centre.

Policy SWGA 19

Allocation Hailsham East 2B

Land at Allocation Hailsham East 2B (HE2B), as defined on the Proposals Map, is permitted up to 258 dwellings and associated infrastructure.

It is preferred that development is brought forward comprehensively in each allocation area.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Measures must be taken to protect the watercourse/ditch drainage system running through the site, which is connected directly to the Pevensey Levels Ramsar Site, and to assist the improvement of the water quality of Pevensey Levels to a good ecological status as defined by the Environment Agency. Alternative access from Mill Road may be required for land to the south of the watercourse if the watercourse requires a culvert or similar engineering structure to allow access from Marshfoot Lane;

c) To meet the requirements of the sequential test residential development must avoid Flood Zones 2 and 3 taking into account climate change scenario (as shown in the SFRA);

d) Where appropriate, retain and upgrade the existing rights of way for pedestrians and cyclists in order to maintain the connectivity through the area, (in particular footpath 40D which runs from Marshfoot Lane to Mill Lane) and incorporate them into the layout and design of development. Pedestrian and cycle linkages must be created throughout the site and in particular connections to bus, cycle and footpath networks outside of the site; and

e) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Marshfoot Lane as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority and will be required to link with existing developments to ensure integration of communities.

Policy SWGA 19 *Target(s):*

- 258 dwellings by 2028

Policy SWGA 19 *Indicator(s):*

- SWGA 035 - Number of net dwellings with extant planning permissions on HE2B
- SWGA 036 - Net number of housing completions on HE2B during the monitoring period

Sector Hailsham South East 3

14.35 Sector Hailsham South East 3 has two distinct areas. The area to the north of the sector overlooks the Pevensey Levels and therefore the landscape impact will need to be considered. The second area of land is relatively contained and is part of the former waste water treatment works. Therefore, development is subject to consideration and mitigation of contaminated land. This area is also close to the Hailsham South Waste Water Treatment works and consideration will also need to be given to any odour mitigation requirements.

14.36 Information relating to the improvement of the green network in and around Sector Hailsham South East 3 is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 20

Development in Sector Hailsham South East 3

Land at Sector Hailsham South East 3 (HSE3), defined on the Proposals Map, is permitted as an urban extension comprising housing and requiring associated infrastructure.

Land is allocated for development in the following areas identified on the Proposals Map.

Hailsham South East 3A (HSE3A): 150 dwellings

Hailsham South East 3B (HSE3B): 110 dwellings

Hailsham South East 3C (HSE3C): Gypsy and Traveller Provision 18 pitches

Proposals will only be permitted if they meet Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA7 and other relevant policies detailed in the development plan.

Policy SWGA 20 *Target(s):*

- HSE3A - 150 dwellings
- HSE3B - 110 dwellings
- HSE3C - 18 Gypsy and Traveller pitches

Policy SWGA 20 *Indicator(s):*

- SWGA 037 - Net number of dwellings with extant planning permissions on allocated sites
- SWGA 038 - Net number of housing completions on allocated sites during the monitoring period

Policy SWGA 21

Strategic Infrastructure Requirement Sector Hailsham South East 3

Proposals for development on Land at Sector Hailsham South East 3 will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this sector will be dependent upon the delivery of the Boship Roundabout improvements and improvements to the junction of the A22 & A295 South Road.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Sector Hailsham South East 3, or

at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22/A27 strategic junction improvements;
- A22 Hempstead Lane Roundabout;
- Outcome of MASHH 2 Study; and
- Outcome of A271, A267, A26 and A22 Studies;

c) Provision of improved cycle links and pedestrian links and measures on the wider network including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site.

d) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

e) Connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

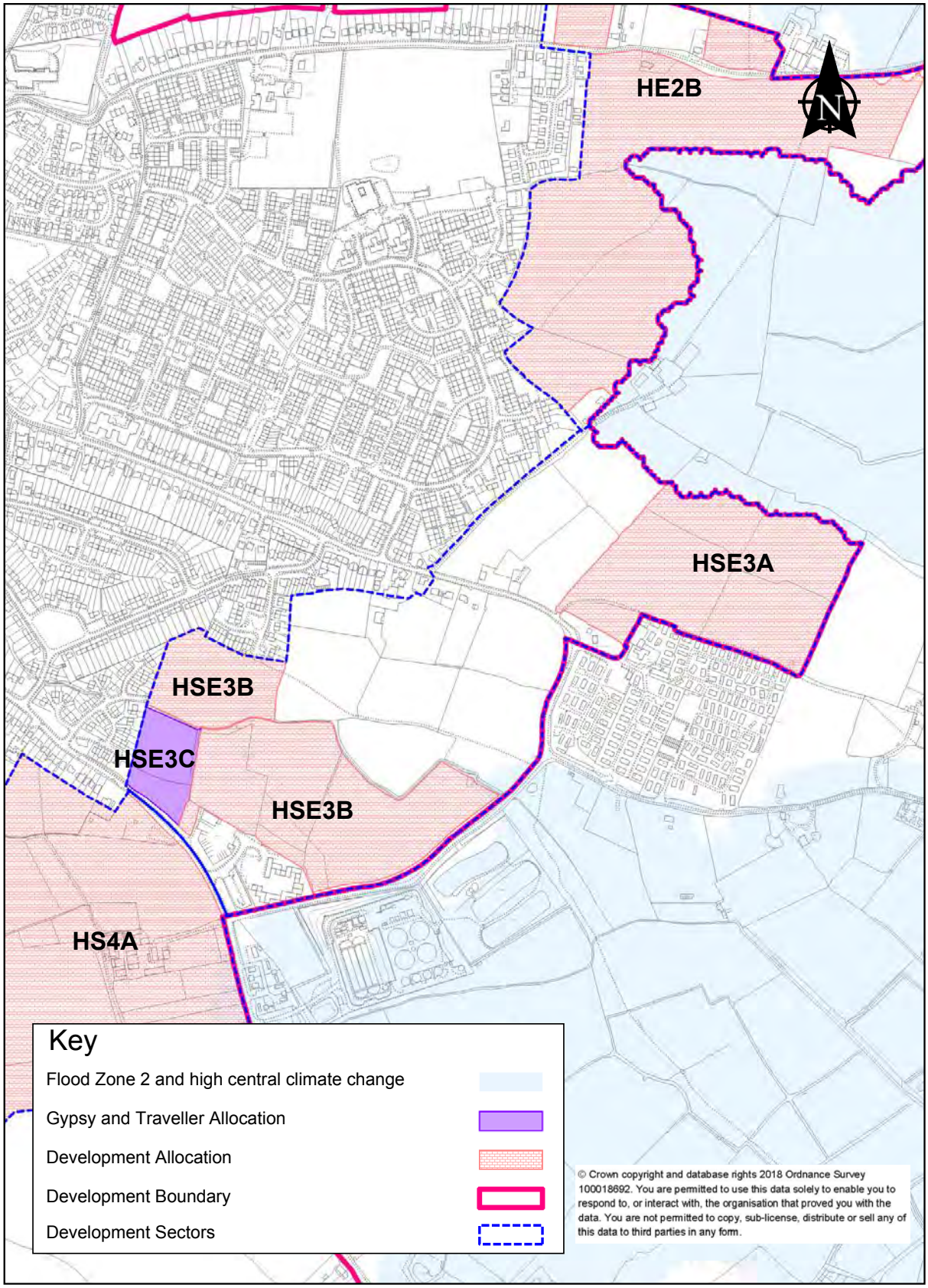
Policy SWGA 21 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA21

Policy SWGA 21 *Indicator(s):*

- SWGA 039 - The completion of strategic infrastructure improvements outlined in Policy SWGA21

Map 4 - Sector Hailsham South East 3



Allocation Hailsham South East 3A

14.37 The site is situated on the south eastern edge of Hailsham immediately to the north of a caravan / chalet park (Lion House Retirement Park) and to the west of the open landscape of the Pevensey Levels. The site comprises a group of four fields which slope down from south to north.

14.38 The allocation HSE3A is closely associated with proposed development on Allocation HE2C in terms of its relationship with the Pevensey Levels and requirements to ensure no adverse impact upon the Pevensey Levels SAC and Ramsar Site with regards to hydrology and water quality. However this allocation is further from the Town Centre and accesses the town by Mill Road. This road is restricted in places and there is a need to ensure appropriate footpath provision. There is also a Public Right of Way (PRoW) which runs along the southern boundary of the site.

14.39 The site lies in a strongly rural landscape albeit on the edge of a large area of housing at Lion House Park and close to the edge of Hailsham further to the west, and has good habitat linkages to the wider area via a system of hedgerows.

Policy SWGA 22

Allocation Hailsham South East 3A

Land at Allocation Hailsham South East 3A (HSE3A), defined on the Proposals Map, is permitted for up to 150 dwellings and associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Subject to a detailed landscape assessment, measures are required to minimise the impact of housing development from views across the wider landscape including the Pevensey Levels. The approach to screening should include the retention and enhancement of existing hedgerows that provide screening to the Pevensey Levels. This also provides an opportunity to improve habitat connectivity from the Pevensey Levels and existing development and provide continuity of field patterns and habitat diversity;

c) Consideration should be given to mitigating any potential impact of new development on the dark night skies of the Pevensey Levels taking into account the undeveloped nature of the Levels and the location and design of development;

d) To meet the sequential test, residential development must avoid Flood Zones 2 and 3 taking into account climate change as identified in the SFRA;

e) Where appropriate retain and upgrade the existing rights of way for pedestrians and cyclists in order to maintain the connectivity through the area, (in particular footpaths 41A and 61A) and incorporate them into the layout and design of development. Pedestrian and cycle linkages must be created throughout the site and connections to bus, cycle and footpath networks outside of the site;

f) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Mill Lane as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority and will be required to link with existing developments to ensure integration of communities;

g) Where possible, the on site ponds should be retained, protected and enhanced to provide an important ecological and landscape feature contributing to habitat diversity, connectivity and the green infrastructure network; and

h) Amenity space, including natural green space, must be incorporated into the design of the site. In addition provision must be made on site for youth facilities amounting to 0.012 hectares and 3 allotment plots amounting to some 0.09 hectares. Off-site contributions to meet these needs may be acceptable where it meets accessibility standards and there is capacity.

Policy SWGA 22 *Target(s):*

- 150 dwellings by 2028
- 3 allotment plots

Policy SWGA 22 *Indicator(s):*

- SWGA 040 - Number of net dwellings with extant planning permission on HSE3A
- SWGA 041 - Net number of housing completions on HSE3A during the monitoring period

Allocation Hailsham South East 3B

14.40 The allocation site consists of 3 sites immediately to the east of Hailsham in an area with a mixture of semi-industrial usages, housing, young woodland and pasture, being connected to the surrounding countryside through a network of hedgerows. The allocation site supports a variety of land uses, due to its association with a previous Waste Water Treatment Works (WWTW).

14.41 The site lies in a rural landscape on the edge of Hailsham and has a coherent green infrastructure network comprised of hedgerows and belts of scrubby woodland, and also a watercourse which flows from Hailsham south east to the Pevensey Levels. These effectively link the site with the wider countryside.

14.42 A public footpath runs across the north east edge of the site with access from Howard Close but is largely overgrown indicating infrequent use.

14.43 Strong enclosure is provided to the east by the line of mature trees and hedgerows, this effectively prevents any views to or from the south east of the site apart from a few glimpsed views from passing cars at the corners. The west and north west corner of the site is enclosed by mature woodland and dense hedgerow and scrub, blocking views into the site from nearby housing at Butts Field. To the north and west enclosure is provided by the garden fences of the adjacent properties which are largely obscured by scrub vegetation within the site, there are trees growing along the eastern boundary but these do not entirely screen views into the site.

Policy SWGA 23

Allocation Hailsham South East 3B

Land at Allocation Hailsham South East 3B (HSE3B), defined on the Proposals Map, is permitted for up to 110 dwellings and associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) The trees and hedgerows on the eastern boundary should be retained, protected and enhanced to provide strong site enclosure and screening from views of the road and sewerage treatment works. Boundary vegetation should be provided on the southern boundary of the site to screen development from the Swan Business Centre;

c) Measures must be taken to protect the watercourse running adjacent and through the site, which is connected directly to the Pevensey Levels Ramsar Site, and to assist the improvement of the water quality of Pevensey Levels to a good ecological status as defined by the Environment Agency. Separate access from Howard Close or the adjoining site will be required for land to the north of the watercourse if the watercourse requires a culvert or similar engineering structure to allow access from Old Swan Lane or Station Road;

d) The on-site pond should be retained, protected and enhanced to provide an important ecological and landscape feature contributing to habitat diversity, connectivity and the green infrastructure network;

e) To meet the sequential test residential development must avoid Flood Zones 2 and 3 subject to climate change as identified in the SFRA;

f) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Howard Close, Old Swan Lane or Station Road as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority and will be required to link with existing developments to ensure integration of communities;

g) Suitable mitigation for any contaminated land is provided so that as a minimum land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

h) A study is required to determine the odour levels on site. Residential development will not be permitted on land that is subject to odour nuisance arising from Hailsham South Waste Water Treatment Works, unless a mitigation strategy is agreed. Affected residential development should not be occupied until any necessary mitigation strategy is implemented. Any mitigation requirements associated with Hailsham North Waste Water Treatment Works must be secured by a Section 106 Planning Obligation and carried out in partnership with Southern Water.

Policy SWGA 23 *Target(s):*

- 110 dwellings by 2028

Policy SWGA 23 *Indicator(s):*

- SWGA 042 - Number of net dwellings with extant planning permission on HSE3B
- SWGA 043 - Net number of housing completions on HSE3B during the monitoring period

Allocation Hailsham South East 3C

14.44 The allocation site consists of a small area of woodland and scrub on the edge of residential development on the south eastern edge of Hailsham. The site is bordered by Station Road to the south and the housing of Butts Field to the west. A small waterway lined with mature trees runs along the north boundary of the site, beyond which is a similar area of scrub and woodland. To the east of the site the landscape has a more open character. The area contains a mixture of semi-industrial usages, housing, young woodland and pasture, being connected to the surrounding countryside through a network of hedgerows.

14.45 The site is almost completely enclosed with mature trees, woodland and shrubs on all boundaries. The central part of the western boundary, where the site backs on to the gardens in Butts Field, has fewer mature trees and therefore there are clear views into the central part of the site. Similarly, the central part of the eastern boundary has fewer mature trees and gaps in the hedgerow allow views in from the adjacent site.

14.46 The allocation site has a coherent green infrastructure network comprised of hedgerows and belts of scrubby woodland, and also a watercourse which flows from Hailsham south east to the Pevensey Levels.

Policy SWGA 24

Allocation Hailsham South East 3C

Land at Station Road, defined on the proposal map as Allocation Hailsham South East 3C (HSE3C), is permitted for the development of up to 18 Gypsy and Traveller pitches. This is subject to design principles and the required provision of associated infrastructure. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Provide a suitable vehicular and pedestrian access from Station Road, including extending the pavement along Station Road;

b) Measures should be undertaken to protect and improve the biodiversity and wildlife value of the site. This must include the protection, retention and provision of appropriate buffers on all boundaries;

c) The site's boundaries must be strengthened with appropriate planting to improve the green network and also to ensure that views towards the site are screened from the surrounding area as well as to safeguard the amenity of future residents;

d) The design of the development must take into account its edge of settlement location and retain its green frontage to preserve the rural character of the area;

e) Significant trees should be safeguarded where possible;

f) An area of open space of approximately 0.1 hectares to be provided to include a children's playground; and

g) The site should be occupied by those persons who meet the legal definition of Gypsies and Travellers.

Policy SWGA 24 *Target(s):*

- 18 Gypsy and Traveller pitches by 2028
- 0.1 hectares of open space with children's play area

Policy SWGA 24 *Indicator(s):*

- SWGA 044 - Number of net pitches for Gypsy and Traveller provision with extant planning permission on HSE3C
- SWGA 045 - Net number of pitches for Gypsies and Traveller provision completed during the monitoring period

Sector Hailsham South 4

14.47 Sector Hailsham South 4 is a large area bounded by a number of features including Station Road, the Cuckoo Trail and Ersham Road. This sector is situated adjacent to the built up area of Hailsham and accesses the centre of Hailsham using Ersham Road and Station Road. It is acknowledged that Ersham Road roundabout requires intervention to prevent congestion at peak times and that Station Road junction also has the potential to have capacity issues.

14.48 For the purposes of the plan the allocated land has been divided into two separate areas Hailsham South 4a and Hailsham South 4b. These sites are physically separated by the Cuckoo Trail, which will be a significant resource for both sites in terms of green infrastructure and connectivity to the town by walking and cycling. As with a number of sites around Hailsham the Pevensey Levels, and its proximity, is a dominant feature particularly for Hailsham South 4a.

14.49 Information relating to the improvement of the green network in and around Sector Hailsham South 4 is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

14.50 The sector is larger than required for the number of dwellings allocated to allow for flexibility of the residential development within the site to provide suitable mitigation for the Scheduled Ancient Monument located to the south of the allocation (Saltmarsh Farm Medieval Farmstead), areas of flood risk, opportunities for linkages to the Cuckoo Trail and odour mitigation that may be required on the site. Flexibility between Sector Hailsham South 4 and Sector South East Hailsham 3B will also be possible should odour issues reduce the developable area of either site.

Policy SWGA 25

Development in Sector Hailsham South 4

Land at Sector Hailsham South 4 (HS4), defined on the Proposals Map, is allocated for a mixed use urban extension comprising housing, education facilities and associated infrastructure. Land is allocated within the sector at sites Hailsham South 4A (HS4A) and Hailsham South 4B (HS4B) for up to 400 dwellings with education provision on Hailsham South 4B (HS4B). It is preferred that development is brought forward comprehensively.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on each site, but achieve on average around 30 dwellings per hectare (net);

b) Tree belts along the Cuckoo Trail must be protected, where possible, and enhanced in order to reinforce the feeling of enclosure along the Cuckoo Trail and retain its importance in the area for walking and cycling and to reduce the impact of urbanisation on this feature;

c) All site boundary features including woodland at the periphery of the site should be protected in the built scheme. The retention of areas of scrub and trees, and linear features such as hedgerows should be sought wherever possible throughout the site. Supplementary planting in gaps in tree and hedge lines shall be implemented, where appropriate, to improve connectivity with the surrounding area;

d) Where possible and necessary contribute to the Pevensey and Cuckmere Valley Link Biodiversity Opportunity Area and Cuckoo Trail Habitat Link Biodiversity Opportunity Area targets, in order to offset any biodiversity loss

e) To meet the sequential test, residential development must avoid Flood Zones 2 and 3 taking into account climate change as identified in the SFRA;

f) Where appropriate retain and upgrade the existing rights of way for pedestrians and cyclists in order to maintain the connectivity through the area, (in particular footpaths 46A, 46B, 47 and 50) and incorporate them into the layout and design of development. Pedestrian and cycle linkages must be created throughout the site and connections to bus, cycle and footpath networks outside of the site;

g) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Station Road and Ersham Road as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority and will be required to link with existing developments to ensure integration of communities;

h) A odour study of Hailsham South Waste Water Treatment works is required. Residential development will not be permitted on land that is subject to odour nuisance arising from Hailsham South Waste Water Treatment Works, unless a mitigation strategy is agreed. Affected residential development should not be occupied until any necessary mitigation strategy is implemented. Any mitigation requirements associated with Hailsham South Waste Water Treatment Works must be secured by a Section 106 Planning Obligation and carried out in partnership with Southern Water;

i) Amenity space, including natural green space, must be incorporated into the design of the site. In addition provision must be made on site for pitch provision to meet the needs of the area and an additional 1.25 hectare of amenity greenspace. Some 5 allotment pitches on one site amounting to some 0.13 hectares must be provided and 0.03 hectares of children's play provision and 0.02 hectares of youth play provision. Off-site contributions to meet these needs may be acceptable where it meets accessibility standards and there is capacity;

j) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA7; and

k) The design and layout of development must avoid development on the Scheduled Ancient Monument of the Saltmarsh Farm Medieval Farmstead and demonstrate that development will not be harmful to the archaeological interest of the Monument.

Policy SWGA 25 *Target(s):*

- 400 dwellings with education provision
- 1 hectare amenity green space
- 4 allotment plots

Policy SWGA 25 *Indicator(s):*

- SWGA 046 - Number of net dwellings with extant planning permission on HS4
- SWGA 047 - Net number of housing completions on HS4 during the monitoring period

Policy SWGA 26

Strategic Infrastructure Requirement Sector Hailsham South 4

Proposals for development on Land at Sector Hailsham South 4, will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this sector will be dependent upon the delivery of the Boship Roundabout improvements and improvements to the junction of the A22 & A295 South Road.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Sector Hailsham South 4, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22/A27 strategic junction improvements;
- A22 Hempstead Lane roundabout;
- Outcome of MASHH 2 Study; and
- Outcomes of A271, A267, A26 and A22 Studies;

c) Provision of improved cycle links and pedestrian links and measures on the wider network including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

d) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

e) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

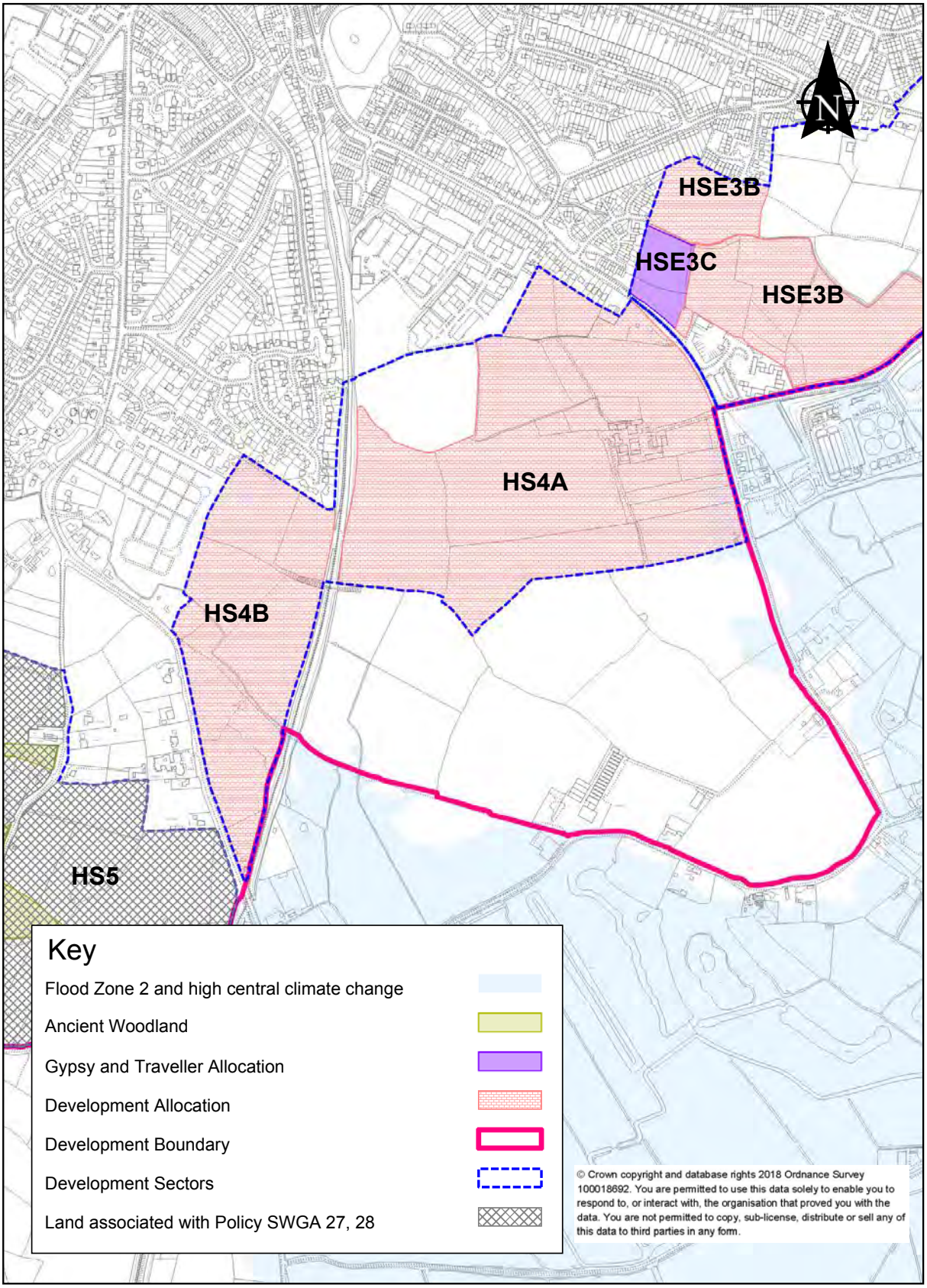
Policy SWGA 26 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA26

Policy SWGA 26 *Indicator(s):*

- SWGA 048 - The completion of strategic infrastructure improvements outlined in Policy SWGA26

Map 5 - Sector Hailsham South 4



Sector Hailsham South 5

14.51 Land at Hailsham South 5 is situated on the urban fringe of south Hailsham with land being dominated by isolated dwellings and associated land, pasture and woodland. The A22 dual carriageway is adjacent to the area on the western boundary and Summerhill Lane and a public right of way at the southern boundary. Ancient and semi-natural woodland are present within the northern area of the area and includes Coldthorn Wood and Bolneys Wood. Electricity pylons extend through the area in a broadly north south direction, with overhead cables extending through the site in both an east west and north south direction crossing the path of the pylons.

14.52 The site is visible directly from the A22 to the west, however beyond this Folkington Wood, Nate Wood and Robin Post Wood limit any further views. From the highest points within the area there are attractive long distance panoramas of tree-covered hills to the north and views of the South Downs to the south. Long views towards the site will be possible from the hills of the South Downs to the south and also from the elevated areas to the east and north of the site.

14.53 The land lies within a strong rural landscape despite its location on the edge of Hailsham and has a coherent green infrastructure network. The woodlands and pastures within and surrounding the site as well as the ponds and watercourses are likely to offer foraging opportunities for some woodland species, such as birds and bats, as well as provide breeding grounds for amphibians. All of these woodland areas are connected by hedgerows and/or woodland, with a tree-line running north-south between the carriageways of the A22.

14.54 Information relating to the improvement of the green network in and around Sector Hailsham South 5 are contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District-wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 27

Hailsham South 5

Land at Hailsham South 5, as defined on the Proposals Map, is identified for growth to accommodate the windfall allowance or any relevant shortfall of housing in the area in accordance with Policy WLP7.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on each site, but achieve on average around 30 dwellings per hectare (net);

b) All site boundary features including woodland at the periphery of the site should be protected in the built scheme. The retention of areas of scrub and trees, and linear

features such as hedgerows should be sought wherever possible throughout the site. All boundary vegetation should be strengthened by further planting;

c) The hedgerow to the southern boundary of the site must be extended and enhanced to screen views towards the depot to the south;

d) The ancient woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. Existing green infrastructure that links fragments of ancient woodland must be retained and where necessary enhanced and new networks using existing vegetation and new planting to create positive connections through the sector;

e) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto A22 and Ersham Road as appropriate. The location and the design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority;

f) Provision for cyclists, vehicles and pedestrians within the sector should be designed to allow connectivity throughout the sector;

g) Amenity space, including natural green space, must be incorporated into the design of the development in accordance with open space standards contained within the development plan; and

h) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA7.

Policy SWGA 27 *Target(s):*

- To ensure residential development within Hailsham can be secured through Policy SWGA 27 if necessary

Policy SWGA 27 *Indicator(s):*

- SWGA 049 - Net number of housing completions on allocated site

Policy SWGA 28

Strategic Infrastructure Requirement Hailsham South 5

Proposals for development on Hailsham South 5 will require the following off-site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this sector will be dependent upon:

- A new junction and access road from the A22 serving the whole of Hailsham South 5 and if relevant Hailsham South 4;
- Boship Roundabout improvements.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Hailsham South 5 or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22/A27 strategic junction improvements;
- A22 Hempstead Lane roundabout;
- Outcome of MASHH 2 Study; and
- Outcome of A271, A267, A26 and A22 Studies;

c) Provision of improved cycle links and pedestrian links and measures on the wider network including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

d) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

e) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

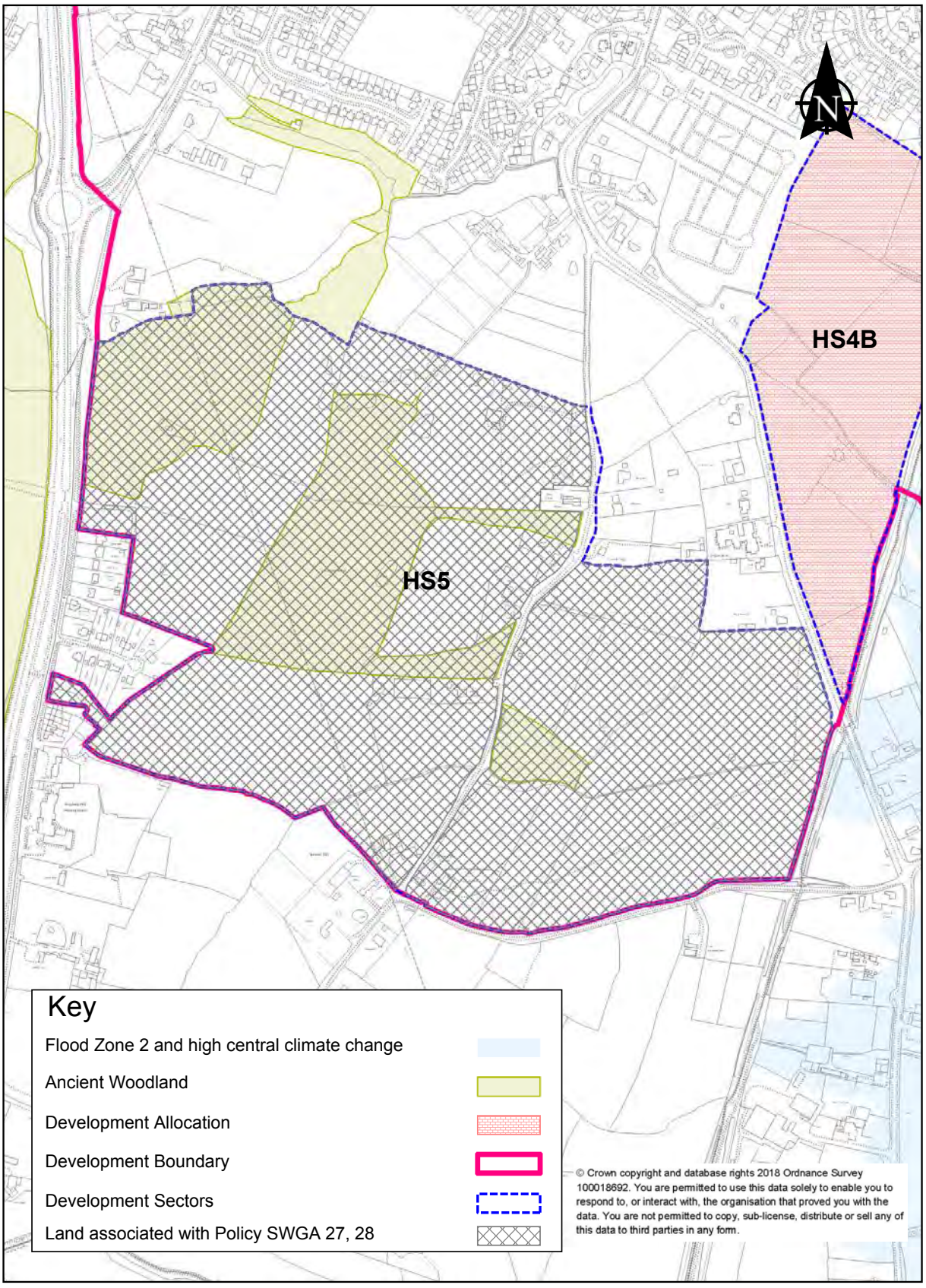
Policy SWGA 28 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA28

Policy SWGA 28 *Indicator(s):*

- SWGA 050 - The completion of strategic infrastructure improvements outlined in Policy SWGA28

Map 6 - Sector Hailsham South 5



A22 Employment Sector

14.55 The A22 Employment Sector is a stand alone development area on the edge of Hailsham and within the South Wealden Growth Area. This area already has a number of businesses fronting the highway and stretching back to an existing tree belt. There has been recent development in the area and with close links to both Hailsham and the A22 it is considered that this area is suitable for a business focus. Whilst there are residential properties within this sector large scale businesses dominant this corridor and it is considered that this area should be identified for employment only. It provides an opportunity for large scale development and as a result assists in the Council's economic objectives.

Policy SWGA 29

Allocation A22 Employment Sector

Land within the A22 Employment Sector, defined on the Proposals Map 44, is allocated as an area for employment serving the wider South Wealden Growth Area.

Land is allocated within the sector for some 22,500 sq. m. floorspace.

Proposals will only be permitted if they meet the following requirements and other relevant policies detailed in the development plan:

a) Development relates to employment uses only or services associated with the industry on site;

b) Individual sites within the sector must be interconnected with footpaths, cycle ways, and roads;

c) Where appropriate retain and upgrade the existing rights of way for pedestrians and cyclists in order to maintain the connectivity through the area, (in particular footpaths) and incorporate them into the layout and design of development. Where possible retain and enhance the hedgerow associated with the footpath as a means of preserving the characteristics of the footpath or create new hedgerow features where appropriate. Pedestrian and cycle linkages must also be created throughout the site and connections to bus, cycle and footpath networks outside of the site;

d) Create suitable access onto the A22 for pedestrians, cycles and road users and ensure that opportunities are created to access Hailsham through walking and cycling; and

e) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

Policy SWGA 29 *Target(s):*

- 22,500 sq.m of employment floorspace by 2028

Policy SWGA 29 *Indicator(s):*

- SWGA 051 - Net employment floorspace completed within the A22 Employment Sector each monitoring period (cumulative)

Policy SWGA 30

Strategic Infrastructure Requirement A22 Employment Sector

Proposals for development on A22 Employment Sector, will require the following off-site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this sector will be dependent upon the delivery of the Boship Roundabout improvements.

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of A22 Employment Sector, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- A22 Hempstead Lane roundabout;
- A22 Corridor (west of Boship) junction improvements;
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- Outcome of the MASHH 2 Study; and
- Outcomes of A271, A267, A26 and A22 Studies;

c) Provision of improved cycle links and pedestrian links and measures on the wider network, including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

d) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

e) Connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

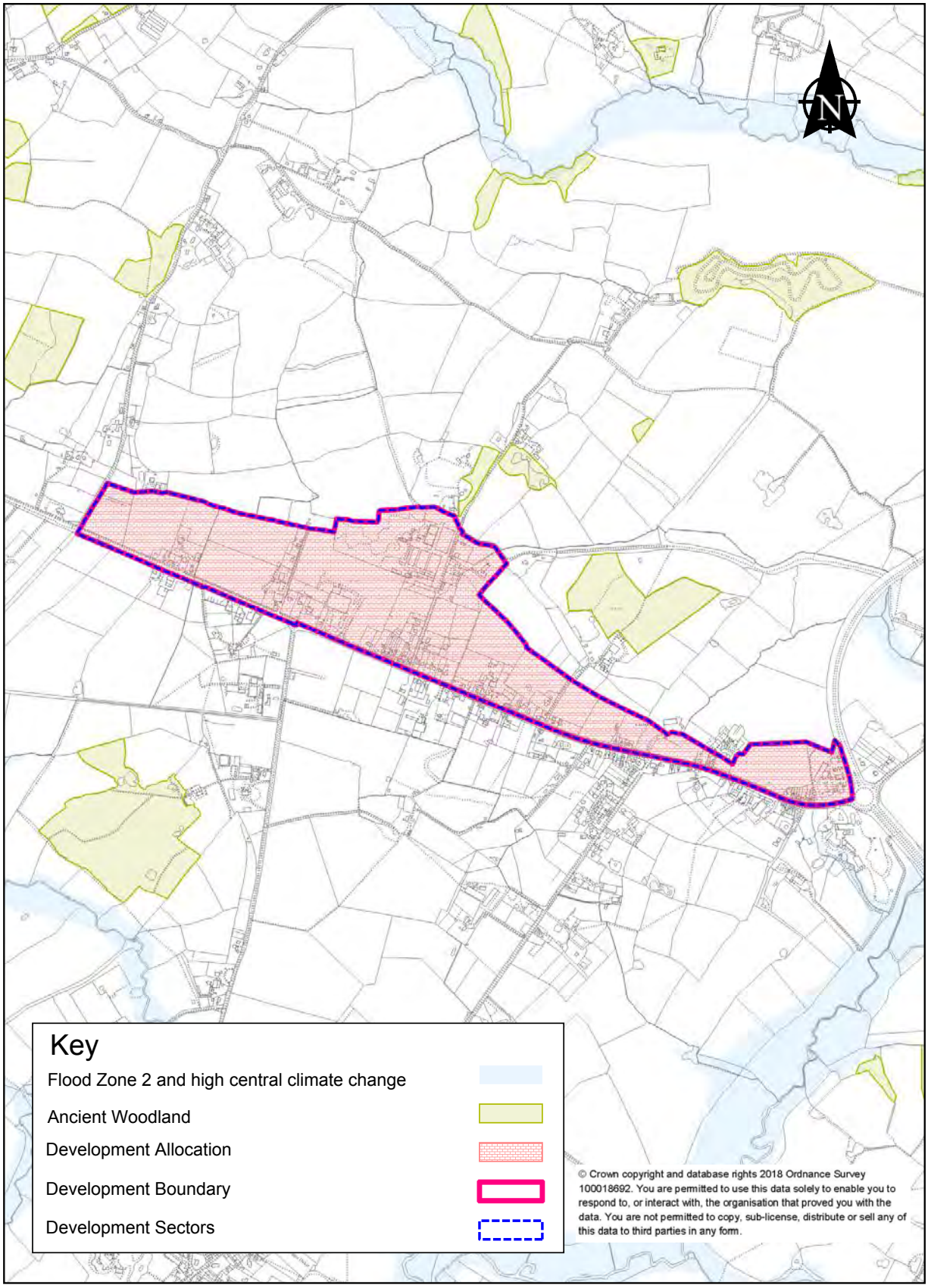
Policy SWGA 30 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA30

Policy SWGA 30 *Indicator(s):*

- SWGA 052 - The completion of strategic infrastructure improvements outlined in Policy SWGA30

Map 7 - A22 Employment Sector



Hailsham Town Centre

14.56 With the increase in population, it is forecast for retail needs to increase in the Plan period. Sites have been identified in the Town Centre for retail, leisure, and town centre uses, and this includes redevelopment of existing retail provision as well as making best use of single storey car parks.

Policy SWGA 31

Hailsham Town Centre

To meet an identified need, some 1,000 sq. metres (net) of retail convenience and 1,500 sq. metres (net) retail comparison floorspace will be accommodated within the Town Centre's Primary and Secondary Shopping Areas. Land is identified at site HCTA and HCTB for redevelopment purposes to provide a mix of retail, town and leisure uses subject to Policy AF1. To help facilitate this growth residential development will be delivered alongside new retail and commercial development. The design of development should not create a net loss in parking spaces. A Supplementary Planning Document will be prepared to guide the development within the Town Centre boundary.

Within Hailsham Town Centre the windfall allowance of 300 dwellings (as identified in Policy WLP7) is intended for land within the Town Centre as part of wider regeneration proposals. These residential developments would be required to make off-site open space contribution in accordance with Policy HWB1 of this Plan.

Policy SWGA 31 *Target(s):*

- No net loss in car parking spaces within Hailsham Town Centre
- To increase the number of residential developments within Hailsham Town Centre

Policy SWGA 31 *Indicator(s):*

- SWGA 053 - The number of car parking spaces located within Hailsham Town Centre (owned by Wealden District Council)
- SWGA 054 - Number of net dwellings delivered within Hailsham Town Centre within the plan period

Retail

14.57 Overall, in terms of food shopping trips and notwithstanding the apparent good choice of superstores in Hailsham, the overall retention of its business within its catchment area is lower than the District's other main Town Centres. This is explained by the strong draw of superstores in and around Eastbourne. This leakage points to deficiencies in Hailsham's current food store provision. In terms of comparison shopping the District as a whole is serviced by online shopping purchases on specific categories including books, recording media, games, toys and electrical products. The Town Centre also does not have the critical mass of retailing in terms of the scale, quality and choice of shops to compete with the larger competing centres and shopping destinations outside the District principally Eastbourne.

14.58 However, compared to other Town Centres within the District, Hailsham Town Centre retail rankings have improved and have surpassed all other represented Town Centres within the District. [(44)] In terms of food shopping, there would appear to be potential to improve the scale, quality and range of the town's food store offer. This could be achieved through the possible refurbishment, extension and/or redevelopment of the town's existing superstores. Furthermore, discounter food stores are not represented within the town and opportunities should be considered to accommodate these units which are prevalent across other town centres.

14.59 Hailsham has a more limited comparison goods provision, and its offer is mainly value/discount led. The centre does not have any multiple fashion retailers of note, or many key high street brands generally. This is reflected by the fact that a high proportion of shopping trips and expenditure, particularly fashion purchases, are leaking to the higher order competing centres outside the District; principally to Eastbourne and, to a lesser degree, Brighton. In the context of the significant growth planned for Hailsham there would appear to be potential for improvement in the town's comparison offer.

Town Centre Uses

14.60 The Town Centre health check and audits have identified that there are 'gaps' in the Town Centre's retail and service offer, and there is a need to raise the quality of its shops, cafés and restaurants and overall Town Centre environment. The proposed housing allocations in Hailsham and the resultant population growth over the Plan period will significantly increase the town's catchment population, and in this context it is considered that there is potential for Hailsham to capitalise on this and attract new investment and development.

14.61 In addition to provision of units the quality of the Town Centre has an impact upon the quantities of visitors shopping and spending leisure time within the centre. The centre does not currently benefit from good linkages between the anchor food stores and the prime shopping area. The introduction of better "west-to-east" connections linking the two shopping centres (Vicarage Field and the Quintins) and the Leisure Centre, focused around an attractive public square, would help to improve the pedestrian circuit,

44 Javelin's 'Venuescore' index

and the quality and legibility of the overall shopping environment. This would make it more attractive to shoppers and visitors.

14.62 The overall shopping environment would also benefit from significant investment in and improvements to street frontages, public realm, and cleanliness. Although the secondary shopping streets are attractive, The Vicarage Field and Quintins shopping centres require reconfiguration to accommodate modern retail units and contribute better to the sense of place. The centre would benefit from stronger "gateways", public realm improvements and better overall marketing.

14.63 Vacancy levels in the Town Centre are relatively low and there are a number of retailers that have requirements. However, this also means that the supply of units is limited, and those that are available/ vacant are generally of small scale and do not cater for modern retailers' needs. Therefore provision of more modern larger format retail units should be encouraged. This could be achieved incrementally, by the amalgamation of neighbouring units to form larger units. There is potential to develop new mixed use floorspace in the Town Centre, including car parking areas.

14.64 Hailsham has limited multiple representation and its offer is mainly dominated by independent and specialist retailers. Bearing in mind the planned growth for Hailsham, there is potential to market the Town Centre to attract more mainstream multiple retailers, especially fashion retailers. This would significantly improve the appeal of the centre to the local growing catchment population, and would add to its vitality and help to claw back some shopping trips and expenditure from higher order centres.

14.65 The centre also currently benefits from an independent cinema that has recently received some investment. This has had a positive impact on the Town Centre's evening economy, but it is considered that there could be potential for a more modern multi-screen cinema to further strengthen the town's leisure offer and evening economy.

14.66 It is clear that the Town Centre has a good number, variety and choice of services that cater for its catchment population. Although service provision in the Town Centre is relatively high, this is a characteristic of market towns. Hailsham has a relatively good mix of leisure uses, such as cafés, restaurants and takeaways, but it would benefit from more up-market establishments and branded restaurants.

14.67 The Town also has a dedicated market space at the historic open air cattle market. Although the markets are relatively popular, they would benefit from better promotion and better facilities to encourage visitors to come regardless of the weather. Opportunities to improve and extend the number of market stalls should be assessed, alongside the potential for a covered market in the Town Centre.

14.68 The Town also has a number of facilities used by the local community. This community cohesion is evident and endorsed by the facilities provided. The Town Centre has scope to assist with health and wellbeing and such activities, such as the local independent cinema Dementia screenings / matinees.

Hailsham Town Centre Policies

14.69 In order to facilitate this change it is required that a number of changes are made including increased floorspace and improvements to existing buildings as well as the public realm. Consideration of how pedestrians and traffic flow within the Town is required. The need for additional and reconfigured car parking provision is also a key factor to Town Centre development.

Vision for Hailsham Town Centre

By the end of the plan period some 1,000 sq. metres (net) convenience floorspace and 1,500 sq. metres (net) comparison floorspace for retail provision will have been accommodated within the Town Centre. This will have provided for additional convenience and comparison goods. In addition new entertainment space will have been created, and Wealden District Council will have worked with Hailsham Town Council on marketing the Town to bring in creative entertainment enterprises. To help facilitate this growth residential development will be delivered alongside new retail and commercial development.

The Council (as landowner and local planning authority), and other stakeholders, will have worked with the landowners of existing buildings and public spaces, to improve their appearance and functionality whilst also improving the public realm in the area. Work will have been undertaken to improve the permeability of the area, whilst also restoring the historic features of the High Street to bring out the historic character of the Town.

The car parks of the Town will have been reconfigured to make the best use of the space to provide for the additional Town Centre uses, whilst maintaining level of car parking suitable for this vibrant Town. The market will become a special feature of the Town drawing visitors from a larger area and better use of emerging technologies will be implemented to market the town but also to provide for a quality visitor experience.

The Council will have worked with East Sussex County Council to have delivered a comprehensive package of transport measures for the Town Centre and businesses will have contributed to green transport plans in order to promote sustainable forms of transport. Additional electric charging points for cars will have been created and emerging technologies will have been introduced.

14.70 Whilst the population growth, and the resulting market demand will require additional retail provision within the Town Centre, there are a number of other opportunities that should be realised within the Town Centre to ensure that it has a vibrant economy. Increase in retail and leisure including cafés, restaurant and entertainment will bring greater footfall into the Town and increase spend throughout all commercial uses. In addition, it is also considered necessary to support and enhance the night time economy.

Policy SWGA 32

Hailsham Retail and Town Centre Use Allocations

Subject to further retail studies some 1000 sq. metres (net) convenience and 1500 sq. metres (net) comparison retail floorspace provision will be required within Hailsham Town Centre within the Plan Period. The land identified as HCTA, HCTB, HCTC, HCTD, HCTE on the proposals map can be used for the provision of this retail space together with other town centre uses as part of a comprehensive redevelopment of each site. The comprehensive redevelopment will be subject of policy AF1 and other policies within the plan. Once development is complete on the land, it will be re-assessed in relation to Primary and Secondary Shopping Frontages and Primary Shopping Area.

Policy SWGA 32 *Target(s):*

- 1,000 sq.m of convenience retail floorspace
- 1,500 sq.m of comparison retail floorspace

Policy SWGA 32 *Indicator(s):*

- SWGA 055 - Net retail floorspace completions within Hailsham Town Centre for each monitoring period (cumulative)

Policy SWGA 33

Hailsham Primary Shopping Area

Within the Hailsham Primary Shopping Area, as defined on the Proposals Maps, primary and secondary frontages have been identified. Development which supports the balance between A1 retail shops and non-retail Town Centre uses will be supported in order to secure the vitality and viability of the Primary Shopping Area.

The following uses will be permitted within primary frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1 Use class units in adjoining premises within the Primary Shopping Area; and

- It would not break a continuous A1 primary retail frontage

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area);
- B1 and D1 to D2 and C3 provided they are not on the ground floor.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

All new development must meet the design principles contained within the development plan and developers should work with the Highways Authority and produce a transport plan to consider the impact of the development on the wider Town Centre and to promote sustainable transport use associated with the development.

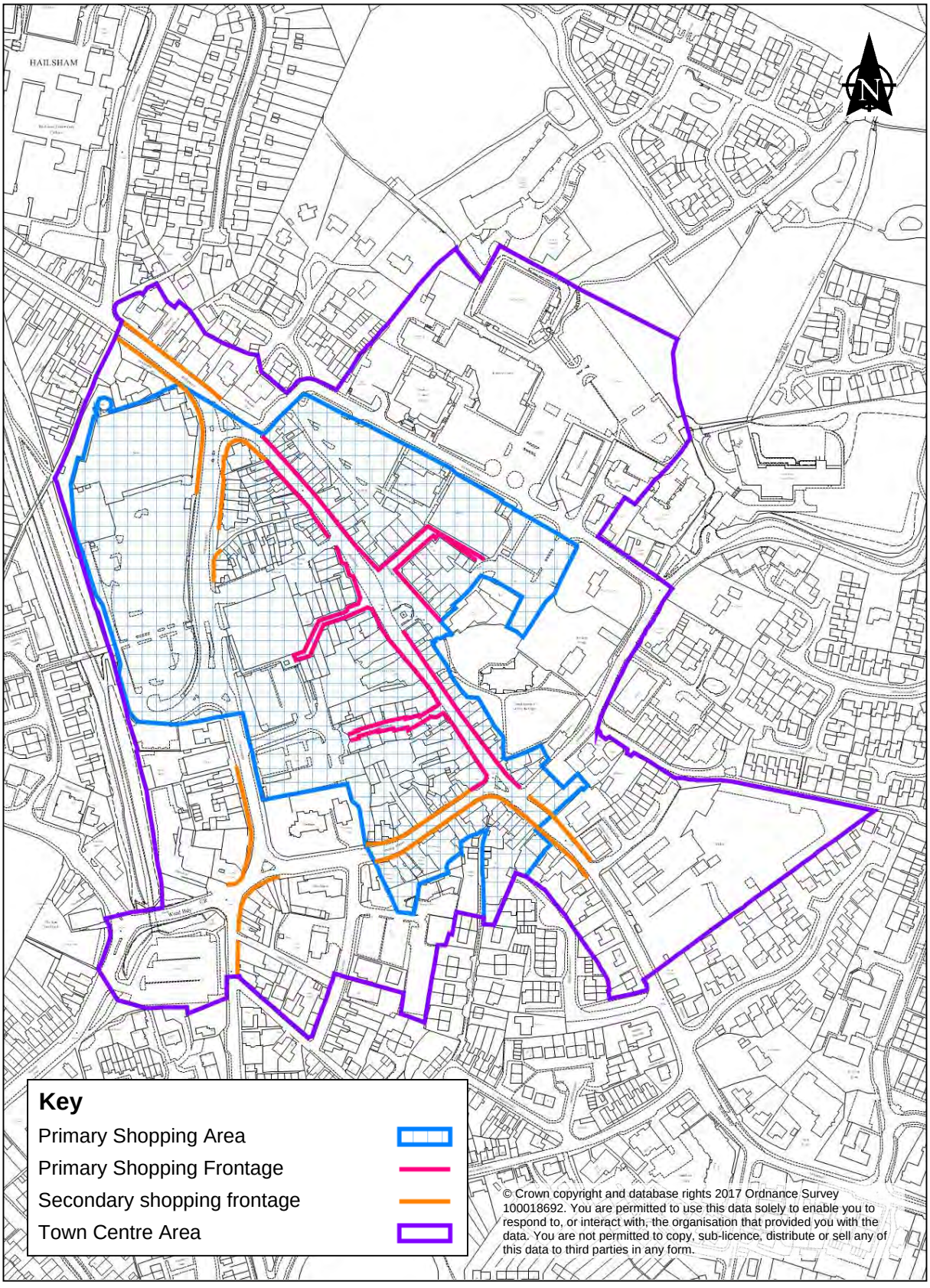
Policy SWGA 33 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary and Secondary Shopping Frontages of Hailsham Town Centre

Policy SWGA 33 *Indicator(s):*

- SWGA 056 - Net amount of new retail floorspace within Hailsham Town Centre
- SWGA 057 - Number of retail units within Hailsham Town Centre that have been converted to other uses

Map 8 - Hailsham Town Centre



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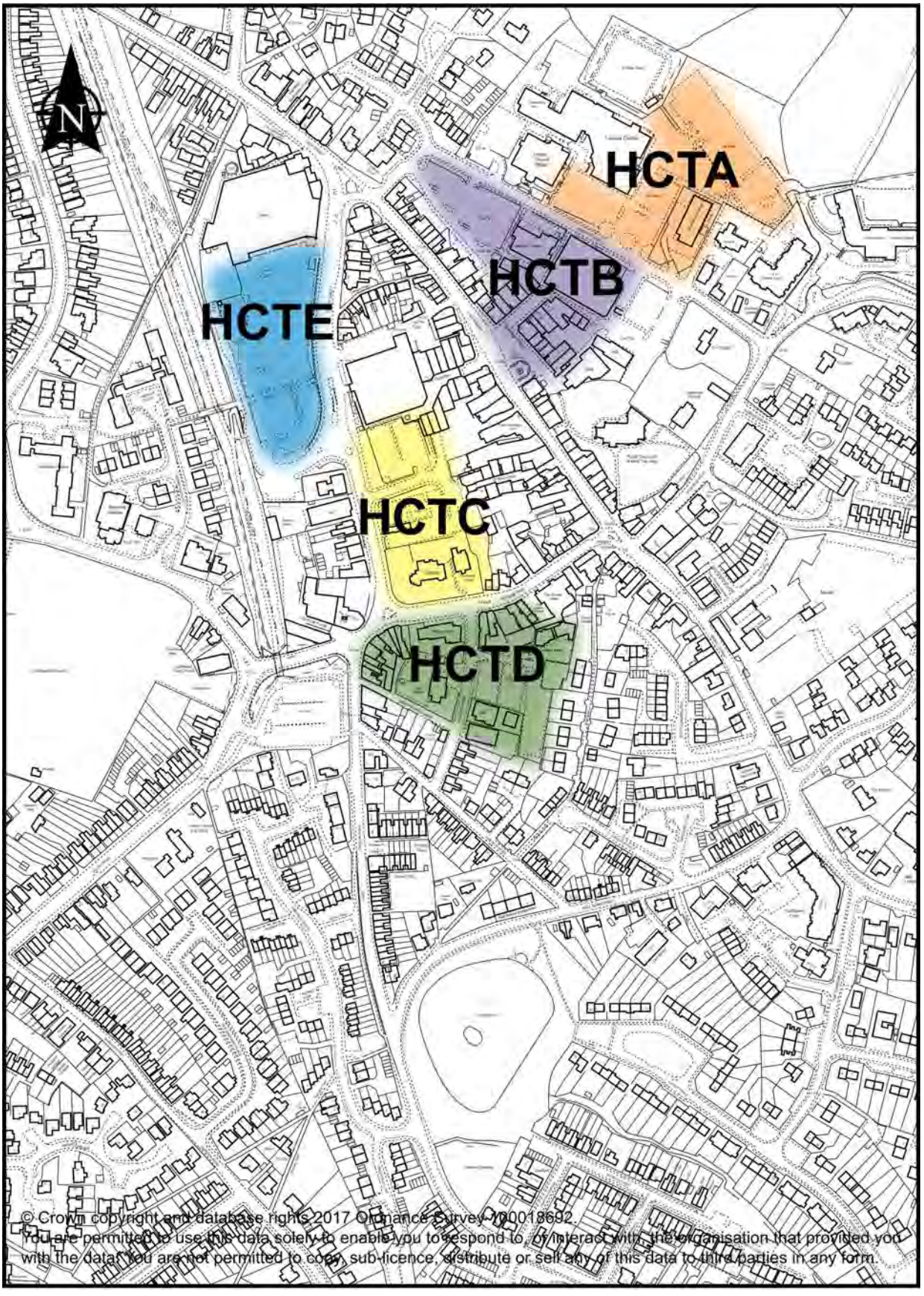
Map 9 - Retail Allocation for Hailsham Town Centre



14 Hailsham

15 Lower Horsebridge

15.1 Lower Horsebridge is a settlement closely associated, but not contiguous, with Hellingly village on the outskirts of Hailsham town. It is designated as a Core Area for the purposes of the Local Plan. It mainly consists of linear development and is separated from Hailsham by the River Cuckmere Flood plain. Within Lower Horsebridge there are two public houses and a veterinary practice. It is served by the nearby Hellingly Primary School. In order to access other facilities such as secondary school provision or GP services it is necessary to access Hailsham Town Centre. This settlement, similar to Hellingly Village, is in itself not considered to be sustainable but it is acknowledged that there are close links to Hailsham, albeit at the very margins.

15.2 The settlement of Lower Horsebridge is dissected by the A271 which is one of the main access routes from north Hailsham and settlements to the east of Hailsham including Herstmonceux and Ninfield. The A271 at Lower Horsebridge meanders through this settlement which restricts traffic movement. It is close to Boship Roundabout which provides the link to follow on journeys to the A22 and A26 including access to Lewes, Uckfield, Crowborough and Tunbridge Wells. The Boship Roundabout has acknowledged issues at peak times and additional development at Lower Horsebridge in combination with Sector North Hailsham 1 has the potential to exacerbate issues of capacity further.

15.3 A planning application to extend a commitment of 32 dwellings to 110 dwellings has been substantially progressed, although not determined (planning application reference WD/2016/1948). This development proposal is included as allocation Lower Horsebridge (LH). However, based on consideration of the settlement and its geography between flood zones, the location relative to Hailsham and the rural character to the north of the settlement, it is not considered that further allocations or potential development areas are appropriate.

15.4 Information relating to the improvement of the green network in and around Lower Horsebridge is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Land to the east of North Street

15.5 Land to the east of North Street, Lower Horsebridge is a greenfield site situated in a predominantly rural area on the outskirts of the village of Lower Horsebridge to its north east. The site is located immediately east of the B2104 (North Street) with an existing field access. Land use within the vicinity is predominantly agricultural, although there is sporadic residential development surrounding the site to the north and south with other development to the opposite side of North Street to the west.

15.6 The site falls gently from the north-west to the south-east towards an unnamed drainage ditch at the south-eastern end of the site which flows into the Cuckmere River some 10 metres south east of the site at its closest point. This area of the site is located within Flood Zone 3.

15.7 There are no trees within the site, although there are mature trees located on the site's northern, southern and western boundaries which are interspersed with hedgerow.

Policy SWGA 34

Land to the East of North Street, Lower Horsebridge

Proposals for development on land allocated east of North Street, Lower Horsebridge (LH) will only be permitted where they provide for up to 110 dwellings in total. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Where possible and necessary contribute to either the Pevensey and Cuckmere Valley Link Biodiversity Opportunity Area and Cuckoo Trail Habitat Link Biodiversity Opportunity Area targets, in order to offset any biodiversity loss;

b) Improve pedestrian and cycle provision within the site and create suitable and safe access to Lower Horsebridge and Hellingly Community Primary School;

c) All development in this must ensure that it does not conflict with any local transport infrastructure requirements resulting from transport modelling which is to be agreed with East Sussex Sussex County Council as Highways Authority;

d) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Pevensey Levels SAC Policy SWGA7;

e) Equipped children's play space, allotments and youth and adult recreation space should be incorporated into the design of the site;

f) Residential development must avoid Flood Zones 2 and 3 in accordance with the sequential test taking into account climate change as identified in the SFRA;

g) Retain existing hedgerows particularly those which are located on the south western, southern and northern boundaries of the site and strengthen and create boundary features, particularly the eastern boundary and suitably buffer the residential properties adjacent to the site; and

h) The location and the design of the access shall be determined following highway studies in agreement with the Highways Authority.

Policy SWGA 34 *Target(s):*

- 110 dwellings by 2028

Policy SWGA 34 *Indicator(s):*

- SWGA 058 - Number of net dwellings with extant planning permission on LH
- SWGA 059 - Net number of housing completions on LH during the monitoring period

Policy SWGA 35

Strategic Infrastructure Requirement Lower Horsebridge

Proposals for development on Land at Lower Horsebridge, will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Development will be dependent on Boship Roundabout improvements being delivered.

b) Transport improvements relating to affected local roads, as identified in transport studies, will be required before the completion of development at Lower Horsebridge, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Hempstead lane roundabout;
- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22 corridor (west of Boship) junction improvements;
- Outcomes of MASHH 2 Study; and
- Outcomes of A271, A267, A26 and A22 Corridor Studies;

c) Provision of improved cycle links and pedestrian links and measures on the wider network, including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site;

d) Creation of footpath or other safe form of pedestrian access to Hellingly Community Primary School;

e) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

f) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

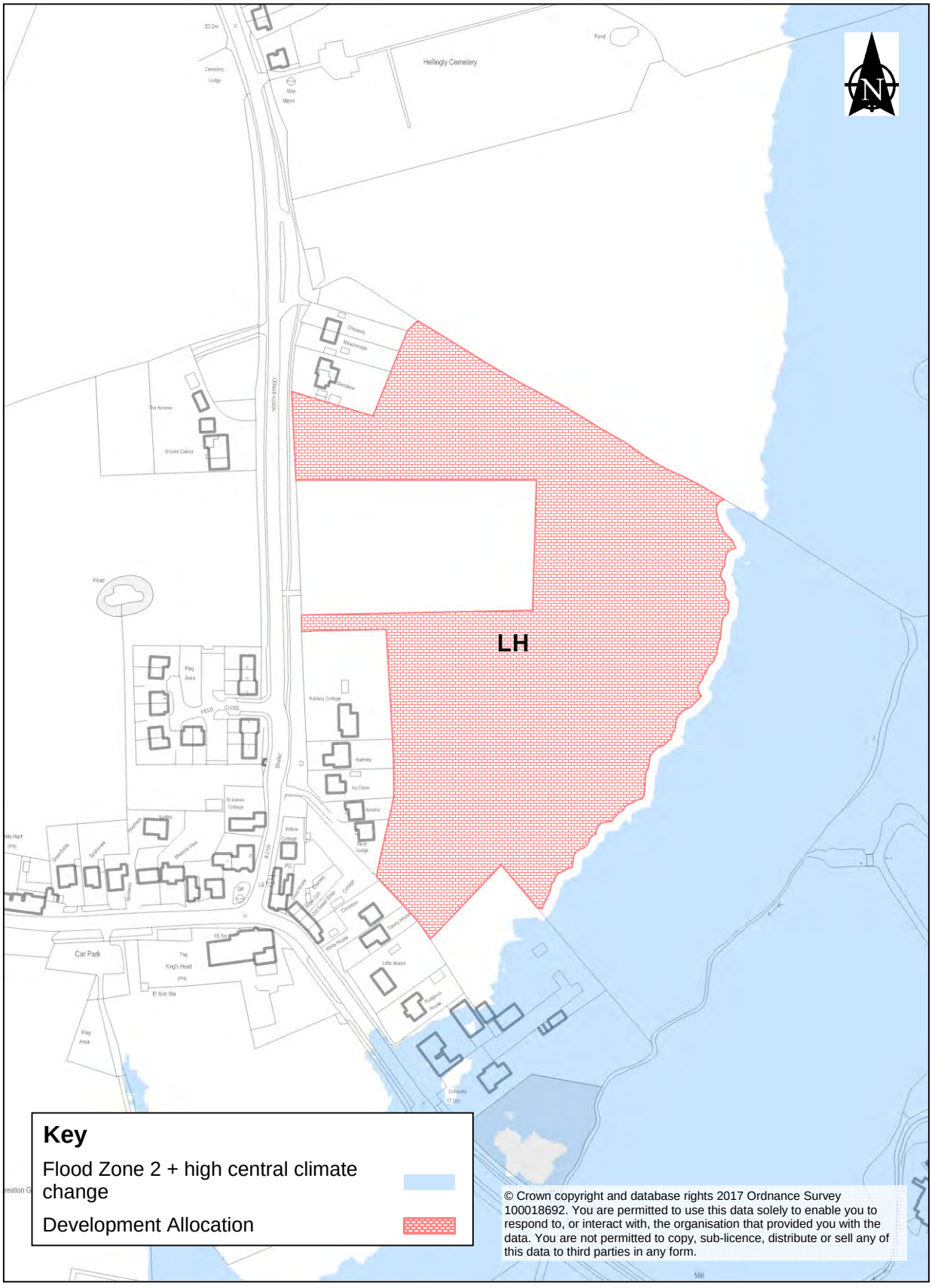
Policy SWGA 35 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA35

Policy SWGA 35 *Indicator(s):*

- SWGA 060 - The completion of strategic infrastructure improvements contained in Policy SWGA35

Map 10 - Land to the East of North Street



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15 Lower Horsebridge

16 Polegate and Willingdon

16.1 Polegate Parish covers some 706 hectares and with a population of some 7,700 persons [45] it has a population density of 10.8. The Parish of Polegate extends north beyond the A27 and is situated adjacent to Hailsham Parish. The Parish is also contiguous with Willingdon Parish and is separated from Westham Parish by the Golden Jubilee Way.

16.2 Polegate is situated between Hailsham and Eastbourne and is located around the interchange linking East/West and North/South road links. Polegate supports the only traditional High Street in the area of Polegate, Willingdon and Stone Cross, although shopping provision is dominated by nearby Eastbourne. Polegate is home to a train station that links Eastbourne to Lewes and then onto Brighton and London. This train station also serves the population of Hailsham which are without a train service. The use of Polegate as a hub for a number of nearby settlements results in parking issues. Although there are a number of visits to the town to use this facility, it has not demonstrably had a positive impact on the economy and in particular retail.

16.3 The current population of Polegate is estimated to be 7,655 people[46] within an area of 706 hectares (population density 10.8). It has a small centre serving the day to day needs of the residents and has a recent history of growth with allocations in both the adopted Core Strategy (2013) and 2005 Non Statutory Wealden Local Plan.

16.4 Information from the 2011 census shows that 33.3% of the relevant population are economically inactive with 22.3% classed as retired, which is over the District average. Of the Polegate population, 3.1% are unemployed which is higher than average (2.5%) with 11.6% self-employed persons which is lower than average and which is very similar statistics to Hailsham. Some 30.8% of the population is over 65 with 12.5% between 15-29 years of age. The population aged 45+ is greater than the District average with the younger age band lower than the District average. Of those people in employment, the highest percentage is in wholesale and retail trade: repair of motors (17%), and human health and social work activities (17.4%) with construction and education at 11.2%. This hierarchy of employment broadly reflects the Wealden District situation. The estimated household weekly income for Wealden District is £819.40 (gross). Polegate has the average lowest estimated household weekly income of £605 (gross). In terms of qualification of existing residents, 31.1% do not have qualifications, with 19.2% with Level 4 highest level of qualification. This does not favourably compare to the Wealden average with a larger population with no qualifications (19.9%) and lower percentage in Level 4 and above (28.9%). In terms of economic indicators, Polegate does not compare favourably with the Wealden average with one of the lowest average income wards within the District, higher unemployment and lower standards of qualifications. The minority of housing stock is flatted development (17.3%) with a significant difference in detached and semi-detached dwellings (21% and 69% respectively). Terraced housing represents some 12.16% of housing stock which is similar than the District average. Caravans and temporary structures account for 0.11% which is lower than the District average. Polegate has higher than average housing stock of 1 and 2 bedrooms, although 1 bedroom stock is less than

45 2011 Census
46 2011 Census

the East Sussex average. 4.9% of the housing stock has 1 less room than required, but has above average housing stock that has the appropriate number of rooms and an excess of 1 room than required. Polegate has a higher than average number of one person households with lower than average all family households.

16.5 In terms of health and wellbeing, of the total population some 25.9% have long term health problems or disability, which is higher than the District average (17.5%) (3.8% of all people in Hailsham aged 16-74 are long term sick or disabled compared to 2.7% across the District). Life expectancy at birth varies between Polegate wards (2012 to 2014) with 81.6 years in Polegate North and 87.6 years in Polegate South. For Polegate North, this is below the Wealden average and Polegate South above the District average. In terms of childhood excess weight, around 38% of children aged 10-11 years in Polegate North are overweight or obese (2012 to 2014). This is higher than the District average of 26.4%. The proportion is less in children aged 4-5 years but remains high at 26.8% in Polegate North, again which is higher than the District average 17.8%.

Development Boundary

16.6 There are clear landscape, physical and environmental constraints to the further outward expansion of Polegate and Willingdon. The proximity of the South Downs National Park and the severance of the A27 constrains significant expansion.

16.7 The hard northern edge of Polegate is defined by the line of protected trees between Sayerland Road and Levett Road. Whilst the A27 Polegate Bypass cuts through the open countryside to the north, the intervening land between this and the existing built edge of Polegate is included in an expanded development boundary in order to reflect recent growth and the physical boundary of the A27.

16.8 At the eastern end of Polegate the development boundary includes frontage development along Dittons Road but incorporates rear curtilages where significant development has been permitted in the perimeter formed by the A27, Dittons Road and Golden Jubilee Way. The edge of the Chaucer Industrial Estate, the former railway line to the south and the Willingdon Levels provide clearly defined physical limits to the town in this area. The exception is the Polly Arch Site, Lynholm Road which is included in the boundary, adjacent to the sewage treatment works.

16.9 To the south of Lower Willingdon, it follows the District boundary. To the west of Polegate and Willingdon, the development boundary is drawn tightly to the existing built-up area at the foot of the Downs where the Low Weald meets the South Downs National Park.

Map 11 - Polegate Development Boundary



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Allocation Polegate North 1

16.10 Land at Little Shepham, Shepham Lane is enclosed due to the presence of tall mature trees and hedgerows along the periphery, with predominantly short-distance views. Some intermittent long distance views of the site are possible from the west due to gaps in vegetation on the adjacent site. Views from all sides are likely to be clearer in winter. A high timber fence screens views from the Cuckoo Trail PRoW running along the south-west of the site, while dense vegetation along the A27 road prevents any views from it towards the site.

Policy SWGA 36

Allocation Polegate North 1

Proposals for development on land at Polegate North 1 (PN1) will only be permitted where they provide for up to 23 dwellings. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 35 dwellings per hectare (net);

b) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from the A27; and

c) Particular regard should be given to enhancing the existing boundary features, including hedgerows, and tree belts should be protected, retained, buffered, enhanced, restored and strengthened to protect and improve their wildlife corridor, connectivity, ecological; screening functions and their contribution to the Green Infrastructure network of the area. Specifically, tree belts along the A27 must be protected and enhanced in order to reinforce the feeling of enclosure.

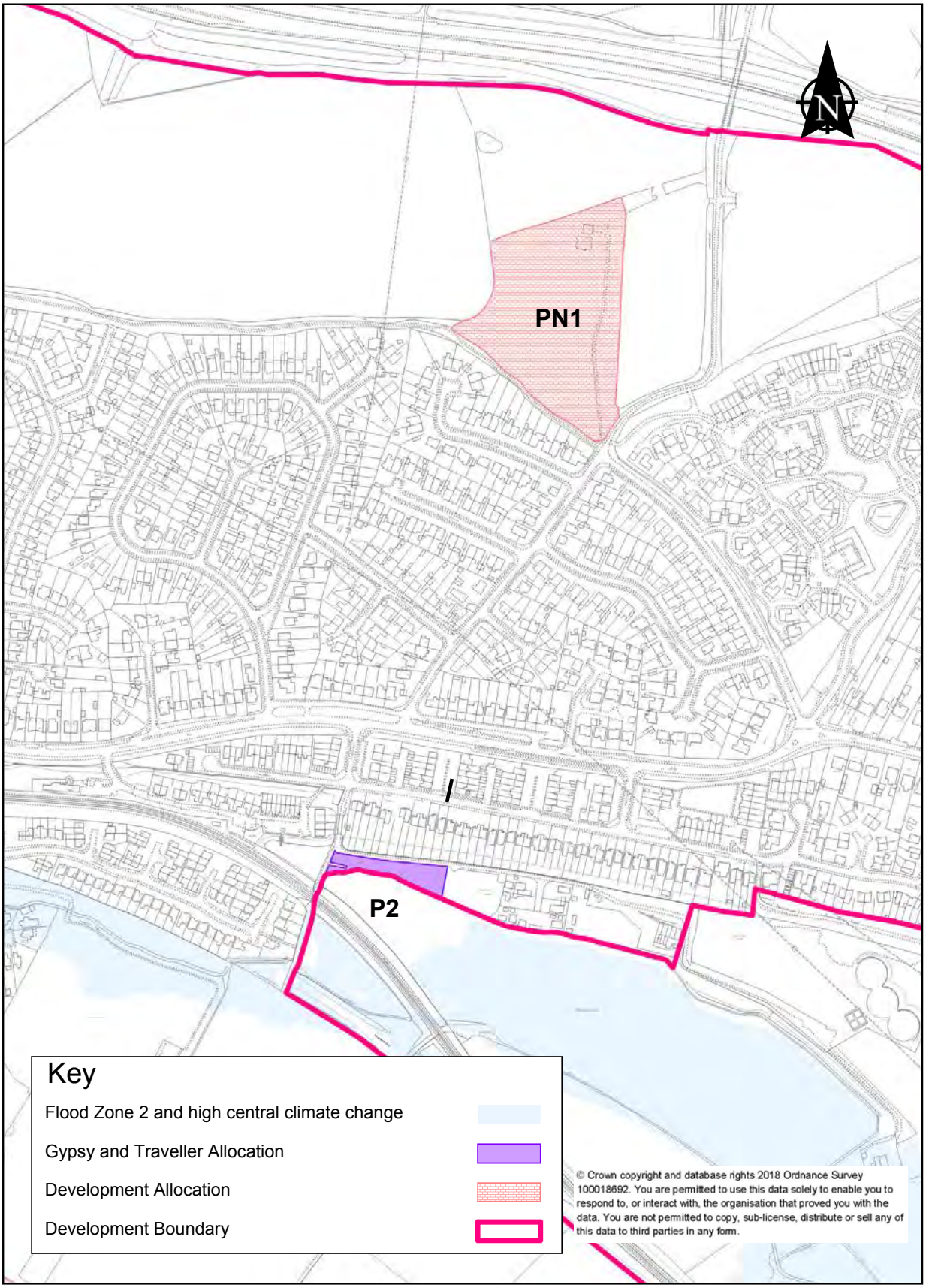
Policy SWGA 36 *Target(s):*

- 23 dwellings by 2028

Policy SWGA 36 *Indicator(s):*

- SWGA 061 - Number of net dwellings with extant planning permission on PN1
- SWGA 062 - Net number of housing completions on PN1 during the monitoring period

Map 12 - Allocation Polegate North 1 and Allocation Polegate 2



Allocation Polegate 2

16.11 The land at Lynholm Road has existing Gypsy and Traveller provision and this redundant land has potential for a modest increase in provision.

Policy SWGA 37

Allocation Polegate 2

Land to the south of Lynholm Road, Polegate, defined on the proposal map as Site Allocation Polegate 2 (P2) is allocated for the development of up to 3 Gypsy and Traveller pitches. This is subject to design principles and the required provision of associated infrastructure. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Development should be designed in an appropriate and sensitive manner bearing in mind the countryside nature of the location;

b) Trees and shrubs should be retained where possible, in addition to new planting where appropriate, in order to protect the biodiversity and wildlife value of the site and retain its character; and

c) The site should be occupied by those persons who meet the legal definition of Gypsies and Travellers.

Policy SWGA 37 *Target(s):*

- 3 Gypsy and Traveller pitches by 2028

Policy SWGA 37 *Indicator(s):*

- SWGA 063 - Number of net pitches for Gypsy and Traveller provision with extant planning permission on P2
- SWGA 064 - Net number of pitches for Gypsy and Traveller provision completed in the monitoring period

Willingdon

16.12 The Parish of Willingdon is located between Polegate, Eastbourne and the South Downs National Park. The small rural settlement of Jevington, which forms part of the

Parish, is contained within the South Downs National Park and does not form part of this Plan.

16.13 The area outside of the National Park is located at the bottom of the South Downs escarpment and is mainly residential with a population of some 7,440 people inclusive of Jevington[(47)]. The largest age range by proportion is 32.8% (65+). The area is known for its high proportion of bungalows with the housing stock being mainly detached (44.5%) and semi detached (40.2%). There is only a small proportion of flatted development (some 14.3%).

16.14 There are a number of small shopping parades in the area meeting some of the day to day needs of residents. Residents rely upon Eastbourne to help meet other retail and leisure requirements. The area is dominated by the A2270 which is one of two primary routes that carries traffic from Wealden and the surrounding area to Eastbourne Town Centre and vice versa. This road is often busy and at peak times is subject to slow moving traffic.

16.15 Information from the 2011 census shows that 34.6% of the population are economically inactive with 25.6% classed as retired, which is above the District average. Of the population, 2.1% are unemployed which is lower than average (2.5%) with 12.8% self-employed persons which is lower than average. Some 32.8% of the population is over 65 with 14.9% between 15-29 years of age which is older than the District average. Of those people in employment, the highest percentage is in human health and social work activities (17.6%), followed by wholesale and retail trade: repair of motors (15.6%), education and construction at 11.1% and 10.7% respectively. This hierarchy of employment is broadly in line with the Wealden District situation. The estimated household weekly income for Wealden District is £819.40 (gross) with Willingdon falling below this average at £679 (gross). In terms of qualification of existing residents, 25.9% do not have qualifications, with 24.5% with Level 4 highest level of qualification. This does not favourably compare to the Wealden average with a larger population with no qualifications (19.9%) and less percentage in Level 4 and above (28.9%). In terms of economic indicators, Willingdon does not compare favourably with the Wealden average with one of the lowest average income wards within the District, but relatively better performing than Hailsham and Polegate. The proportion of flatted development is lowest (8.23%) with a relatively even split of detached and semi-detached dwellings (44.5% and 40% respectively). Terraced housing represents some 7% of housing stock which is lower than the District average. Caravans and temporary structures account for 0.03% which is lower than the District average. Willingdon has higher than average housing stock of 1 and 2 bedrooms, although 1 bedroom stock is less than the Wealden average at 4.8%. 2.7% of the housing stock has 1 less room than required, but has above average excess of 1 room than required. Willingdon has a higher than average number of one person households and lower than average all family households.

16.16 In terms of health and wellbeing, residents of the total population some 23.7% have long term health problems or disability, which is higher than the District average (17.5%) (3% of all people in Willingdon aged 16-74 are long term sick or disabled compared

47 2011 Census

to 2.7% across the District). Life expectancy at birth (2012 to 2014) is 82.9 years which is just below the District average. In terms of childhood excess weight, around 27% of children aged 10-11 years are overweight or obese (2012 to 2014). This is just higher than the District average of 26.4%. The proportion is less in children aged 4-5 years but remains high at 29.9% which is higher than the District average 17.8%.

Allocation Polegate and Willingdon 1

16.17 The allocation for infrastructure lies to the south east of Polegate and on the northern edge of Lower Willingdon. The East Coastway railway line runs along the north eastern edge of the area. The Eastbourne Road A2270 and residential area lie to the south west of the site. The site in ownership of the University of Brighton was previously used as playing pitches, which are no longer in use. East Sussex County Council also owns a small proportion of the land.

16.18 The field boundaries within the site are lined by a network of hedgerows. The site borders the A2270 Eastbourne Road to the south west, between the road and the fields are grass verges and scrub vegetation lining a drainage ditch. The topography of the area falls gently away from a high point on the western boundary. Views south from the area are dominated by the slopes of the South Downs rising above the rooftops of Willingdon providing a strong sense of place to the area. The feel of the area is relatively tranquil in character despite the proximity of light industrial sites, railways, pylons and wind turbines and the urban edge in the surrounding area.

16.19 In regards to visual context the site sits within a wider area of open land which extends north and east of the site. There are views over this open area between the edge of Polegate and the edge of Willingdon. The site is also visible from the north-facing slopes of the South Downs. The site is semi-enclosed within a predominantly urban landscape at the edge of Polegate, close to Willingdon. The internal network of hedged fields provides a strong internal green infrastructure network however connectivity with the wider area is poor due to the fact there is little to connect to surrounding the site. The surrounding land use is a mixture of pasture, including grazing marsh, and urban habitats.

16.20 Most of the boundaries within the Sector are marked by native, species rich hedgerows, some including mature trees, however there are some species poor hedgerows present also. Information relating to the improvement of the green network in and around Allocation Polegate and Willingdon 1 is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 38

Allocation Polegate and Willingdon 1

Land at Allocation Polegate and Willingdon 1 (PW1), defined on the Proposals Map, is allocated for community infrastructure purposes only including education, medical facilities, community hall, sports and leisure facilities.

It is preferred that development is brought forward comprehensively.

Proposals will only be permitted if they meet the following requirements and other relevant policies detailed in the development plan:

a) Where possible hedgerows, especially boundary hedgerows should also be protected, retained, enhanced, restored and strengthened to improve connectivity for wildlife. The creation of new wildlife corridors and stepping stones should also be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the existing green network. This could include the protection of existing wet areas/ponds as well as maximising opportunities to enhance suitable sections of semi-improved grassland, especially where this could improve its biodiversity value and provide a grassland buffer to existing wildlife corridors and stepping stone features;

b) Community facilities should be situated in close proximity to each other and located to maximise access to the A2270 in agreement with the Local Education Authority;

c) Creation, retention and enhancement of on-site pedestrian and cycle accesses to facilitate access to Polegate Town Centre, Willingdon, the Cuckoo Trail and Dittons Road;

d) The provision of new and improved pedestrian, cycle and vehicular access. The location and design of the accesses shall be determined following traffic modelling and in agreement with the Highways Authority, taking into account the existence of drainage ditches along the frontage of the site and the need to take into account flood risk and the provisions of the Water Framework Directive regarding water quality;

e) The layout and design of development shall have regard to the setting of the South Downs National Park and views to and from the South Downs National Park to the site, determined through a landscape and visual impact assessment. The assessment shall inform the layout, architectural and landscape design of the development. The layout and design of development shall also have regard to the setting of The Grade II listed flint and brick built Tower Windmill at Park Farm to the south west of the site; and

f) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Pevensey Levels SAC Policy SWGA7.

Policy SWGA 38 *Target(s):*

- Proposals to include at least 367 sq. m of community hall and other facilities

Policy SWGA 38 *Indicator(s):*

- SWGA 065 - Net completion of floorspace (sq. m) for community hall provision on PW1

Policy SWGA 39

Strategic Infrastructure Requirement Polegate and Willingdon 1

Proposals for development on Allocation Polegate and Willingdon 1 will require the consideration of the following off-site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this allocation may be dependent on the delivery of Strategic Road Network improvement at:

- Cophall Roundabout;
- A27, A22 and A2270 strategic junction improvements; and
- A2270 and Polegate High Street;

b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of the allocation at Polegate and Willingdon 1, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);
- Polegate Movement and Access Strategy (PMAS) measures;
- Polegate Town Centre improvements; and
- Outcomes of Polegate Town Centre Study and Stone Cross and Westham Movement & Access Study

c) Provision of improved cycle links and pedestrian links and measures on the wider network, including crossing facilities and signage integrating with the existing and new pedestrian and cycle accesses created on site.

d) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

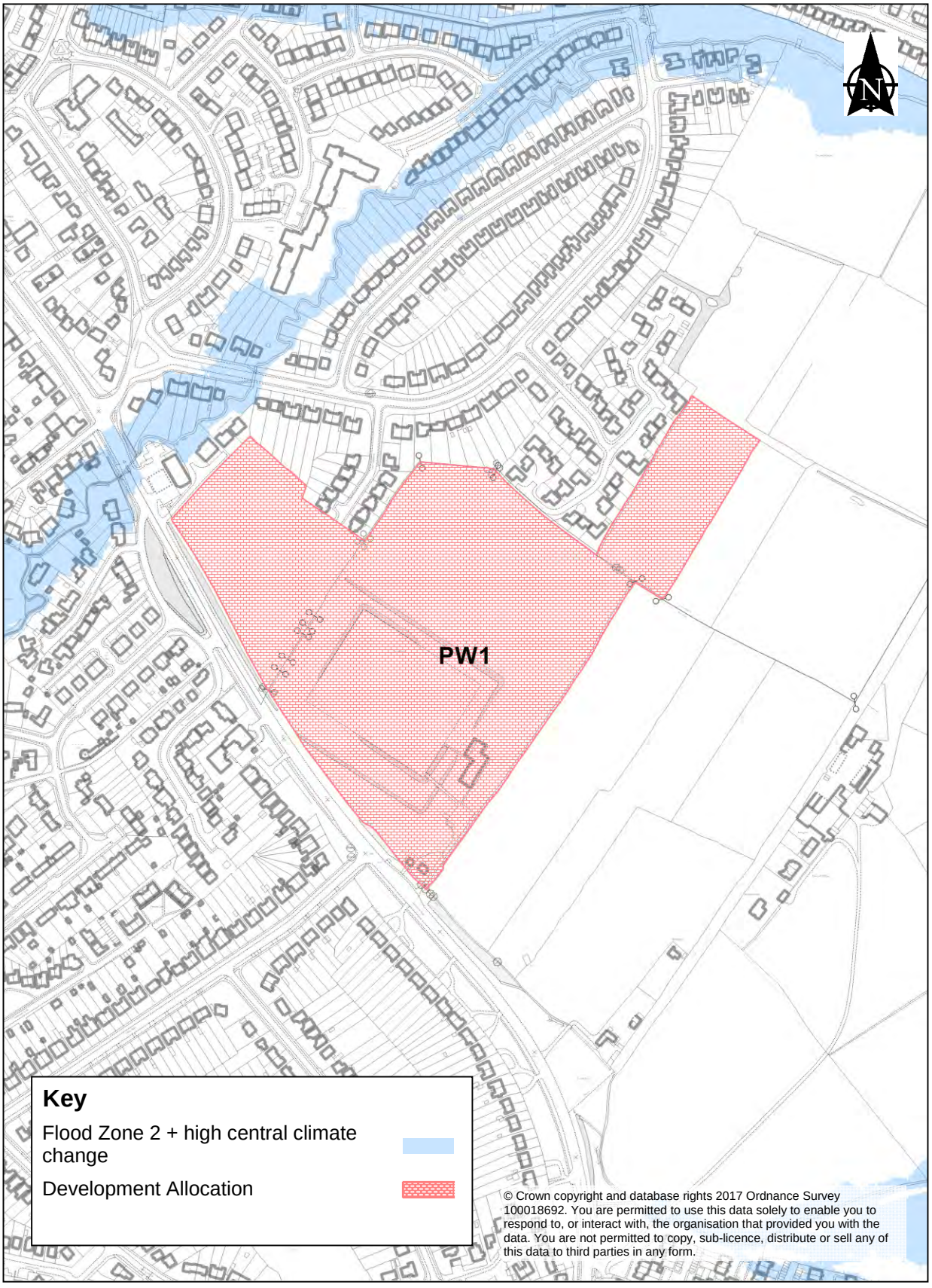
Policy SWGA 39 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA39

Policy SWGA 39 *Indicator(s):*

- SWGA 066 - The completion of strategic infrastructure improvements contained in Policy39

Map 13 - Allocation Polegate and Willingdon 1



SHELAA Sites within Development Boundary

16.21 There are SHELAA sites within the development boundary that are considered suitable and have been counted towards the housing requirement figures and meet the provisions of AF1.

Policy SWGA 40

SHELAA Sites within Polegate and Willingdon Development Boundary

The following SHELAA sites form part of the housing requirement and are supported for growth, subject to other policies within the development plan.

SHELAA Reference	Site Name	Calculated capacity
622/1510	Land at Royal Mail Delivery, 74 High Street	6
772/1510	Land to the rear of Dittons Farm	76

Policy SWGA 40 *Target(s):*

- Land at Royal Mail Delivery - 6 dwellings by 2028
- Land to the rear of Dittons Farm - 76 dwellings by 2028

Policy SWGA 40 *Indicator(s):*

- SWGA 067 - Number of net dwellings with extant planning permission on identified SHELAA sites
- SWGA 068 - Number of net housing completions on identified SHELAA sites for each monitoring period

Polegate Town Centre

16.22 Polegate has a limited range of shops and services focused on the linear High Street and around the station. However, the High Street is bisected by the railway line and level crossing, and pedestrian flow around the centre is affected by frequent barrier closures. The centre sits in the shadow of Hailsham's catchment and the higher order centre of Eastbourne, and mainly serves the day-to-day shopping, service, leisure and community needs of its local catchment population, and commuters who use the railway station.

16.23 Polegate also has a relatively strong representation of leisure services, with 14 outlets in total. In 2015 there were 10 financial and business services, which is significantly higher than the national average.

16.24 Polegate has potential to improve its environment in terms of architectural quality and enhancements of facades and frontages. In terms of its public realm, improvements to the public space outside the train station acts as a meeting point and it has potential to improve in terms of character and visual appeal. Public realm, such as pavements surface and street furniture, also have potential to provide Polegate Town Centre with identity.

16.25 To assess the impact of local growth on Polegate Rail Station, a study will be undertaken by Network Rail in partnership with East Sussex County Council and the council to identify future improvements.

16.26 There is currently no need for additional retail floorspace, but growth and change is supported in the area.

Polegate Town Centre Vision

By the end of the plan period the current mix of uses in the centre will be sustained to meet the basic day-to-day needs of the local population. Wealden District Council will have worked with Polegate Town Council to seek opportunities to improve the public realm and general environment. Increased footfall from new development in the area will have influenced growth and change in the area.

Policy SWGA 41

Polegate Primary Shopping Area

Within the Polegate Primary Shopping Area, as defined on the Proposals Maps, primary and secondary frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the Primary Shopping Area.

The following uses will be permitted within primary frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1 Use class units in adjoining premises within the Primary Shopping Area; and
- It would not break a continuous A1 primary retail frontage

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area);
- B1 and D1 to D2 and C3 provided they are not on the ground floor.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

All new development must meet the design principles contained within the development plan and developers should work with the Highways Authority and produce a transport plan to consider the impact of the development on the wider Town Centre and to promote sustainable transport use associated with the development.

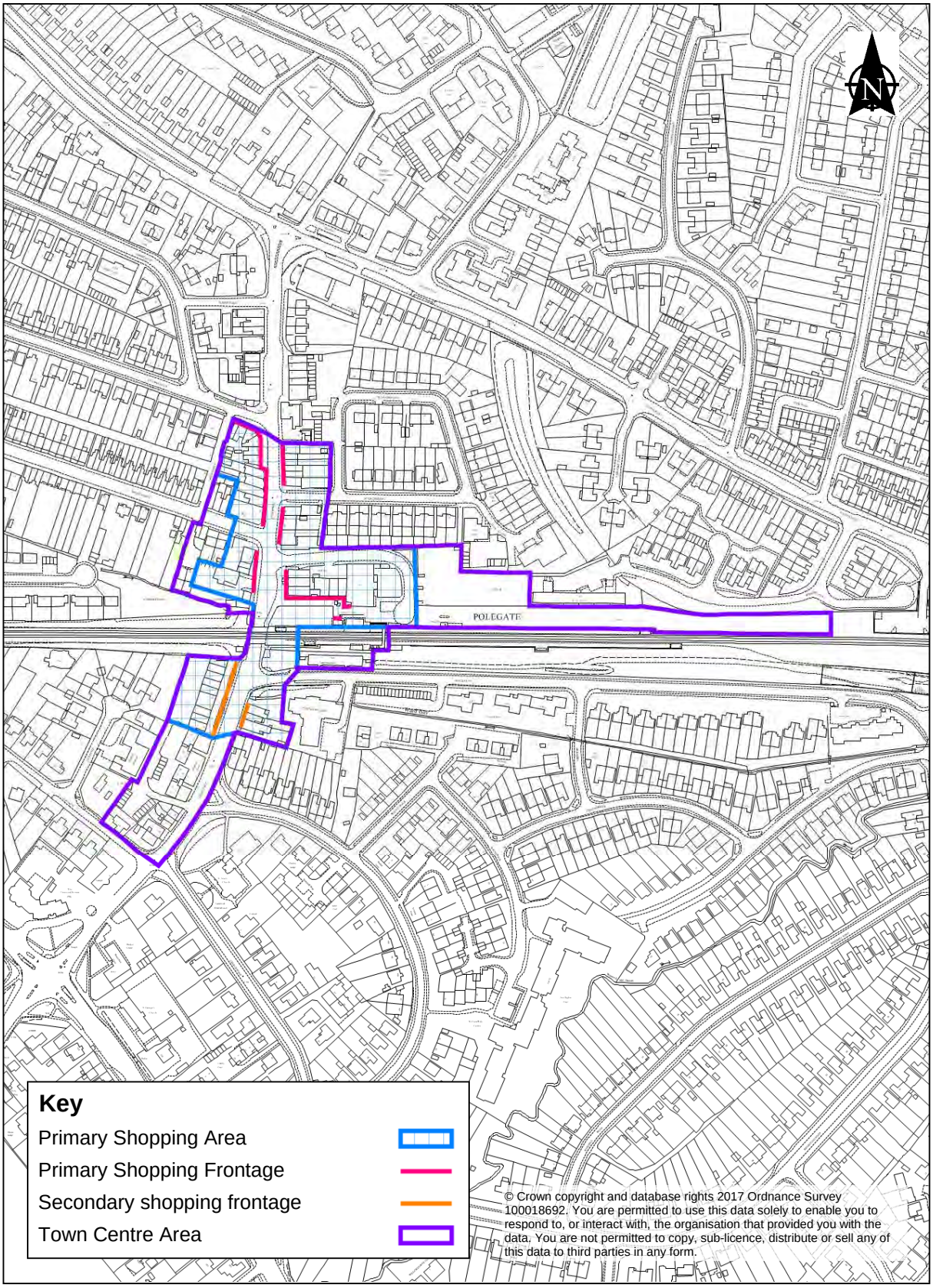
Policy SWGA 41 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary and Secondary Shopping Frontages of Polegate Primary Shopping Area

Policy SWGA 41 *Indicator(s):*

- SWGA 069 - Net amount of new retail floorspace within Polegate Primary Shopping Area
- SWGA 070 - Number of retail units within the Polegate Primary Shopping Area that have been converted to other uses

Map 14 - Polegate Town Centre



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17 Stone Cross

17.1 The current population of Westham (which includes Stone Cross) is estimated to be 5,515 people[48] within an area of 1,415 hectares (population density 4.5). Stone Cross has a recent history of growth with allocations in the adopted Core Strategy (2013).

17.2 Information from the 2011 Census shows that 28% of the relevant population are economically inactive with 17.8% classed as retired, which reflects the District average. Of the population of Westham, 2.3% are unemployed which reflects the average (2.5%) with 13% self-employed persons which is slightly lower than average (15.7%). Some 21% of the population is over 65 with 13.4% between 15-29 years of age which broadly reflects the District average. Of those people in employment, the highest percentage is in wholesale and retail trade, repair of motors (16.3%), followed by human health and social work activities (15.8%) with construction and education at 9.9% and 10% respectively. This hierarchy of employment reflects the Wealden District situation. The estimated household weekly income for Wealden District is £819.40 (gross) with Westham falling below this average at £725.90 (gross). In terms of qualification of existing residents, 19.5% do not have qualifications, with 26% with Level 4 highest level of qualification. This is similar to the Wealden average with a similar population with no qualifications (19.9%) and a slightly higher percentage in Level 4 and above (28.9%). In terms of economic indicators, Westham compares favourably with the Wealden average and is significantly better than Hailsham and Polegate. The minority of housing stock is flatted development (5.3%) with a relatively high proportion of detached compared to semi detached homes (59% and 24% respectively). Terraced housing represents some 10% of housing stock which is lower than the District average. Caravans and temporary structures account for 1.1%, around the District average. Westham has above average all family households (73.2%) and lower than average one person households (21%). The demographics are above average for the 30-44 age bracket (19.4%) and 0-14 age bracket (19.3%). There is an above average provision of 3 and 4 bedroom dwellings with above average occupancy rating of 2+ bedrooms. The occupancy rating showing that there is a deficiency of 1 room or more is 2.4% less than the Wealden average.

17.3 Of the total population some 17% have long term health problems or disability, which is similar to the District average (17.5%) (2.6% of all people in Westham aged 16-74 are long term sick or disabled compared to 2.7% across the District). Life expectancy at birth is 83.3 years in Westham and 87.6 years (2012 to 2014) which compares favourably to the Wealden average. In terms of childhood excess weight, around 33% of children aged 10-11 years are overweight or obese (2012 to 2014). This is higher than the District average of 26.4%. The proportion is less in children aged 4-5 years but remains high at 20.2% which is higher than the District average 17.8%. The Health and Well-being indicators show that Westham is around average with some potential issues around obesity.

48 2011 Census

Development Boundary

17.4 The development boundary proposed for Stone Cross reflects development which has been granted planning permission and incorporates the existing core settlement of Stone Cross together will further opportunities for growth within the settlement. The boundary seeks to prevent further outward expansion of the proposed new development in view of the environmental, landscape, and physical constraints affecting the settlement.

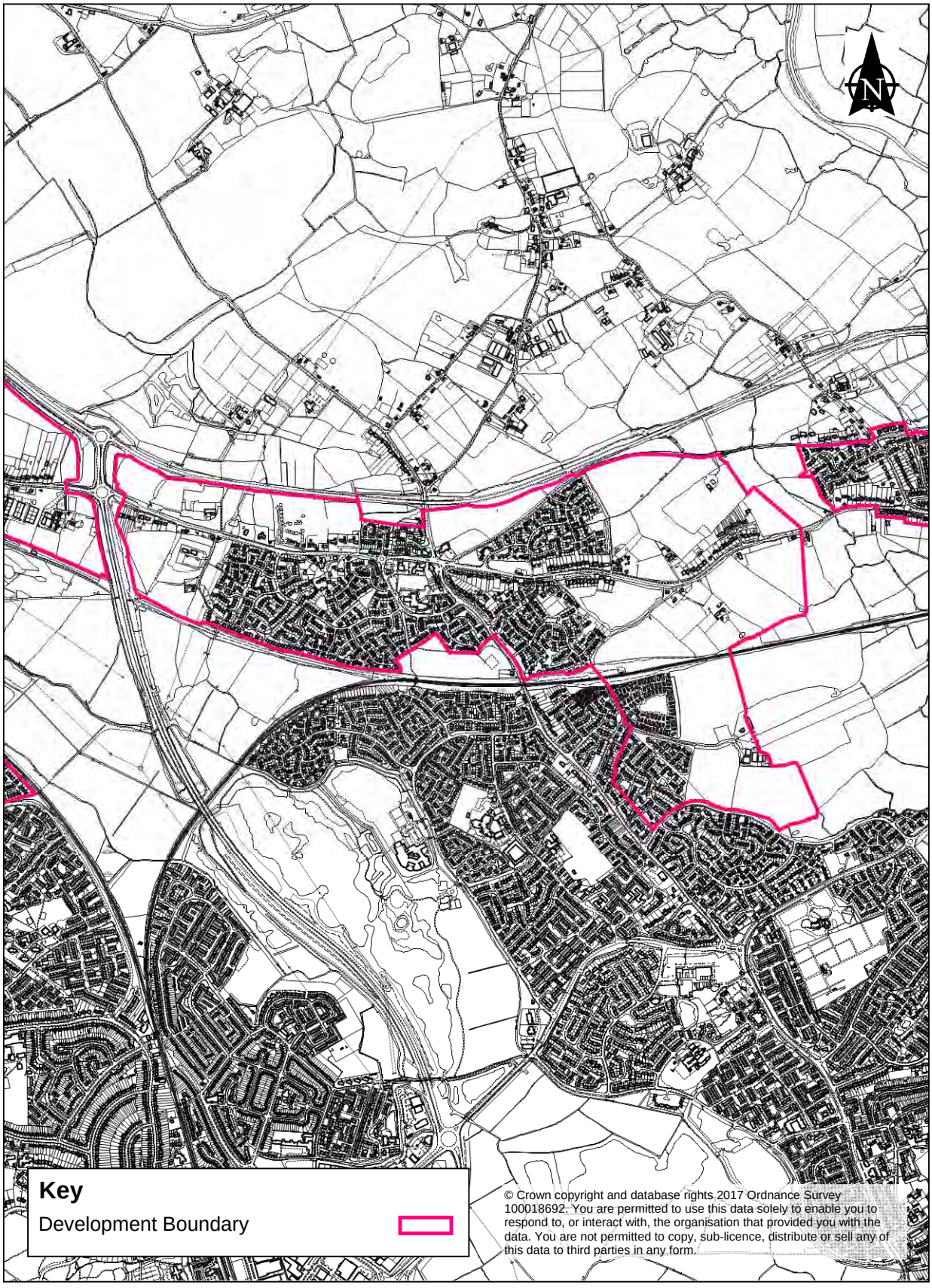
17.5 In the east of the settlement the development boundary takes into account planning permissions granted to the north and south of Rattle Road. In addition two further sites have been included within the boundary with the extent of the development boundary being constrained by the identified flood zone. To the north east, the development boundary follows the well-defined physical barrier of Peelings Lane.

17.6 To the south of the settlement the development boundary incorporates Land at Friday Street Farm, part of which has been built out. The development boundary follows the administrative boundary between Wealden and Eastbourne and follows the clear physical barrier of the active and disused railway lines which run along the southern edge of the settlement. The recreational ground immediately adjacent to the active railway line provide both a necessary public recreation facility and a valuable break in development between Eastbourne and Stone Cross and consequently has not been included in the development boundary.

17.7 In the north east of the settlement the development boundary has been drawn to include land adjoining Pickens Wood following the line of the A27 bypass which is elevated to the north of the site.

17.8 The development boundary is drawn tightly around properties on St Michaels Close and The Crossways to prevent further encroachment northwards to protect the thick tree line adjacent to the A27 bypass to the north. Moving east, the development boundary has been drawn to incorporate land with planning permission to the north of Dittons Road and follows the line of the A27 up to and including land to the west of Dittons Nursery. The development boundary follows the A22 as a physical boundary incorporating land to the south of Dittons Road.

Map 15 - Stone Cross Development Boundary



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Land at Stone Cross

17.9 Recent development has taken place or is programmed to take place in and around Stone Cross and development in this sector is a continuation of this approach.

17.10 The surrounding landscape consists of low lying alluvial drainage marshes and pastoral fields; historic rural lanes often lined with hedgerows; hedgerows and drainage ditches marking historic field patterns; large-scale networks of lakes and ponds; tree-lined settlement edges and long distance views over the Levels. A suitable buffer has been imposed through the development boundary to Stone Cross to respect the functional flood plains separating Stone Cross from Westham.

17.11 Information relating to the improvement of the green network in and around Stone Cross is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Policy SWGA 42

Development in Stone Cross

Land at Stone Cross, defined on the Proposals Map, is permitted for housing and requires associated infrastructure.

Land is allocated for development in the following areas identified on the proposals map:

- Stone Cross 1A (SC1A): Land at Dittons Nursery;
- Stone Cross 1B (SC1B): Land to the north of Pickens Wood;
- Stone Cross 1C (SC1C): Land to the south of Dittons Road;
- Stone Cross 2A (SC2A): Land to the north and south of Rattle Road; and
- Stone Cross 2B (SC2B): Land at Friday Street Farm.

Proposals will only be permitted if they meet Flood Risk Policy NE4, Water Quality Policy NE5 and Pevensey Levels SAC Policy SWGA7 and other relevant policies detailed in the development plan.

Policy SWGA 42 *Target(s):*

- SC1A - 100 dwellings

- SC1B - 90 dwellings
- SC1C - 75 dwellings
- SC2A - 318 dwellings
- SC2B - 250 dwellings

Policy SWGA 42 *Indicator(s):*

- SWGA 071 - Number of net dwellings with extant planning permissions on allocated sites
- SWGA 072 - Net number of housing completions on allocated sites during the monitoring period

Policy SWGA 43

Strategic Infrastructure Requirement Land at Stone Cross

Proposals for development on Land at Stone Cross will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this area will be dependent on the delivery of the Strategic Road Network improvements at:

- Lion Hill, Dittons Road/Rattle Road/ Hailsham Road junction; and
- A22 Golden Jubilee Way and Dittons Road.

b) Transport improvements relating to affected local roads, as identified in transport studies, will be required before the completion of Land at Stone Cross, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- A22/A27 Strategic Junction improvements;
- Outcomes of Stone Cross & Westham Movement & Access Study;
- Outcomes of A22 Corridor Study; and
- Outcomes of B2247 and B2014 corridor studies;

c) Provision of new or improved bus services, infrastructure and waiting facilities on current or new routes to service the development will be required before the completion of development, or at such time as agreed with the Highways Authority; and

d) Developments will provide a connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.

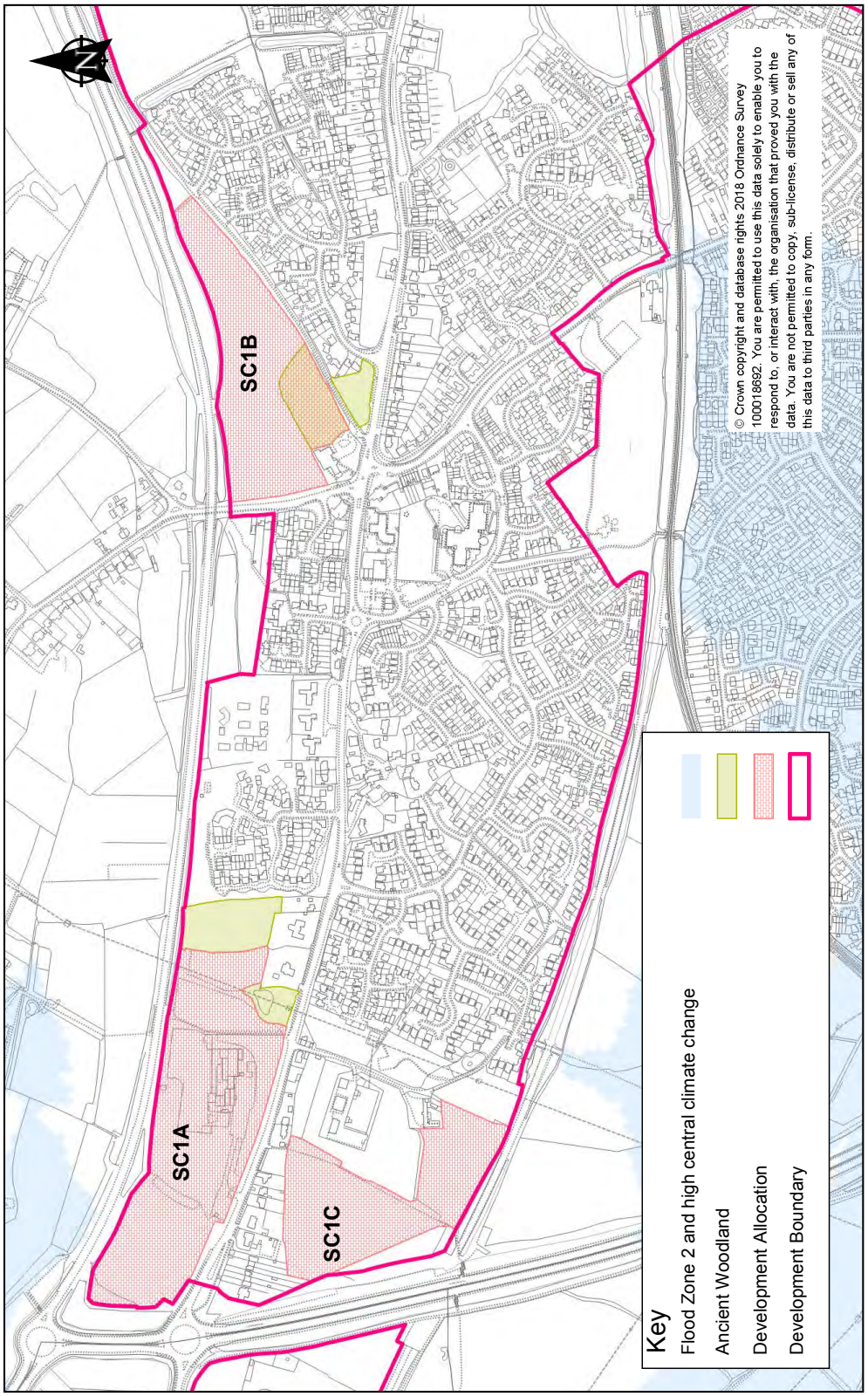
Policy SWGA 43 *Target(s):*

- See list above of strategic transport improvements contained in Policy SWGA43

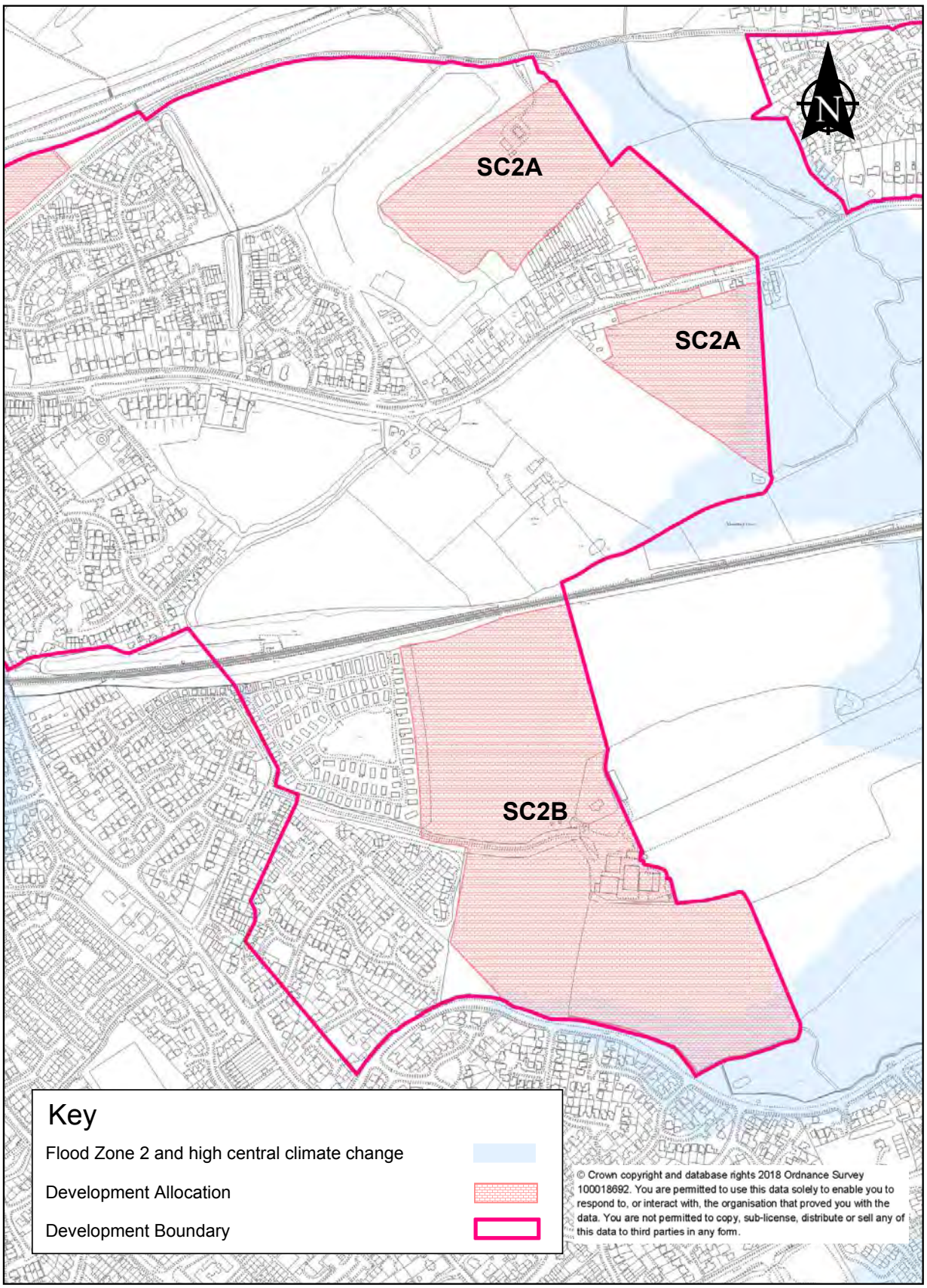
Policy SWGA 43 *Indicators:*

- SWGA 073 - The completion of strategic infrastructure improvements outlined in Policy SWGA43

Map 16 - Stone Cross East



Map 17 - Stone Cross West



Allocation Stone Cross 1A

17.12 Allocation Site SC1A lies at the far north-western edge of Stone Cross sandwiched between the A27 to the north and the B2247 to the south. Currently comprising a plant nursery, with associated infrastructure the site includes buildings, lawns, rough grassland and areas being used for raising trees and shrubs. The site is enclosed by woodland along its eastern boundary however the western part is site is generally exposed in views from the A27 in the north and the properties along the B2247 in the south, despite the presence of some small trees. The 1066 Country Walk; a long-distance promoted route runs through the site from Shernfold Farm to the north and there are two blocks of Ancient Woodland in the eastern part of the site.

17.13 There are significant views northwards from the allocation site over the Pevensey Levels landscape. However, views towards the allocation site are locally restricted to the east by trees and to the south of the site the views include neighbouring residential properties. The western part of the allocation site has limited views to the immediate surroundings only, primarily as a result of local topography – this area lies below the level of the adjacent road (B2247) and adjacent roundabout. The area is overlooked by existing properties to the south and glimpsed views towards the area are possible from here.

17.14 The western part of allocation site SC1A slopes gently downhill towards the north and comprises a small field of semi-improved grass, separated from the neighbouring plant nursery by a belt of woodland plantation. The eastern part of the site is located on a ridge of higher ground but again slopes gently northwards. There are ponds within the eastern part of the allocation site and a stream runs along the northern edge of the western area.

17.15 Around the edges of the allocation site there are planted young trees which form part of the landscaping scheme for the A22 yet there is still fairly consistent and loud traffic noise from the roads which reduces the sense of tranquillity at the allocation site.

Policy SWGA 44

Allocation Stone Cross 1A

Proposals for development on land allocated Stone Cross 1A (SC1A) will only be permitted where they provide for up to 100 dwellings in total, subject to the retention/ relocation of the nursery within the site. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Provide suitable pedestrian, cycle and vehicle accesses from Dittons Road (B2247), with possible closure of alternative existing accesses as appropriate. The location of

the access and design for each development area shall be determined following traffic modelling and in agreement with the Highways Authority;

c) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from the A27 and Dittons Road (B2247) provided either on or off site;

d) Where practicable sections of grassland with good species diversity in locations that will be beneficial to the overall green network, including adjacent to the boundary habitats should be protected, retained and where possible enhanced;

e) Consideration must be given to the retention, enhancement and long term maintenance of the on-site pond through de-silting. The creation of a new wildlife pond in a secluded corner of the site should also be considered; and

f) Amenity space, including natural green space, must be incorporated into the design of the site. In addition, subject to the final proposal for the size and type of dwellings, provision must be made on site for a children's equipped play area of around 0.04 hectares.

Policy SWGA 44 *Target(s):*

- 100 dwellings by 2028

Policy SWGA 44 *Indicator(s):*

- SWGA 074 - Number of net dwellings with extant planning permission on SC1A
- SWGA 075 - Net number of housing completions on SC1A during the monitoring period

Allocation Stone Cross 1B

17.16 Allocation site Stone Cross 1B (SC1B) lies in the centre of Stone Cross, between the settlement and the A27 to the north. Adjacent to St. Luke's Church, a culturally important landmark, the site comprises a medium-sized field of grassland, bounded by hedgerows and mature trees. Minor roads and residential development form the Site's western and southern boundaries. In the south western corner of the allocation site there is a small pocket of Ancient woodland, Pickens Wood, and along the southern boundary (Peelings Lane) the site is bounded by a species rich hedgerow incorporating trees. Along

the western boundary is a species poor hedgerow however it is largely intact. The northern boundary of the site is bordered by the tree belt landscaping of the A27.

17.17 The allocation site is well enclosed and views of the site are limited locally to the residential area to the west, with immediate views around the site being restricted by trees, hedgerows and woodlands. However, the Site's zone of visual influence beyond the immediate surroundings is far more extensive, in particular to the north and east, and reaches significant distances beyond the Pevensey Levels to the north west. Restricted, but longer distance views are also present along the line of the A27 to the east and to the north.

Policy SWGA 45

Allocation Stone Cross 1B

Proposals for development on land allocated Stone Cross 1B (SC1B) will only be permitted where they provide for up to 90 dwellings in total.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 20 dwellings per hectare (net);

b) Provide suitable pedestrian, cycle and vehicle accesses from the B2104 as appropriate. The location of the access and design for each development area shall be determined following traffic modelling and in agreement with the Highways Authority;

c) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from the A27 provided either on or off site; and

d) Amenity space, including natural green space, must be incorporated into the design of the site. In addition, subject to the final proposal for the size and type of dwellings, provision of a children's equipped play area of around 0.04 hectares.

Policy SWGA 45 *Target(s):*

- 90 dwellings by 2028

Policy SWGA 45 *Indicator(s):*

- SWGA 076 - Number of net dwellings with extant planning permission on SC1B
- SWGA 077 - Net number of housing completions on SC1B during the monitoring period

Allocation Stone Cross 1C

17.18 Allocation Site SC1C is located to the west of Stone Cross, behind a row of existing residential properties. Accessed via the Dittons Road (B2247), the site is also adjacent to the Golden Jubilee Way (A22). The site gently slopes downhill towards the south and comprises two small fields of grass surrounded by hedgerows and woodland. The promoted 1066 Country Walk runs through the site between the two fields and the Cuckoo Trail and National Cycle Network (NCN) are close by, just to the west of the A22. A children's nursery lies adjacent to the site's eastern boundary.

17.19 The larger field's northern edge comprises a hedgerow and trees, where it lies adjacent to the back gardens of existing properties. Along the western boundary close to the A22, the site is bounded by a raised bund of trees and scrub, preventing views in to the site from the road. The smaller field to the south lies adjacent to the tree-belt marking the disused railway line.

17.20 The hedgerows and existing trees within and around the site contribute to green infrastructure by providing existing vegetation which enables species movements through and beyond the site whilst reinforcing local landscape character. They also help to visually contain the site by filtering views towards it.

17.21 The allocation sites zone of visual influence is limited in direction to fields to the south-west and north; restricted in other directions primarily by trees and woodland. However, far reaching and extensive views are possible, particularly to the north over the Pevensey Levels and the south-west, reaching a significant distance, extending towards the hills of the South Downs. Local views to the site from some neighbouring residential properties are possible as well as along the 1066 Country Walk.

Policy SWGA 46

Allocation Stone Cross 1C

Proposals for development on land allocated Stone Cross 1C (SC1C) will only be permitted where they provide for up to 75 dwellings in total.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare (net);

b) Provide suitable pedestrian, cycle and vehicle accesses from Dittons Road (B2247) as appropriate. The location of the access and design for each development area shall be determined following traffic modelling and in agreement with the Highways Authority;

c) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from the A22 and the electricity sub station provided either on or off site;

d) The 1066 Country Walk must be retained, protected and incorporated into the site design, to ensure an important green link into Stone Cross and from the site into the wider countryside is maintained;

e) Public footpaths from the site to local facilities in Stone Cross must be incorporated into the site design, and off-site provision delivered taking into account development being undertaken on surrounding sites; and

f) Amenity space, including natural green space, must be incorporated into the design of the site. In addition, subject to the final proposal for the size and type of dwellings, provision of a children's equipped play area of around 0.04 hectares.

Policy SWGA 46 *Target(s):*

- 75 dwellings by 2028

Policy SWGA 46 *Indicator(s):*

- SWGA 078 - Number of net dwellings with extant planning permission on SC1C
- SWGA 079 - Net number of housing completions on SC1C during the monitoring period

Allocation Stone Cross 2A

17.22 Allocation Site SC2A lies in open countryside between Stone Cross and Westham. North of Rattle Road, the site is fairly large comprising two fields of grass bounded by hedgerows and trees. The southern part of the site lies adjacent to Rattle Stream.

17.23 The site is located on undulating ground and generally slopes towards the south. The fields are enclosed by thick hedgerows and trees and there is a group of protected trees adjoining the eastern boundary of the site north of Rattle Road along the stream corridor.

17.24 The allocation site lies approximately 800 metres south west of the nearest point of the Pevensey Levels SAC; SSSI and Ramsar site. There are also several BAP Priority nearby including:

- Pickens Wood Ancient and semi-natural woodland;
- Orchard BAP priority habitat; and
- The Coastal & floodplain grazing marsh BAP priority habitat falls partially within site and adjacent south.

17.25 There is an area of dense scrub or scrubby woodland, on the northern edge of the field to the south of Rattle Road. This field is also bordered by trees and scrub on the western side and on the southern and eastern boundaries it comprises largely of mature willows. There is a stand of mature trees in the south western corner of the north western field.

17.26 The two fields to the north of Rattle Road are enclosed within hedges. These are mostly species rich and include mature trees. However, those on the northern and western boundaries of the north western field have a number of gaps and the hedges on the western and southern boundaries of the south eastern field were species poor. There is also a watercourse on the southern boundary of the southern field.

Policy SWGA 47

Allocation Stone Cross 2A

Proposals for development on land allocated Stone Cross 2A (SC2A) will only be permitted where they provide for up to 318 dwellings in total.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 35 dwellings per hectare (net);

b) Provide suitable pedestrian, cycle and vehicle accesses from Rattle Road as appropriate. The location of the access and design for each development area shall be determined following traffic modelling and in agreement with the Highways Authority;

c) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from Rattle Road and the railway line to the south of the site;

d) Development on the site to the south of Rattle Road should be located within the northern part of the site, closest to Rattle Road, in order to allow open space and landscaping to be located to the more landscape sensitive area to the south of the site. Landscape and acoustic mitigation, to include appropriate planting, informed by landscape assessment and acoustic study, shall be provided adjacent to the southern and eastern boundary of the site to protect residential amenities and the longer views into the site;

e) Development on the site to the north of Rattle Road should incorporate suitable planting, informed by landscape assessment, along the eastern boundary of the site to provide a suitable buffer to residential properties located to the east of the site. Particular regard should be given to enhancing the existing hedgerows on the northern and western boundaries of the north western field to strengthen the site boundary vegetation and enhance habitat connectivity;

f) Where possible, development shall be sited in a way that allows for the protection, retention, enhancement and where appropriate restoration, creation and management of habitats of biodiversity value. This should be informed by appropriate ecological and specific species and protected species surveys. In particular, consideration must be given to the protection, retention and enhancement of mature trees, linear tree belts, woodland and hedgerows, particularly native hedgerows;

g) An appropriate flood risk assessment must be undertaken and take into account the impact of climate change on flood risk on the site. Residential development must avoid Flood Zones 2 and 3 to meet the sequential test taking into account climate change as identified in the SFRA;

h) Any development must consider the hydrological impacts upon the water courses which are located on and adjacent to the site which feed into the Pevensey Levels and a comprehensive approach must be undertaken in order to mitigate any potential adverse impacts; and

i) Amenity space, including natural green space, must be incorporated into the design of the site. In addition, subject to the final proposal for the size and type of dwellings the provision of a children's equipped play area of around 0.04 hectares for the development. Youth facilities will also be required amounting to 0.02 hectares. Should it not be possible to fully meet the needs of the development through on site provision, and where considered appropriate, off site contributions to meet those needs may be acceptable to provide new facilities and/ or improve and enhance existing provision

in the local area to assist in meeting the needs of the development where it meets accessibility standards and there is capacity. The provision of open space, green space, leisure and recreation facilities will be in addition to the requirement to provide environmental mitigation.

Policy SWGA 47 *Target(s):*

- 318 dwellings by 2028

Policy SWGA 47 *Indicator(s):*

- SWGA 080 - Number of net dwellings with extant planning permission on SC2A
- SWGA 081 - Net number of housing completions on SC2A during the monitoring period

Allocation Stone Cross 2B

17.27 The site is situated to the south east of Stone Cross, to the west of Westham and north east of Langney and Eastbourne. The Mountney Levels border the site to the east and a railway line borders the north of the site. To the south and west is the built up area of Stone Cross and Langney. The site comprises several fields used for agriculture which comprise of rough grassland and scrub with several field boundaries separated by hedgerows and scattered trees. There are existing agricultural and industrial buildings located to the east of the site at the end of a farm track connecting the site to Oak Tree Lane and Friday Street Farmhouse.

17.28 The land slopes from the higher ground in the west of the site to its lowest point in the east where it forms part of the Mountney Levels floodplain. A ridge line runs through the site extending eastwards from high land within the north eastern section of the site to the farm buildings at Friday Street Farm located near to the top of the ridge. From the ridge line, the land slopes north towards the railway and south towards the residential properties on the south side of Pennine Way. The South Downs National Park is visible from the site to the south. The southern boundary of the site is within Flood Zone 3 therefore any development should take this into account. There are two areas within the site that are subject of Tree Preservation Orders; one along Oak Tree Lane and the along the boundary of the site in the north east and one along the south eastern boundary of the site. Both of which should be incorporated into the design of the development.

17.29 The fields to the east of the site are considered to be the most suitable for development as they are well connected to the existing built up area which borders the site in this location and are less sensitive in landscape terms being on the south facing edge of the ridge line which faces the built up area. Moving towards the west the site becomes more exposed in visual terms and the relative visibility of the fields within the site to external views should be taken into account in designing the layout of the proposed development to ensure that the landscape and visual effects are mitigated.

Policy SWGA 48

Allocation Stone Cross 2B

Land at Friday Street Farm, defined on the Proposals Map as Site Stone Cross 2B (SC2B) is allocated for a mixed use development comprising housing, employment provision and associated infrastructure.

Proposals for development will only be permitted where they provide for up to 250 dwellings in total and unless an alternative can be provided replacement B1, B2 and B8 employment floorspace (as a fully serviced site).

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the development plan:

a) Include a range of densities on site, but achieve on average around 35 dwellings per hectare (net);

b) Provide suitable pedestrian, cycle and vehicle accesses from Pennine Way as appropriate. The location of the access and design for the development area shall be determined following traffic modelling and in agreement with the Highways Authority;

c) Subject to appropriate acoustic studies, provide measures to mitigate the impact of noise from the railway line to the north of the site provided either on or off site;

d) The existing right of way which passed through the site should be protected and incorporated into the development as appropriate;

e) Development on the site should incorporate suitable planting, informed by landscape assessment, along the eastern boundary of the site to provide a suitable buffer to residential properties located to the east of the site and longer views into the site;

f) An appropriate flood risk assessment must be undertaken and take into account the impact of climate change on flood risk on the site. Residential development must avoid Flood Zones 2 and 3 to meet the sequential test taking into account climate change as identified in the SFRA;

g) Employment provision should be situated in one area, not dispersed through the allocation, close to the access to the development. Where practicable, the residential access roads should not incorporate employment estate roads. Suitable screening and sufficient separation of employment provision from residential and recreational development on and surrounding the site is required; and

h) Amenity space, including natural green space, must be incorporated into the design of the site. In addition, subject to the final proposal for the size and type of dwellings the provision of a children's equipped play area of around 0.04 hectares and a park and/ or amenity green space including 1.6 hectares of pitch provision. In addition provision of 10 allotment pitches amounting to some 0.288 hectares is required as part of the development proposals. Should it not be possible to fully meet the needs of the development through on site provision, and where considered appropriate, off-site contributions to meet those needs may be acceptable to provide new facilities and/ or improve and enhance existing provision in the local area to assist in meeting the needs of the development where it meets accessibility standards and there is capacity. The provision of open space, green space, leisure and recreation facilities will be in addition to the requirement to provide environmental mitigation.

Policy SWGA 48 *Target(s):*

- 250 dwellings by 2028
- A park and/or amenity green space that includes 1.6 hectare pitch provision
- 10 allotment plots

Policy SWGA 48 *Indicator(s):*

- SWGA 082 - Number of net dwellings with extant planning permission on SC2B
- SWGA 083 - Net number of housing completions on SC2B during the monitoring period

Village Centre and Economy

17.30 The Primary Shopping Area at Stone Cross is formed by the parade of shops off Dittons Road at Mimram Road. Whilst there are fewer than 10 units, the existing offer is grouped in a distinct precinct of units. The centre is already a focal point, which coupled with amount of growth planned and committed at Stone Cross, justifies designating Stone Cross as a Local Centre.

17.31 The Centre has a small 'Local' supermarket, surgery with pharmacy outlet, hair dressers, vets, takeaway and estate agents. These units abut The Red Lion and Primary School.

17.32 The Council acknowledges that whilst the centre does not provide the same extent of shops and services as the main Town Centres, it does still cater for the needs of people in the local area and contributes towards maintaining sustainable communities through linked trips with other uses. It is therefore important to protect the function of these identified centres through policies which seek to resist the loss of retail (A1) use premises and those complementary uses (surgery/pharmacy and Red Lion public house).

Stone Cross Primary Shopping Area

17.33 For Stone Cross, the Primary Shopping Area is drawn around the block formed by Dittons Road, Mimram Road and Adur Drive. Together with the Red Lion Public House and Surgery and Pharmacy, this incorporates a distinct precinct of shops and services north of the school. There are no other shops beyond this perimeter block.

17.34 Whilst there are fewer than 10 units and few retail units, the existing offer is grouped in a distinct precinct of units. At the time of survey, there were no vacant units.

Vision for Stone Cross Primary Shopping Area

To support a range of uses at Stone Cross but protect its function as a Local Centre, through policies which seek to resist the loss of retail premises and adjacent complimentary uses.

Policy SWGA 49

Stone Cross Primary Shopping Area

Within the Primary Shopping Area for Stone Cross, as defined on the Proposals Maps, secondary frontages have been identified.

Proposals involving the change of use of retail (class A1) shops or from (A4) public house and (D2) clinic/health centre will only be permitted where:

a) It can be shown that there is no demand for the premises in (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*; and

b) In the case of a shop that currently provides an essential day-to-day ‘top up’ retail (class A1) use (or where such a use existed within the preceding three years), there

is another shop of comparable use that is similarly accessible to serve the customers within the same local catchment area.

c) In the case of loss of A4 or D2 use, there is no prospect of a continued community use (which is evidenced).

In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

**The Council may seek independent advice to test the veracity of any marketing exercise.*

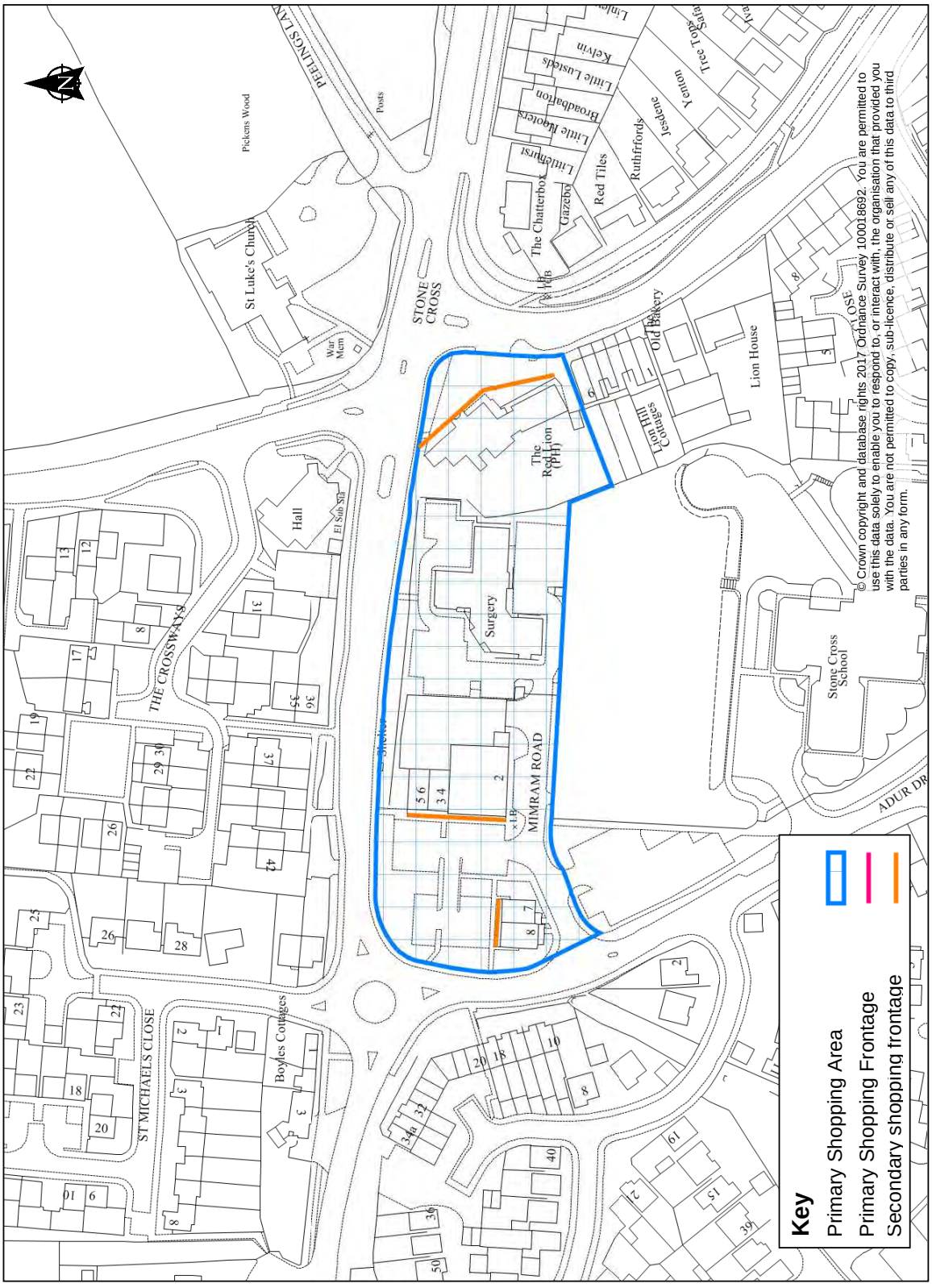
Policy SWGA 49 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Stone Cross

Policy SWGA 49 *Indicator(s):*

- SWGA 084 - Net amount of new retail floorspace within Stone Cross Primary Shopping Area
- SWGA 085 - Number of retail units within the Stone Cross Primary Shopping Area that have been converted to other uses

Map 18 - Stone Cross Primary Shopping Area



17 Stone Cross

18 Villages and Towns with Allocations

18.1 The following chapters cover all the areas which have development boundaries and allocations for future growth that are not contained within the South Wealden Growth Area and include: Heathfield, Wadhurst, Horam, Ninfield, Uckfield and Mayfield.

18 Villages and Towns with Allocations

19 Heathfield

Introduction

19.1 Heathfield is a small rural town located within the Parish of Heathfield and Waldron. The town itself is located in a prominent position on one of the principal ridges crossing the High Weald landscape in the heart of Wealden District, approximately 26km in between Tunbridge Wells and Eastbourne, near the junction of two main roads the A267 and the A265 from Hawkhurst.

19.2 The original settlement, Old Heathfield, dates back to the 11th century and was granted its market charter in the 13th century. Old Heathfield is now a small village detached from the much larger market town that we now know as Heathfield.

19.3 Historically, the town owes its popularity as a place to live and work to the railway which arrived in 1880 providing access to the London market. The station was located 1.6km away from the existing settlement to reduce construction costs. Naturally, this attracted development in its immediate vicinity and along the A265. Development included a new generation of shops, where the High Street is now situated, as well as a number of new houses.

19.4 The railway station closed in 1968, however the Parish has continued to grow and now has a population of 11,913[(49)]. In terms of population, Heathfield is currently the fourth largest Parish in the District. Considerable growth occurred in the 1980s where estate development increased the size of the town by around 50%.

19.5 The Heathfield of today acts as a service centre to a wide rural catchment of a number of small villages and hamlets. It has a number of firms established in several business areas and the town centre has undergone environmental improvements within the main shopping street.

19.6 The 2011 Census shows that the population structure of Heathfield and Waldron Parish reflects the population structure of Wealden as a whole, with only those aged between 15-29 (15.3%) being slightly higher, and those aged 65 and over (21.4%) being slightly lower than the District averages (14.3% and 22.9% respectively).

19.7 With regard to economic activity, the Census results show that of the Parish's population aged between 16-74, 71.5% are economically active and 16.6% are self-employed and therefore both being slightly higher than the average for those economically active (70.1%) and self-employed (15.7%) in Wealden District. The Census identifies that the percentage of people aged between 16-74 who are retired (16.6%) and unemployed (2.3%) is lower than the respective Wealden averages (18.0% retired and 2.5% unemployed). Of those in employment, the highest proportion of the population work in the wholesale and retail trade; repair of motors' industry (16.8%) which is closely followed by those working within the human health and social work activities (13.3%) and

49 2011 Census data

construction (10.7%) industries. Both the hierarchy of employment and proportions for these respective industries reflect the employment situation in Wealden District.

19.8 The estimated household weekly income for people living in Heathfield in 2011/2012[50] is £777.00 (gross), which is lower than the Districts' average (£819.40). However, the Census did reveal that the percentage of those without qualifications (17.9%) is lower than the Wealden average (19.9%) and those with the highest level of qualifications and above (28.4%) reflected the District average.

19.9 The Census results show that of the total population of Heathfield and Waldron Parish, 16.2% have long term health problems or disabilities, which is below the District average (17.5%). In relation to childhood obesity[51], between 2012 and 2014 20.7% of children aged 4-5 were classified as overweight or obese in Heathfield North and Central ward which was higher than the District average (17.8%). Similarly, the percentages of children aged 10-11 were classified as overweight or obese in Heathfield East ward (30%) and Heathfield North and Central ward (33.3%) were also above the District average (26.4%). For the same period in time, the life expectancy[52] in Heathfield North and Central ward reflected the Wealden average of 83 years; however life expectancy in Heathfield East ward was slightly higher at 86 years.

19.10 The town is surrounded by the valued landscape of the High Weald Area of Outstanding Natural Beauty and its elevated setting provides long distance views out into the surrounding countryside, including views towards historic Mayfield to the north and towards the South Downs National Park to the south. Heathfield Park, a registered Historic Park and Garden, lies to the east of the town.

19.11 Heathfield Park is a large wooded parkland comprising areas of Ancient Woodland, trees protected by Tree Preservation Orders and a steep ghyll cutting through the parkland. The eastern half of Heathfield Park is also designated as a Site of Special Scientific Interest for its ancient ghyll woodland habitat and associated flora and fauna. Gibraltar Tower, a scheduled Ancient Monument and a Grade II* listed building is located in the north west of the park and is a prominent feature in the landscape. The elevated position of the Park and its character contributes to its overall value to the setting of the town and its nearby villages.

19.12 The High Weald Area of Outstanding Natural Beauty including Heathfield Park are important considerations in the growth strategy for Heathfield where its environmental, topographical and landscape constraints must be balanced alongside the role of Heathfield as a town centre. The town is bisected by the A265 and many of the roads around the periphery of the town are B roads or narrow country lanes creating access difficulties. Heathfield is served by direct bus services to Tunbridge Wells, Eastbourne and Haywards Heath. However, the service is limited in the evenings. The town's poor transport links, restricted evening bus service, lack of deliverable employment land and its AONB location, suggest that the town is not suitable for strategic growth on any significant scale. However, there is a current need for affordable housing and a need to deliver housing at a district

50 Office for National Statistics (ONS) 2015
51 National Child Measurement Programme (NCMP) 2016
52 Primary Care Mortality Database 2016

scale in sustainable locations that will not impact on other environmentally sensitive locations within the District. The strategy therefore seeks to allocate land for housing and retail growth in sustainable locations where it is considered to have minimal impacts on the environment and its protected and valued landscape.

Vision

19.13 Heathfield is located within the centre of the District providing an essential service centre for its residents and surrounding population. Notwithstanding topographical and landscape constraints, the town is able to accommodate a proportion of housing and economic growth to meet its housing and economic needs to ensure that its role and function continues through a maintained and vibrant town centre and through the provision of local services and facilities to meet the needs of the community.

Vision for Heathfield

By 2028 existing services will be retained and new or improved services and facilities will be provided, including recreational provision as needed by the community to improve the social and cultural function of Heathfield. Residents will benefit from better accessibility to jobs, services and facilities with improved and integrated sustainable travel options including improved opportunities for cycling and walking. Housing will be provided in appropriate locations to meet the needs of the town and the most valued landscapes, including those within the Area of Outstanding Natural Beauty, will continue to be protected to contribute to the existing historic and attractive character of the town. Heathfield will be promoted as a tourist destination to attract visitors and the better promotion of the Cuckoo Trail will contribute to the tourist draw.

Growth and Change

19.14 Chapter 6 of this Plan provides the strategic growth policies for the District. For Heathfield, the strategy seeks to maintain its role and function and meet its housing, retail and economic need whilst recognising its environmental constraints in relation to the valued landscape that surrounds the town. Land has come forward in the SHELAA in and around Heathfield and sites are allocated for future development. To meet the spatial objectives of this plan, growth and change in Heathfield will be facilitated through:

- The provision of a development boundary (Policy WLP3);
- Land allocated for up to 133 dwellings; and
- The provision of 290 sq. metres (net) of retail floorspace, subject to further retail studies.

Development Boundary

19.15 The development boundary for Heathfield seeks to manage and deliver housing and employment growth to the town, whilst safeguarding its more open and sensitive edge, where development is likely to adversely impact the valued High Weald landscape.

19.16 To the north of the built-up edge of the town, the land slopes away into the Rother Valley and to the east the town abuts Heathfield Park. Beyond the southern and western edges of the town, the land falls away into the undulating farmland and countryside of the High Weald. The development boundary recognises the existing pattern of development. However, it seeks to prevent outward encroachment within the eastern part of Heathfield whilst facilitating some growth to the west and south-west where the landscape is considered to be less sensitive.

19.17 The development boundary generally follows the line of existing development on the northern edge of the town. Planning permission has been granted for development north-west of the High Street and the boundary has been adjusted to reflect this commitment together with land which has been permitted adjacent to Tilsmore Lodge. Further outward encroachment of development into the wooded slope of the AONB would be inappropriate and visually intrusive. To the north-east of the town, the boundary includes sites where planning permission has recently been granted at The Cart Barn (WD/2015/2348), The Coach House (WD/2015/2425), Land at Parklands (WD/2016/2064) and at the commercial estate east of Newick Lane. Closer to Vines Corner, the boundary excludes land below the ridge and either side of Marklye Lane which is exposed and highly sensitive in the AONB landscape.

19.18 To the east, the development boundary follows the built up edge to the town where it adjoins Heathfield Park. The Council considers that any development beyond Park Road would be detrimental to the character and setting of the Park and should be firmly resisted.

19.19 The Parkside Primary School is retained within the development boundary but the land immediately adjoining it to the south is excluded. The Council considers this to be more in keeping with the rural character of the gently undulating landscape beyond Sandy Cross Lane. The rural character of the lane itself is emphasised by its narrowness, and the mature tree cover and hedgerows. It therefore forms a well-defined southerly edge to development beyond which any intensification of development would not be appropriate.

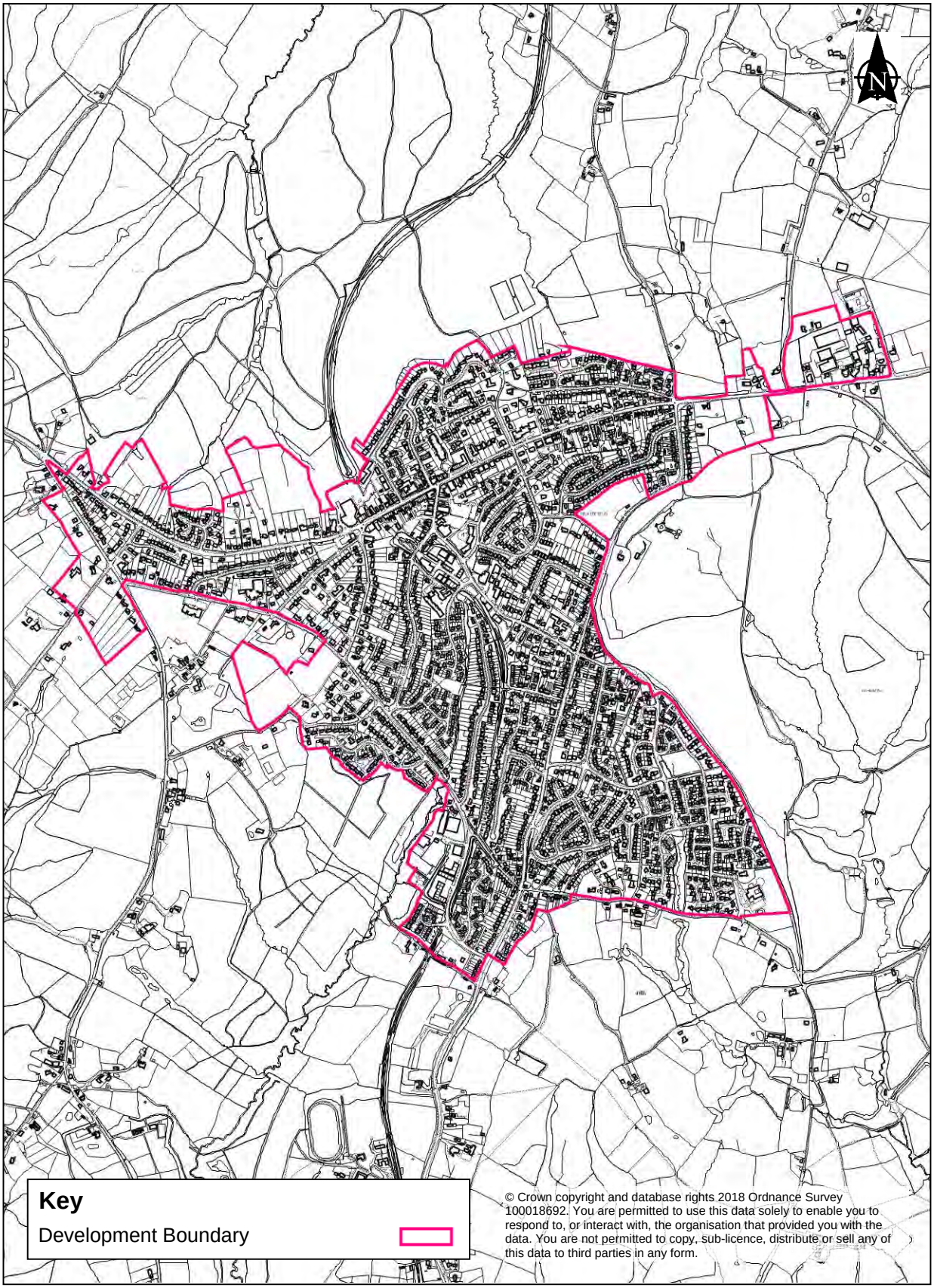
19.20 To the south-west, the development boundary wraps around the edge of existing development around Theobalds Green and the Ghyll Road Business Area. There is a small area to the south-west of the commercial area where the boundary is re-drawn to reflect constraints and lack of development potential. Beyond the Business Area lies the mature woodland of Geer's wood and the High Weald AONB where there is no development potential and so the land is excluded from the boundary.

19.21 To the north-west of the Business Area, the development boundary follows the clearly defined edge of the Geers Wood Estate and the well-established area of residential

development to the north of Pook Reed Lane. The exception is the land rear of the Millennium Green where the boundary extends southwards off Ghyll Road and abutting Pook Reed Lane. Whilst the land here is in the AONB, the development boundary is adjusted to include land that is visually well enclosed and would be read against Ghyll Road, Pook Reed Close and Wayside Walk. Any further outward encroachment of development would be detrimental to the attractive ghyll and woodland setting beyond.

19.22 Elsewhere, Sheepsetting Lane provides clear physical boundaries to further development on the north-western edge of the town. The development boundary excludes the recreation ground and community buildings, and the large detached properties south of Sheepsetting Lane opposite the Cross-in-Hand Primary School, which are set within spacious grounds. Here the mature landscape and tree cover contribute to the more rural character. Below this, the boundary extends southwards to include dwellings fronting the A267 and south of the recreation ground and extending past the junction of New Pond Hill, up to St Bartholomew's Church (close to the junction of A267 and A265). The boundary excludes land within the High Weald AONB to the West of Little London Road, with the land outside the AONB and within the development boundary presenting opportunities for housing growth close to the town centre without causing significant harm to the AONB.

Map 19 - Heathfield Development Boundary



Provision of Homes

19.23 Over the past twenty or so years limited planned development has taken place in Heathfield due to either no or only limited allocations in Local Plans including the 2013 Core Strategy.

19.24 Heathfield is a sustainable settlement, however, it is highly constrained to deliver vast amounts of growth through urban extension due to its AONB designation and the national policy requirement to protect the most valued landscape.

19.25 The process for selecting sites for allocation has taken into account a number of considerations including the overall housing strategy and strategic objectives, environmental constraints elsewhere in the District restricting growth, the vision statement for Heathfield and consultation discussions and feedback. Two sites are allocated for development. In considering all factors the approach has been to allocate the least sensitive sites and those sites which would have minimal impact on the delivery of The High Weald AONB Management Plan objectives. The development strategy for Heathfield comprises the following:

- Housing allocation at Land south of Burwash Road; (HEA1)
- Housing allocation at Land south west of Ghyll Road; (HEA2)
- 290 sq. metres of net comparison floorspace subject to requirement.

Housing

19.26 Similar to Crowborough, the 2011 Census shows that the majority of the dwellings are detached (47.8%) and that the housing stock includes 14.8% of self-contained flats, both of which was higher than the Wealden averages (44.5% and 11.5% respectively). The Parish has slightly lower than average proportion of semi-detached (26.7%) and terraced (10.6%) dwellings. The Parish has higher percentages of one, four and five (and over) bedroom dwellings than the averages for the District, but slightly lower percentages of two and three bedrooms dwellings than average. The 2011 Census also identifies that 4.3% of the housing stock has one less room than was needed, which was above the average for the District (3.8%) but that 61.5% of dwellings have two additional rooms than the number of rooms required and 19.9% has one more room than was required. In relation to household composition, the percentage of one person households (27.5%) and all family households (67.3%) are very similar to the averages for the District (27.5% and 67.2% respectively).

19.27 High average house prices in Heathfield reflect trends in the north of the District alongside Crowborough and Mayfield. Heathfield also has the highest house price level for its four bedroom properties. For rented property the rents in Heathfield are generally lower than those in Crowborough and Uckfield but higher than towns in the south of the District.

19.28 Numbers on the housing register are focused around key local markets including Heathfield. At this current time there is an identified housing need of 56 in the Heathfield area and 40 of these on the register have a local connection[53].

19.29 Similar to elsewhere in the north of the District, there is a clear need to readdress and balance the size and type of housing stock to provide a balanced mix of housing through the District and within towns. Heathfield has a high proportion of larger stock compared with the national, regional and county average, therefore smaller stock should be provided to ensure that enough properties are provided to assist access to the housing market for first time buyers, to free up other size properties and to provide an alternative for older residents wishing to downsize. For this reason a mix of one, two and three bedroom units should be the focus of new housing provision in Heathfield. The delivery of smaller units in Heathfield will also ensure that land take to deliver the District's housing requirements in this area will mitigate any further need to develop in the designated High Weald AONB.

Infrastructure

19.30 Heathfield has a good provision of services and facilities. These include schools, a Police Station, Fire Station, Ambulance response post, medical facilities (GPs, dentists, pharmacies), community facilities, and open space and recreation facilities including football and cricket pitches, recreation grounds, bowls and children's and teenage play facilities. Rugby facilities are provided in the nearby village at Cross in Hand.

19.31 Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies. Additional public services may also be required to support growth in the Heathfield area in due course.

19.32 The Open Space, Sports and Recreation Study (2016) identifies that there is a current deficit in open space, sports and recreation provision in Heathfield. The Study identifies a need for additional facilities including children's play facilities, youth facilities and multi-functional greenspace.[54] In considering current deficiencies, all open space, sports and recreation facilities are protected under Policy HWB1. The overall scale of development alongside the provision of development on a number of small to medium sites will limit the types of open, space, sports and recreation facilities that can be provided on these sites. Where relevant, contributions will be sought to improve existing facilities where these cannot be provided.

19.33 Information relating to the improvement of the green network in and around Heathfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

53 Please note that the Housing Register figure quoted is a snapshot in time of housing need and it does not take into account future projections of need

54 Multi-functional greenspace includes Parks, Pitch sports provision and amenity greenspace.

Land South of Burwash Road

19.34 Land at South of Burwash Road consists of two sites in separate ownership totalling around 1.9 hectares. The allocation is within the High Weald AONB on the edge of Heathfield directly north of Heathfield Park. The site includes a residential property and associated grounds, extended garden grounds, fields, small areas of woodland, mature trees and hedgerows. A comprehensive approach to development is preferred to maximise land use, protect landscape and biodiversity features and to ensure that suitable vehicular access can be achieved through the allocation.

19.35 With land sloping south this site is considered to be one of the better development opportunities in the Heathfield area in relation to visual containment. However, the site is also in a sensitive location due to it being located immediately adjacent to Heathfield Park, (a registered Historic park and garden) and also a designated SSSI and Ancient Woodland. Any new development will need to consider its proximity to Heathfield Park, taking into account its designations, and its High Weald AONB location.

19.36 Consideration will be required in relation to the sites proximity to Grade II Listed Half Moon House, which is located to the east of the site. It is likely that the design of any proposed housing will need to be designed in a way that protects the setting of the Listed Building, including sympathetic boundary treatment to adjacent woodland areas. In addition and protection of on and off site habitats of value, including mature hedgerows, woodland and mature trees will be required. Mitigation and compensation measures will be required for any protected species identified to be present at the site as informed by relevant surveys or a mitigation strategy.

19.37 The site is also fully located within the Heathfield Habitat Link Biodiversity Opportunity Area which seeks to ensure that opportunities are maximised to provide suitable habitat links to the east and west of Heathfield to assist the northward migration of species. The Pevensey, Cuckmere and Rother watershed Biodiversity Opportunity Area is located to the south of the site at Heathfield Park.

19.38 Vehicular access can be gained into the site from Tower Street. Detailed arrangements will need to be designed to account for any traffic management measures required. A historic routeway passes through the allocated site. An opportunity exists for this to form part of any site concept design.

19.39 The surrounding residential area provides low density housing at around 15 dwellings per hectare. To maximise the use of land in a sustainable location and within the High Weald AONB it is considered that 30 dwellings per hectare should be achieved overall. However, the broad location may wish to achieve different densities throughout the site. Low rise apartment blocks designed to resemble adjacent dwellings could provide a low density development in appearance, whilst providing the housing type and mix required in the town.

Policy RUGA 1

Land South of Burwash Road

Land south of Burwash Road, defined on the Heathfield proposal map as Site HEA 1 is allocated for the development of up to 30 houses. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Provide a single point of vehicular access from Tower Street. Access design must be agreed with the Highways Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 agreement to help fund any required improvements commensurate with the impacts of the development;

b) On and off-site woodland, including Ancient Woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. Buffers should include the retention of strips of existing vegetation and where appropriate targeted woodland scrub planting. Hedgerows and mature trees on and adjacent to the site must also be protected, retained, enhanced and managed. The enhancement of habitats of value must be informed by appropriate habitat surveys including specific species surveys;

c) The existing wildlife corridors including woodland, mature trees and internal and external hedgerows must be strengthened to retain historic field patterns and to contribute to the Heathfield Habitat Link Biodiversity Opportunity Area targets by improving the north-south, east-west ecological connectivity of the site with adjacent habitats including those located at Heathfield Park;

d) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

e) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area;

f) Development must be sited and designed to show special regard and not adversely affect the setting of the Half Moon House Grade II Listed Building located to the east of the allocation. In order to help mitigate any adverse impact the development including its layout will need to be carefully designed and landscape features will need to be restored and strengthened;

g) The provision of sustainable drainage systems shall meet the need of all development, in combination, taking into account any potential impact that the development may have on the adjacent woodland including Ancient Woodland, BAP habitats and habitats associated with the SSSI at Heathfield Park;

h) Around 0.224 hectares of new open space, green space and leisure and recreation provision will be required to meet the needs of the development subject to the final proposal in relation to housing numbers, size and type of dwellings. On-site provision must include a minimum area of 0.174 hectares of natural green space to be incorporated into the design of the site. Preferably this will be provided in a location that will assist to provide environmental and landscape mitigation. Due to the limited area of land available for development Section 106 Planning Obligations will be required to provide new facilities on existing sites and/ or the improvement and enhancement of existing open space, green space, leisure and recreation provision in the local area to meet the needs of the development; and

i) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

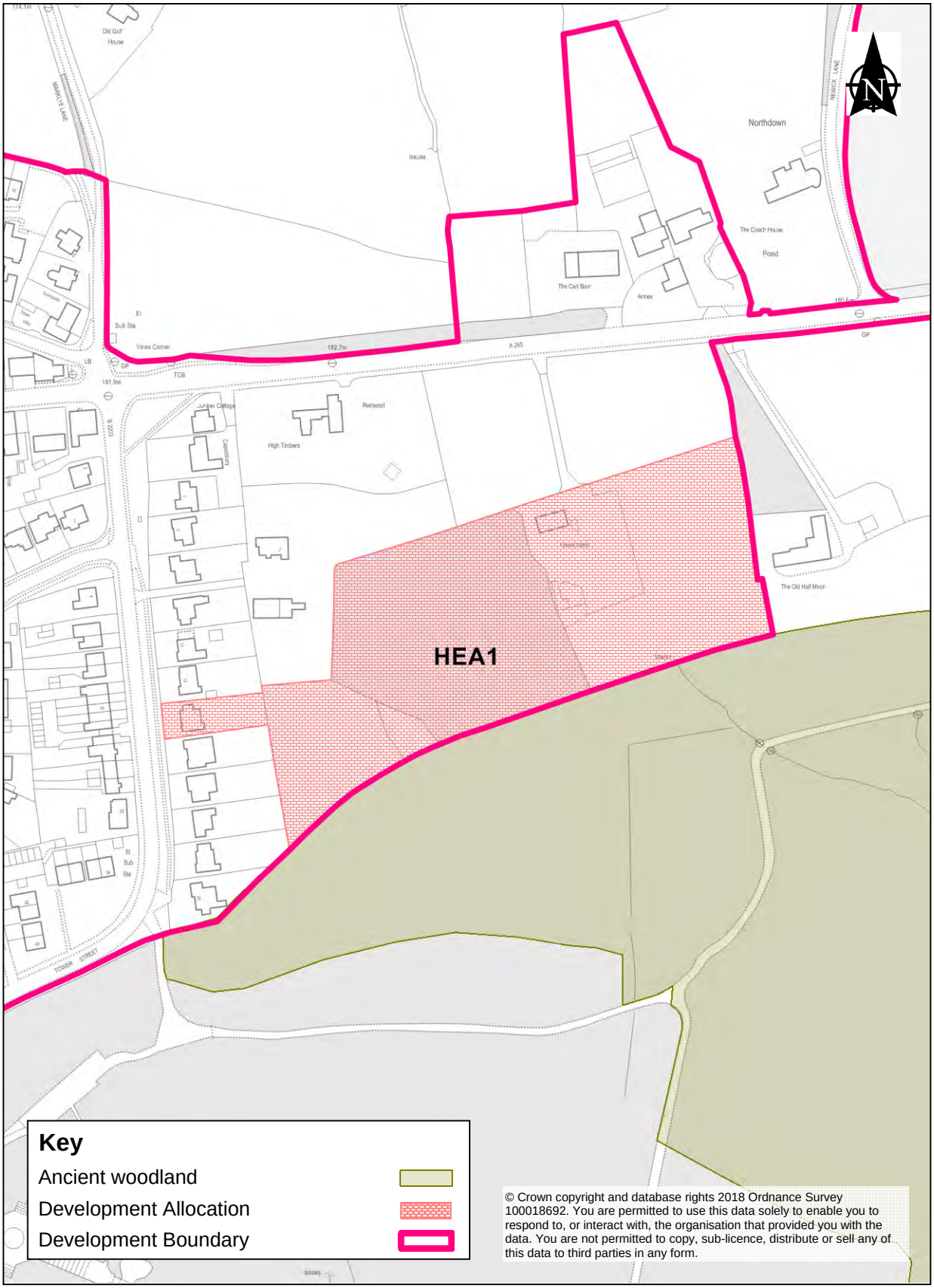
Policy RUGA 1 *Target(s):*

- 30 dwellings by 2028

Policy RUGA 1 *Indicator(s):*

- RUGA 01 - Number of net dwellings with extant planning permission on HEA1
- RUGA 02 - Net number of housing completions on HEA1 during the monitoring period

Map 20 - Land South of Burwash Road



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Land South West of Ghyll Road

19.40 This allocation comprises three adjoining land parcels within three separate ownerships. The site totals around 4.4 hectares and consists of three grassland fields scattered with trees and scrub and bordered by mature hedgerows. The site is located directly to the south and west of the residential built up area of Heathfield with good accessibility to the town centre, local services including bus services and the Cuckoo Trail National Route. The site is located within the High Weald AONB and is visually well contained, although distant long range views towards the South Downs can be achieved in certain locations within the site. In landscape terms the site has varying landscape sensitivity. The northern field is the least sensitive and the rare High Weald AONB semi-improved neutral grassland located in the southern-most field is considered the most sensitive. Ecologically, the hedgerows, mature trees and grassland are of most value. A footpath extends from Ghyll Road through the southern extent of the site connecting with Pook Reed Lane. The design of development will need to account for the features that will assist in meeting targets in the High Weald AONB Management Plan including hedgerows and the retention of semi-improved neutral grassland and mature trees. The site currently provides suitable habitat for protected species including reptiles. Subject to appropriate surveys, mitigation and potentially compensatory measures could be required including a formal mitigation strategy to guide the protection of reptile populations to ensure their long-term viability.

19.41 Access to the site will be from Ghyll Road. Ghyll Road has traffic calming measures in place already, however, a review of the existing measures will be required taking into account trips from the development. Opportunities exist to provide pedestrian / cycle links through the western part of the site and the Public Right of Way will need to be retained and potentially extended to provide access to Pook Reed Lane and the countryside beyond.

19.42 The surrounding residential area provides low density housing at around 13 dwellings per hectare. However, given this sites proximity to services, facilities and public transport the site lends itself to the provision of a mix of dwelling types including a mix of affordable units. To maximise the use of this sustainable location it is considered that 30 dwellings per hectare should be achieved overall. However, different densities could be achieved throughout the site. Low rise apartment blocks designed to resemble adjacent dwellings could provide a low density development in appearance, whilst providing the required housing type and mix required for the town.

Policy RUGA 2

Land South West of Ghyll Road

Land south west of Ghyll Road, defined on the Heathfield proposal map as Site HEA 2 is allocated for the development of up to 103 houses. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Provide a suitable vehicular and pedestrian access from Ghyll Road including the improvement of the existing provision of footways. A traffic assessment will be required including a review of existing traffic calming measures. Development will only be permitted if a suitable and safe access can be provided as agreed with the Highway's Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 agreement to help fund any required improvements commensurate with the impacts of the development;

b) Retain, upgrade and extend the Public Right of Way for pedestrians and cyclists in order to maintain connectivity through the area (in particular footpath 77) incorporating it into the layout and design of development and ensuring that connectivity is retained with the existing rights of way network to provide links to the settlement and the wider countryside. Any diversion of the existing right of way must ensure access from Ghyll Road to Pook Reed Lane;

c) Provide suitable pedestrian and cycle links from the western part of the site to Ghyll Road and Pook Reed Lane;

d) The hedgerows and mature trees along the south-eastern, south-western and north-western boundary must be protected, retained, enhanced, appropriately buffered and managed. These features must be incorporated into the overall design of the development to reinforce historic character, landscape characteristics and to protect and improve their existing wildlife corridor, connectivity, ecological and screening functions. The creation of new wildlife corridors should also be considered to buffer and strengthen the overall green network and to assist in achieving a net gain in biodiversity. In particular, the creation of new wildlife corridors / boundary features on the north western boundary of the northern field and strengthening the northern boundary of the southern field with appropriate planting will assist to mitigate and screen views into the site from the surrounding area and nearby residential properties. Buffers should include the retention of strips of existing vegetation to maintain a mosaic of grassland, scrub and trees;

e) Protect, retain and manage 0.422 hectares of semi-improved grassland as part of the required provision for natural greenspace to create a functional habitat area / stepping stone. The area to be retained should be the area considered to be of the greatest ecological value, as informed by appropriate botanical and where relevant protected species surveys. The retained area should seek to provide areas of the highest quality grassland as well as other habitats including scrub, mature trees and hedgerows to provide habitat mosaics. Should development result in a net loss in biodiversity including the loss of any grassland resource, hedgerows, mature trees and habitat suitable for protected species then compensatory measures will be required to ensure an overall net gain in biodiversity. Where compensation and mitigation not be possible on site or opportunities are limited then off site compensatory measures will be required;

f) Mitigation and compensation measures will be required for any protected species identified to be present at the site. This must be informed by a formal mitigation strategy to ensure the long-term viability of any protected species found. Habitats within the retained and managed natural greenspace shall be protected and enhanced for protected and Biodiversity Action Plan / priority species if appropriate and as informed by relevant surveys;

g) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

h) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area; and

i) Around 0.563 hectares of new open space, green space and leisure and recreation provision will be required to meet the needs of the development, subject to the final proposal in relation to housing numbers, size and type of dwelling. On-site provision must include a minimum area of 0.422 hectares of natural green space to be incorporated into the design of the site. The provision of a children's equipped play area of around 0.04 hectares and 0.01 hectares of playable space will be required in addition to the provision of multi-functional green space. Off-site contributions may be suitable for the remainder of provision where this will improve accessibility or the quality of recreational provision for residents of the development.

j) Specific regard must be given to Flood Risk Policy NE4 and Waste Quality Policy NE5.

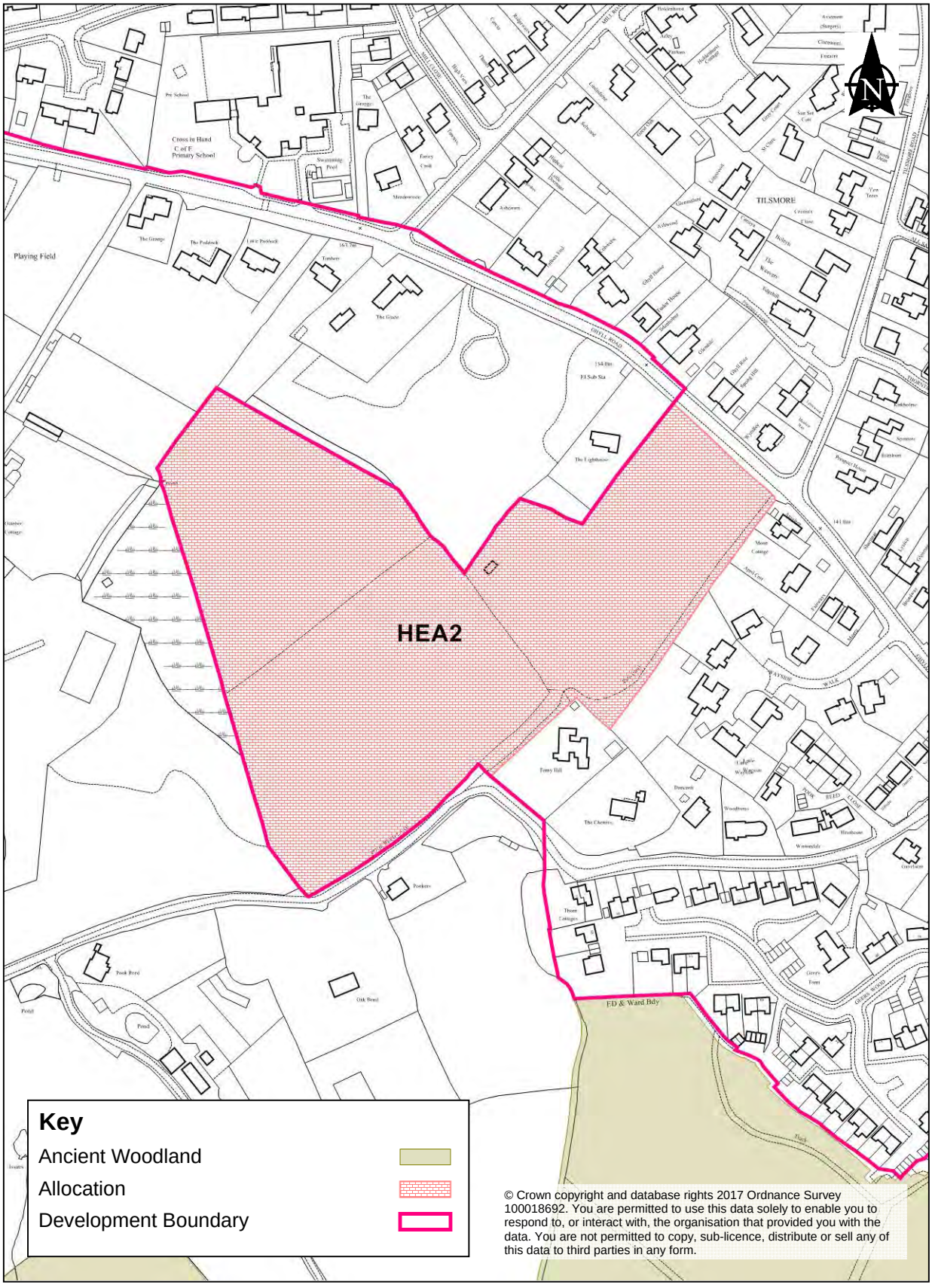
Policy RUGA 2 *Target(s):*

- 103 dwellings by 2028
- The protection of 0.422 hectares of existing grassland
- The provision of 0.563 hectares of open space

Policy RUGA 2 *Indicator(s):*

- RUGA 03 - Number of net dwellings with extant planning permission on HEA2
- RUGA 04 - Net number of housing completions on HEA2 during the monitoring period

Map 21 - Land South West of Ghyll Road, Heathfield



Town Centre

19.43 The town's shopping offer is anchored by a Sainsbury's supermarket on Station Road and Co-op on the High Street. A small Waitrose Store has recently been constructed on Station Road, and there is also a small Tesco Metro store. It acts as a service centre to a wide rural catchment, including a number of small villages and hamlets. The town centre has undergone environmental improvements in recent years that have improved its overall attraction. It also benefits from a leisure centre, a library and multi-purpose community building.

Retail

19.44 Evidence shows that Heathfield retains some 77.1% of food shopping trips and expenditure within its own area. Heathfield performs relatively well as a food and convenience goods shopping destination, with the town centre retaining approximately 42% of the shopping trips and expenditure from within its Core Catchment Zone. In addition, the out-of-centre Waitrose store draws 10.8% of food shopping trips and spend from within Core Catchment Zone 2. This represents a total retention rate of 52.8%. The majority of the trade leaking out of the area goes to Eastbourne and Hailsham.

19.45 Given the size of the facilities, and the size and the role of the centre it is considered that the convenience provision is adequate, albeit some qualitative improvements could help to improve the overall attraction of the centre.

19.46 The centre has 38 comparison units, which is fewer than Hailsham (51) and Uckfield (66), but more than Crowborough (35). The number of outlets has fallen from 42 in 2007/08 and current provision represents 38% of the total outlets in the town centre, which is significantly above the national average of 31.97%.

19.47 Overall, it is considered that Heathfield adequately meets the comparison needs of its local catchment population. The 'gap' analysis has identified that there are a relatively high number of charity shops in the centre and this will need to be monitored.

Town Centre Uses

19.48 In terms of retail services, there are 17 units in the centre which is equivalent to 17% of total units and is above the national average of 13.94%. At the time of the survey provision included nine hairdressers/beauty salons, a funeral director, a dry cleaner, a post office, a travel agent, two taxi shops, and two opticians.

19.49 Heathfield also has a relatively strong representation of leisure services. The 19 outlets represent 19% of total outlets, which is below the national average figure of 23.35%. In terms of financial and business services, the 13 units represent 13% of total outlets which is higher than the national average of 10.64%.

Town Centre Policies

19.50 It would be highly beneficial to the centre's overall vitality and viability to ensure the future success and attraction of the market. This could include increasing the number

of stalls and improving the range and quality of the products sold. Opportunities to relocate the market to a prominent/visible location in the town centre should be explored as this will help to attract more customers/visitors to the town, combined with better marketing and more targeted events.

Heathfield Town Centre Vision

By 2028 Heathfield will retain its town centre function providing a broad range of retail provision, services and local employment opportunities to meet the needs of its residents and those from surrounding villages. The town centre will remain vibrant, with ample parking opportunities and additional retail and employment floorspace provided, allowing businesses to expand and new businesses to locate in the town. The appearance and identity of the town centre and its public spaces will be maintained and improved through partnership working and a focal point and a maintained street scape will be supported to ensure that Heathfield town centre is attractive to businesses, its users and those who travel through the town.

Policy RUGA 3

Retail and Town Centre Use Allocations

Subject to further retail studies some 290 sq. metres comparison floorspace retail provision will be required within Heathfield Town Centre within the Plan Period. Land has not been allocated for retail proposals and delivery will be dependent upon change within the town centre.

Policy RUGA 3 *Target(s):*

- 290 sq.m of comparison retail floorspace within Heathfield Town Centre

Policy RUGA 3 *Indicator(s):*

- RUGA 05 - Net amount of comparison retail floorspace completed within Heathfield Town Centre (cumulative)

Policy RUGA 4

Heathfield Primary Shopping Area

Within the Heathfield Primary Shopping Area, as defined on the Proposals Maps, primary and secondary frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the primary shopping area.

The following uses will be permitted within primary frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- it would not result in 3 or more non A1 Use class units in adjoining premises within the primary shopping area; and
- It would not break a continuous A1 primary retail frontage

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area) .

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

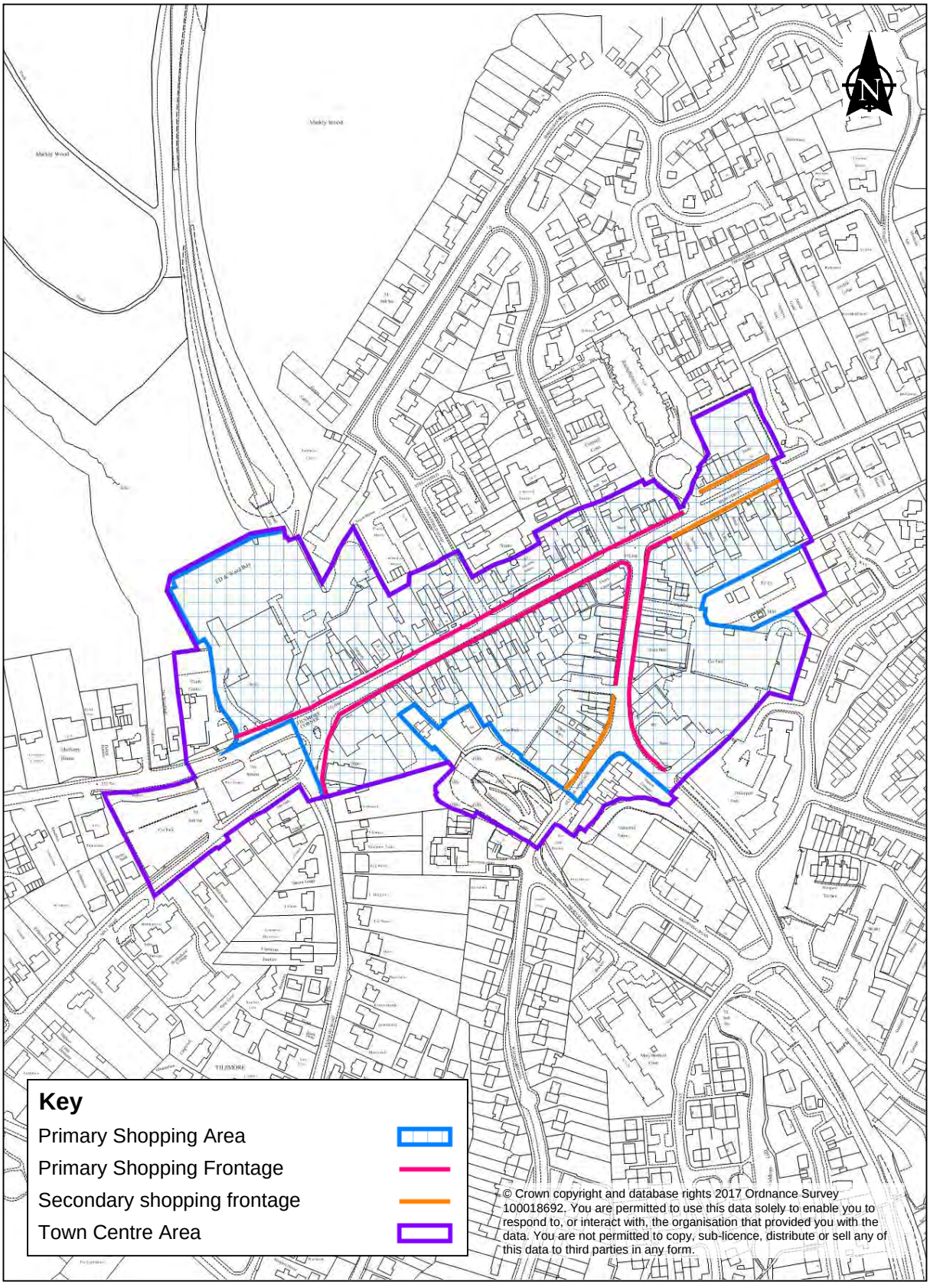
Policy RUGA 4 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary and Secondary Shopping Frontages of Heathfield Primary Shopping Area

Policy RUGA 4 *Indicator(s):*

- RUGA 06 - Net amount of new retail floorspace within Heathfield Primary Shopping Area
- RUGA 07 - Number of retail units within the Heathfield Primary Shopping Area that have been converted to other uses

Map 22 - Heathfield Town Centre



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20 Wadhurst

Introduction

20.1 Wadhurst is a historic settlement situated to the south of Tunbridge Wells on the B2100 and 11km east of Crowborough. The settlement which includes two distinct areas is located within an attractive setting enhanced by its ridge top position within the High Weald AONB. Wadhurst village is centred around the former market place and Parish Church of St Peter and St Paul extending along the High Street and Lower High Street (B2099) and lies to the east of outlying settlements including Sparrows Green, Durgates and other smaller settlements. Accommodation in Wadhurst Parish is characterised by large detached and semi-detached dwellings. The Parish has an overall population of 5181[(55)]. The 2011 census shows that the population structure for Wadhurst Parish is relatively similar to the Wealden average.

20.2 Wadhurst has a rich historic interest, having developed from a small medieval agricultural community in the 11th Century. In the vicinity of the High Street there are a large number of Listed Buildings and the historic character of the area is recognised by its designation as a Conservation Area.

20.3 In terms of the economy, the Census shows that of those aged 16-74 in the Parish, 69.1% are economically active, which is slightly lower than Wealden's average (70.1%) whilst the proportion of those who are self-employed (19.3%) is higher than the average (15.7%). Wadhurst has a similar percentage of unemployed persons (2.4%) and a smaller proportion of retired persons (15.8%) compared to the average for the District (2.5% and 18.0% respectively).

20.4 The life expectancy[(56)] for people living in Wadhurst ward in 2012-2014 (84 years) is similar to the average life expectancy of the District (83 years). It is also estimated[(57)] that in Wadhurst ward, 13.1% of children aged 4-5 were classified as overweight or obese, which is below the District average for those ages (17.8%) and 26.4% of children aged 10-11 were classified as overweight or obese, which is identical to the District average. The 2011 Census identifies that of the total population of Wadhurst Parish, 13.2% had long term health problems or disabilities, which is below the District average (17.5%).

20.5 With regards to employment by industry, the highest proportion of the population work in the wholesale and retail trade; repair of motors' industry (13.7%), followed by finance, insurance and real estate (12.5%) and professional, scientific and technical activities (11.8%). With the exception of the wholesale and retail trade and repair of motors' industry, this hierarchy does not reflect the situation of the District, with the proportion of those working in finance, insurance and real estate and professional, scientific and technical activities being greater than the District averages (6.7% and 7.7% respectively).

55 Source: 2011 Census, Office of National Statistics
56 Primary Care Mortality Database 2016
57 National Child Measurement Programme (NCMP) 2016

20.6 The estimated total weekly household income for people living in the Wadhurst area in 2011/2012[(58)] is £986.20 which is higher than the District average (£819.40). The 2011 Census revealed that the percentage of the Parish's population without qualifications (14.3%) is much lower than the Wealden average (19.9%) and those with the highest level of qualifications and above (38.7%) is much higher than the District average (28.9%).

20.7 Wadhurst has a good provision of services and facilities including education provision (primary and secondary, a variety of stores and a doctors surgery and pharmacy.

20.8 Wadhurst also has a train station located 2.5km north west of the town, which runs from London to Hastings. The service which is currently run by South Eastern operates a regular service. A bus service connects Wadhurst and the adjacent village of Durgates and Sparrows Green to the train station. Wadhurst is also served by a bus service to nearby Tunbridge Wells, Eastbourne and Crowborough via Rotherfield.

Vision

20.9 Wadhurst is a sustainable settlement with good accessibility and provision of services and facilities. Whilst there is a need to protect its AONB setting the area has potential to deliver sustainable development to meet housing need and improve infrastructure provision.

Vision for Wadhurst

By the end of the plan period Wadhurst will maintain its residential character and its local employment and service function whilst providing its residents and the surrounding rural population with improved health, community and leisure facilities.

The village centre itself will benefit from improvements to parking provision and the highway network and there will be provision of smaller and more affordable housing in Wadhurst and nearby Durgates and Sparrows Green.

The special landscape and historic characteristics of Wadhurst will be protected and enhanced to ensure that it remains an attractive place to live and visit and that tourism is boosted where possible.

Growth and Change

20.10 Chapter 6 of this Plan provides the strategic growth policies for the District. As relevant to Wadhurst, the strategy seeks to maintain its role and function and meet its housing need whilst recognising its environmental constraints, which includes the location within the High Weald Area of Outstanding Natural Beauty. A number of sites have been put forward in the SHELAA within and around the Wadhurst, Durgates and Sparrows Green area and it is considered that a small number of sites, which are located adjacent

58 Office for National Statistics (ONS)

to the existing built up area, are suitable for future development to assist in meeting housing need. To meet the spatial objectives of this plan, growth and change in Wadhurst will be facilitated through:

- The provision of a development boundary (Policy WLP3); and
- Land allocated for up to 91 homes and community facilities.

Development Boundary

20.11 The development boundary has been defined to take full account of the sensitive ridge-top setting of the village within the High Weald Area of Outstanding Natural Beauty and the diverse character of existing development, in particular the separate identities of Mayfield Lane and Durgates from the High Street area. Whilst allowing some growth to the village, the boundary seeks to prevent outward encroachment of new development into the surrounding countryside and an intensification of development in a number of fringe areas which would be detrimental to their more rural character.

20.12 Balaclava Lane forms a clear northern boundary to development in Turners Green, beyond which any new development would erode the open countryside separating the village from the small rural hamlets of Woods Green, Osmers Hill and Pell Green. The development boundary follows Cousley Wood Road and the rear of properties along its eastern side, excluding further land to the south-east to prevent encroachment into open countryside. The primary school's playground and playing fields have not been included in view of their more open aspect, which makes an important contribution to the gap between Durgates and the High Street.

20.13 Land south of Castle Walk comprises a number of large properties set in extensive curtilages and an expansive area of woodland around Wadhurst Castle which together contribute to a more rural character. Land to the north of Windmill House, east of Windmill Lane is included in the boundary since it has potential to accommodate a low density infill development in a location that is visually contained from the wider landscape.

20.14 Development extending out of the village along Mayfield Lane is distinctive in character created by large detached properties, set in extensive gardens, with mature tree cover and landscaping. The southern side of the road is located on a ridgetop, where long range views across the countryside are possible. For these reasons, it is considered appropriate to exclude Mayfield Lane from the development boundary.

20.15 The development boundary excludes areas of open countryside and woodland to the west along Tapsells Lane as any new development would be intrusive and detrimental to the rural character. Along Station Road there are a number of large detached properties set in extensive grounds which have been excluded from the development boundary to protect their more loose-knit rural character. Further new development beyond Great Durgates will be strongly resisted.

20.16 Along the north-western edge of Durgates and Sparrows Green, the development boundary excludes open undulating countryside to the north of Jonas Drive and Queens Cottages. Land to the west of a commercial office development, to the north of Western

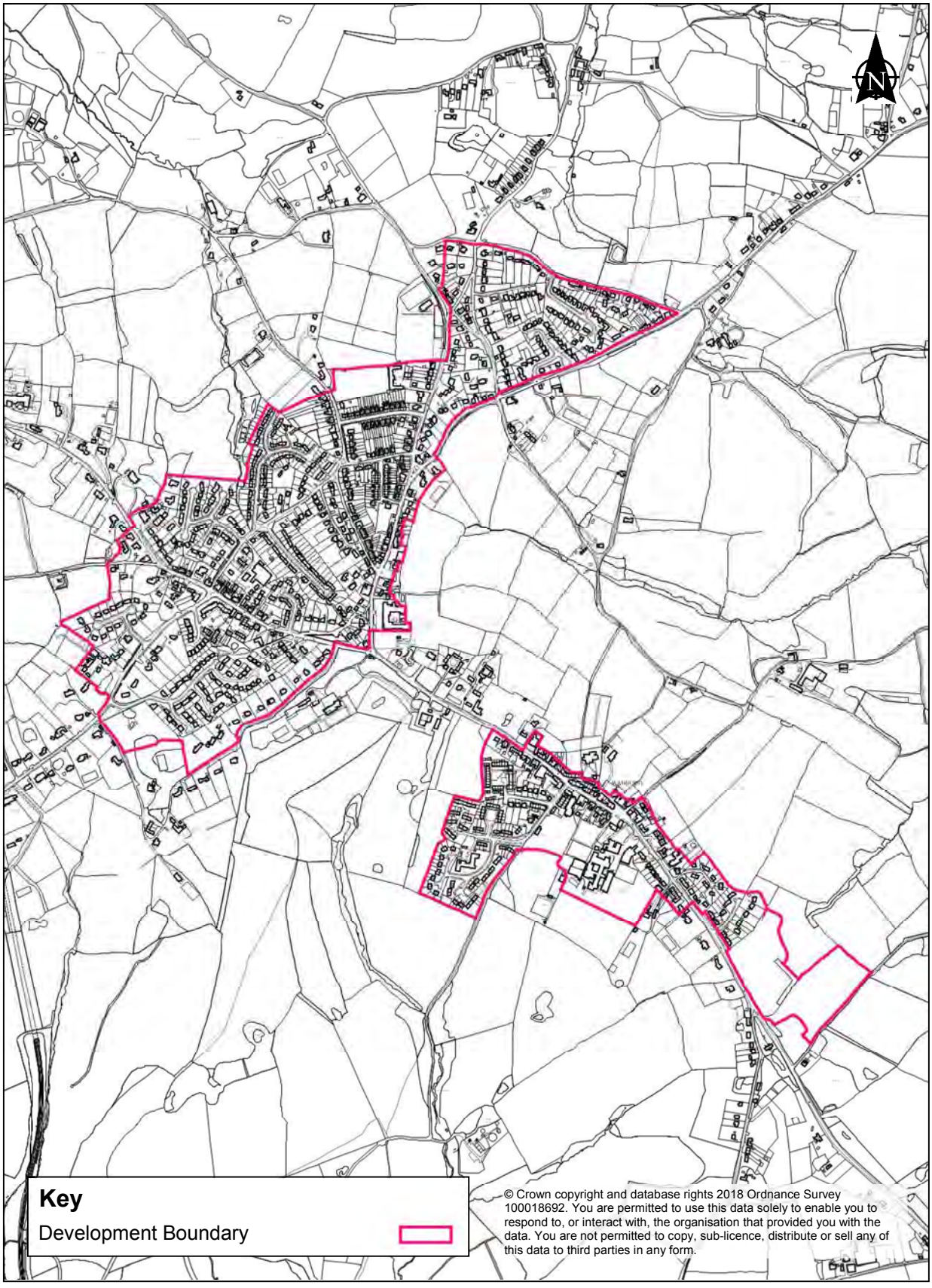
Road is included as an infill housing development site. Beyond this are a number of large properties along Old Station Road and these are excluded in view of their more rural character. Along South View Road the development boundary excludes the recreation ground and the properties at the junction with Balaclava Lane due to their open and more rural character.

20.17 Along the southern part of the High Street and the Lower High Street, the development boundary closely follows existing properties but includes a commitment on land South of Stone Cross Road. The boundary is drawn up and around Foxhole Farm to include the housing allocation. To the south of Lower High Street, there are a number of large detached properties which have been excluded from the development boundary in view of the spacious setting of the buildings, where new development would be detrimental to the more rural character.

20.18 The development boundary excludes the full depth of the Uplands Community College campus in view of its countryside location. However, land is included in order to accommodate the allocation of a mixed development at land south of High Street and east of Washwell Lane.

20.19 It is important to continue to maintain the existing separation of Durgates and Sparrows Green from Wadhurst, as the characters of these two settlements are distinctly different. Separate development boundaries are drawn to prevent any intensification of the existing development north of the High Street or an encroachment of new development into the more rural area to the south around Wadhurst Castle, which would lead to coalescence of the settlements. Any proposals for development in this gap will be strongly resisted.

Map 23 - Wadhurst Development Boundary



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Provision of Homes

20.20 In recent years limited development has taken place in Wadhurst owing to earlier expansion with no allocations made in the previous Wealden Local Plan.

20.21 Wadhurst is a sustainable settlement, however due to it being located fully within the High Weald Area of Outstanding Natural Beauty and the national policy requirement to protect the most valued landscapes, it is constrained to deliver large amounts of growth. However, a number of sites are allocated for development in Wadhurst, taking into account the overall housing strategy and strategic objectives, environmental constraints, the vision statement for Wadhurst and consultation discussions and feedback. The plan therefore allocates a number of small sites to deliver housing growth and community facilities to meet the need of the village. The approach has been to allocate the least sensitive sites and those sites that would have minimal impact on the delivery of The High Weald AONB Management Plan objectives. The development strategy for Wadhurst comprises the following:

Housing

- Land at Windmill House; (WAD 1)
- Land East of Old Station Road; (WAD 3)
- Land at Foxhole Farm (WAD 4)

Mixed use

- Land at High Street – The provision of community facilities and 10 dwellings. (WAD 2)

Housing

20.22 Accommodation in Wadhurst Parish is characterised by large four and five bedroom detached and semi-detached dwellings. The 2011 Census shows that the majority of dwellings in the Parish are detached (45.4%), followed by semi-detached (27.4%) and terraced (15.5%) dwellings and self-contained flats (11.3%). This hierarchy of accommodation type reflects the situation in the District. Wadhurst Parish has lower proportions of one, two and three bedroom dwellings, but significantly higher proportion of four and five bedroom dwellings compared to the Wealden averages. The 2011 Census also identifies that 2.8% of the housing stock had one less room than was needed, which was below the average for the District (3.8%) but that 69.1% of dwellings that had two more than the number of rooms required and 17.2% had one more room than was required. In relation to household composition, the percentage of one person households (27.9%) and all family households (67.7%) were almost identical to the averages for the District.

20.23 With good accessibility, commute times and access to the economic market in London and Tunbridge Wells, commuters have been attracted to the Wadhurst area, which in recent years has seen house prices and rental prices rise. Alongside other

villages such as Mayfield and Forest Row, Wadhurst has the highest average house prices and the highest advertised rental averages in the District.

20.24 At this current time there is an identified housing need of 26 in the Wadhurst area and 20 of these on the register have a local connection[(59)].

20.25 The Strategic Housing Market Assessment (SHMA) identifies that it would be beneficial to balance the type of housing by providing some more flatted stock and also addressing housing size by focusing on the provision of 1 and 2 bedroom units. The provision of an increase in housing mix and the provision of smaller units is supported by the Parish Council. The delivery of smaller units will also ensure that greenfield land is maximised to reduce land take in the designated High Weald AONB.

Infrastructure

20.26 Wadhurst has a good provision of services and facilities. There are a number of ongoing concerns in relation to congestion and parking in the High Street. One of the main issues is that the main residential area of Durgates and Sparrows Green is located around 1.6km from Wadhurst High Street and its associated services and facilities. This results in local residents driving to or through Wadhurst centre which is often congested due to parking on the High Street. There are also concerns in relation to the number and use of car parking spaces. There is no easy solution to the issues in the village centre due to existing urban form. However, East Sussex County Council has identified a programme of High Street improvements which are planned to take place shortly.

20.27 Specific transport requirements for individual sites are identified in the site allocation policies below and future applications will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority.

20.28 Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

20.29 Consultation with the High Weald Lewes and Havens Clinical Commissioning Group, the existing GP surgery and the Parish Council has identified a need to improve the GP surgery. The recognition of existing on site constraints with an inability to expand alongside an increased demand for services has resulted in a drive to provide a new medical facility. Land is allocated to accommodate this in Policy RUGA 6 below. South East Coast Ambulance have identified the need to increase the community responder scheme in the area.

20.30 The Open Space, Sports and Recreation Study (2016) identifies that there is a current deficit in open space, sports and recreation provision in Wadhurst. The Study identifies a need for additional facilities including children's play facilities, youth facilities and multi-functional greenspace.[(60)] In considering current deficiencies all open space,

59 Please note that the Housing Register figure quoted is a snapshot in time of housing need and it does not take into account future projections of need

60 Multi-functional greenspace includes Parks, Pitch sports provision and amenity greenspace.

sports and recreation facilities are protected under Policy HWB1. Policy RUGA 6 allocates development on an existing football pitch. However, in accordance with current national policy this development can only be permitted if alternative facilities of comparable or better quality can satisfactorily be provided elsewhere or if an assessment identifies that the recreational use of the land is surplus to demand in the plan period.

20.31 The overall scale of development alongside the provision of development on a number of small to medium sites will limit the types of open, space, sports and recreation facilities that can be provided on these sites. Where relevant, contributions will be sought to improve existing facilities where these cannot be provided.

20.32 Information relating to the improvement of the green network in and around Wadhurst is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Land at Windmill House

20.33 Land at Windmill House is located within the Durgates area of Wadhurst on the B2100 Mayfield Lane in between Baldocks Road and Windmill Lane. The site is within an existing residential area and a public footpath runs along Baldock Road on its northern boundary. Windmill Lane is not a recorded historic routeway however it is rural in character. Intrusive highway engineering should therefore be avoided.

20.34 The site is reasonably level and consists of grassland. There is a perimeter Tree Preservation Order (TPO) on the northern part of the site and also southern part of the site associated with woodland on adjacent land. The TPO includes a small copse of trees positioned around the pond in the centre of the site. Although located within the High Weald AONB the TPOs are the sites main constraint.

20.35 The site is located in a good location with a short walk to the Primary School and bus stops. The train station is located 1.8km away and it is 1.5km to Wadhurst village centre.

20.36 The surrounding residential area provides low density housing at around 18 dwellings per hectare. To maximise the use of land in a High Weald AONB sustainable location it is considered that 30dph should be achieved overall, however, the site may wish to achieve higher or lower densities in different parts of the site to achieve this overall. Low rise apartment blocks designed to resemble adjacent dwellings could provide a low density development in appearance.

Policy RUGA 5

Allocation Land at Windmill House

Land at Windmill House, defined on the Wadhurst proposal map as Site WAD 1 is allocated for the development of up to 20 houses. Proposals will only be permitted if

they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) The location and suitability of the access point will be in agreement with the Highways Authority. Where possible, access locations should minimise harm to existing mature trees and the character provided by them on Baldock Road. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required highways improvements commensurate with the impacts of the development;

b) Intrusive highway engineering should be avoided on Windmill Lane to ensure that its rural character is maintained;

c) The boundary vegetation, mature trees and pond must be protected, retained, enhanced and appropriately buffered and managed. These features must be incorporated into the overall design of the development to retain and improve the green network including the management of the trees and pond area as a stepping stone for species;

d) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty. The scheme should promote local distinctiveness through good design including the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area. Landscaping through the provision of tree and hedge planting shall be provided on site boundaries, particularly the western and eastern boundaries, where this will assist in maintaining the character of Windmill Lane, will assist in screening nearby properties and in general will assist in maintaining the rural character of the area;

e) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

f) Due to the limited area of land available for development Section 106 Planning Obligations will be required to provide new facilities on existing sites and / or the improvement and enhancement of existing open space, green space, leisure and recreation provision in the local area to meet the needs of the development. This should be the equivalent to providing 0.1 hectares of new open space, green space, leisure and recreation facilities. This could include the provision of Section 106 contributions towards new and / or improved sports pitches, children's facilities or teenage facilities or the provision or enhancement of green spaces in the local area; and

g) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

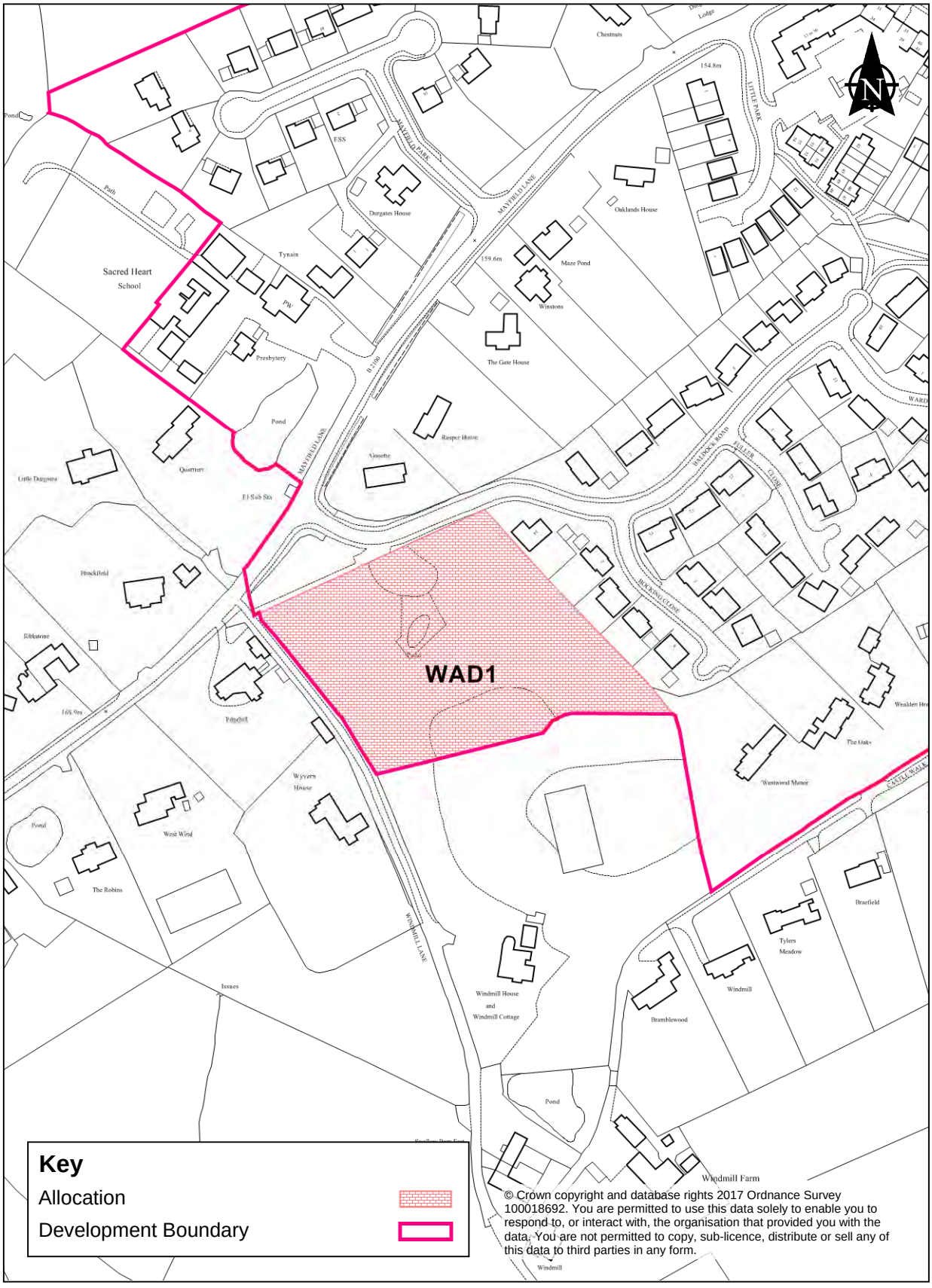
Policy RUGA 5 *Target(s):*

- 20 dwellings by 2028

Policy RUGA 5 *Indicator(s):*

- RUGA 08 - Number of net dwellings with extant planning permission on WAD1
- RUGA 09 - Net number of housing completions on WAD1 during the monitoring period

Map 24 - Land at Windmill House



Land at High Street

20.37 Land submitted as part of the SHELAA includes the Wadhurst Commemoration Hall, associated parking and the sports pitch and pavilion to the south of the High Street. The land has been made available for the provision of a new modern Commemoration Hall, associated car parking, the creation of a Memorial Garden on the High Street frontage and enabling development of housing to be provided with a proportion designed to accommodate older people. More recently there is recognition of a need to provide a new GP Surgery in Wadhurst and opportunities are being investigated to provide this on site also.

20.38 The development would involve the loss of a football pitch and associated facilities in an area where evidence has identified there to be a shortage of pitches. In accordance with current national policy and in collaboration with the Football Association and Sport England it will therefore only be possible to deliver this mixed use development if a suitable and quality football pitch and associated facilities are re-provided in the near vicinity of the existing pitch. Discussions are currently taking place to facilitate this national policy requirement. To ensure minimal disruption to local teams, it will be a requirement for any future planning application to address this issue and deliver a new football pitch and facilities prior to the loss of existing facilities.

20.39 The Commemoration Hall is historically significant in Wadhurst and is located within Wadhurst Conservation Area and adjacent to a Grade II Listed Building. Its future will therefore need to be carefully considered taking into account its history and setting. A number of extensions have been added to the Commemoration Hall and there is no vegetated or fenced boundary to the south of the sports field. The site therefore benefits from long ranging views south over the High Weald AONB Landscape. Conversely, views from the south afford views of the settlement edge including that of the church steeple. To minimise potential impacts, any proposed development must consider landscape characteristics in and out of the site, its High Weald AONB location and the setting of Listed Buildings and the Conservation Area in the design of the site. In relation to the sites frontage on the High Street an opportunity exists to improve the public realm.

20.40 Should a future application meet all design and sports pitch re-provision requirements the proposed allocation is considered favourably in considering the provision of new and improved community facilities and associated car parking in this central and sustainable location.

20.41 In relation to the housing element, development to the west of the site consists of perimeter block development by Washwell Lane, Townlands Road and Courthope Avenue which is around 30 dph. On Washwell Lane on the sites northwest boundary is Mill Oast. Washwell Lane is rural in character and development will require careful design to mitigate the sites raised elevation.

20.42 There is potential to access community facilities within the site through the creation of an access via the adjacent car park subject to agreement between landowners and agreement from the Highway Authority. Subject to the outcome of a traffic assessment

to assess capacity and safety the residential element of the development can be accessed from Washwell Lane.

Policy RUGA 6

Allocation Land at High Street

Land at High Street, defined on the Wadhurst proposal map as Site WAD 2 is allocated for the development of community facilities and up to 10 dwellings. Proposals will only be permitted if:

- An alternative football pitch and associated facilities of the required standard are provided in a nearby suitable location, prior to development taking place, that meet the needs of the competitive sport in relation to quality and quantity as agreed by governing bodies or where it can be shown and agreed by the Council, in consultation with relevant governing bodies of sport, that the football pitch is surplus to requirement as justified by a robust assessment;
- The provision of any proposed development would not adversely impact the setting of a Listed Building or the Conservation Area;
- Detailed proposals meet the following site specific requirements and other relevant policies detailed in the Development Plan; and
- The proposal includes the provision of community facilities, associated and adequate car parking provision, including the number of car parking spaces for both the amount and type of community facilities and housing provision.

a) A traffic junction assessment of Washwell Lane and the High Street will be required along with a capacity assessment taking into account the proposed community use proposals and housing. The development will only be permitted if suitable access can be achieved and capacity exists for the proposal as agreed with the Highway Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 agreement to help fund any required improvements commensurate with the impacts of the development;

b) The development will be required to retain the rural character of Washwell Lane, whilst ensuring that suitable links are provided to connect the development with the High Street;

c) The provision of community facilities must be informed by an assessment of local community facility needs. Should the redevelopment of existing community facilities be proposed then development will only be permitted where there is no net loss in facilities or a reduction in the capacity for their use. Where an increase in the provision of community facilities is proposed then this should seek to provide facilities to meet

any deficits and / or knowledge of likely future requirements as informed by an assessment taking into account partnership working with relevant Stakeholders. The existing recreation provision including that associated with and usability of the cricket pitch must be protected and retained as part of any development proposal;

d) The housing should seek to provide one and two bedroom dwellings to meet the housing need of Wadhurst in this central village sustainable location at a suitable density in this village centre location;

e) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The assessment shall inform the layout, architectural and landscape design of the development and will aim to enhance local distinctiveness and soften the urban edge. The layout and design of the development shall also have regard to the setting of Listed Buildings in the village centre and the Conservation Area and will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the overall character of the area. In considering the sites central village location opportunities to improve the public realm should be sought as part of the scheme; and

f) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

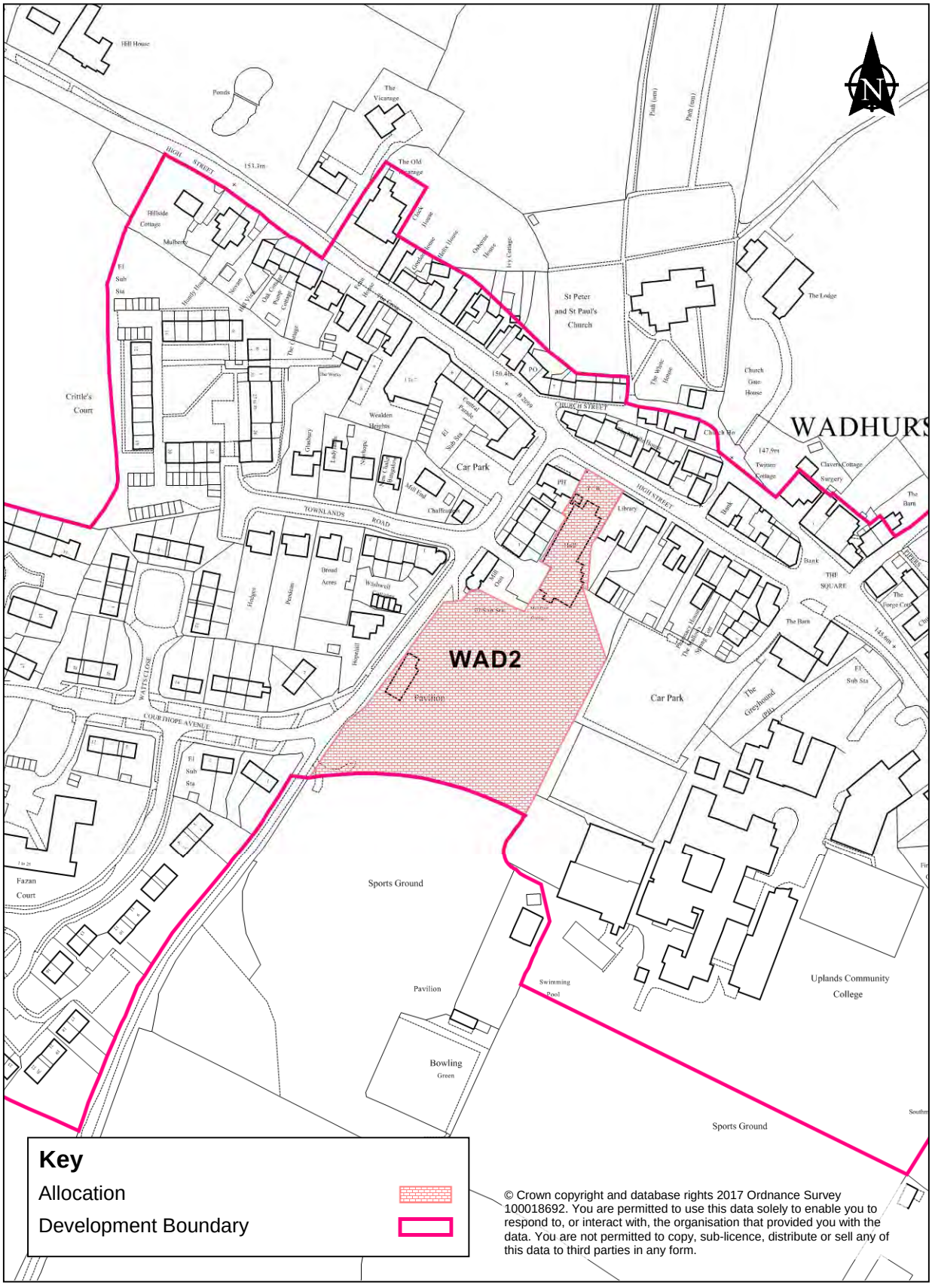
Policy RUGA 6 *Target(s):*

- 10 dwellings by 2028

Policy RUGA 6 *Indicator(s):*

- RUGA 010 - Number of net dwellings with extant planning permission on WAD2
- RUGA 011 - Net number of housing completions on WAD2 during the monitoring period

Map 25 - Land at High Street



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Land East of Old Station Road

20.43 The allocation is located at the northern edge of Wadhurst to the east of Old Station Road and north of western Road and is around 0.8 hectares in size. Residential properties on Western Road lie to the south and commercial office development abuts the site to the east. The site currently shares an access with Round Oak, a detached residential property to the west and allotments to the north. The wider landscape to the north is largely agricultural fields and hedgerows with significant areas of connective woodland scattered around.

20.44 The site lies fully within the High Weald Area of Outstanding Natural Beauty (AONB) and consists of a field with hedgerow, mature trees and a strong tree line at its southern and eastern boundary which effectively screens the site from the residential properties. The boundary treatment to Old Station Road comprises trees and hedgerows and contributes to the rural lane character of the immediate surrounding area. Where possible this should be retained to also provide a screening function. It will be important to retain all boundary features including mature trees and hedgerows as part of any development. The design of development will need to account for the features that will assist in meeting targets in the High Weald AONB Management Plan including hedgerows and the retention of mature trees. It will also be important to strengthen boundary features to the north to provide a soft urban edge to protect views into the development from the High Weald AONB.

20.45 Station Road does not currently have pedestrian footpaths and users currently share the highway with vehicles. A suitable pedestrian link will be required to be provided between the development site and Western Road to ensure highway's safety for users taking into account the increase in traffic movements that will arise from the development.

20.46 The residential area to the west provides low density housing at around 18 dwellings per hectare, to the south along Western Road this increases to 35 dwellings per hectare. To maximise the use of this sustainable location and also to maximise land take within the AONB it is considered that around 30dph should be achieved overall. However, different densities could be achieved throughout the site. Low rise apartment blocks designed to resemble adjacent dwellings could provide a low density development in appearance, whilst providing the required housing type and mix required for the village.

Policy RUGA 7

Allocation Land East of Old Station Road

Land at East of Old Station Road, defined on the Wadhurst proposal map as Site WAD 3 is allocated for the development of up to 21 houses. Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Provide a single point of vehicular, cycle and pedestrian access from Old Station Road and as agreed with the Highway's Authority. The development must provide

local highway improvements as required. This may include the provision of appropriate footways between the development and Western Road to create a safe pedestrian environment taking into account the increase in traffic movements from the development. Where determined necessary, contributions will be collected through the S106 Planning Agreement / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

b) Apart from where vehicular and pedestrian access is required, the hedgerows and mature trees along the northern, eastern, southern and western boundary must be protected, retained, enhanced, appropriately buffered and managed. These features must be incorporated into the overall design of the development to reinforce historic character, landscape characteristics and to protect and improve their existing wildlife corridor, connectivity, ecological and screening functions. In particular, the strengthening of the hedgerow on the northern boundary will assist to mitigate and screen views into the site from the surrounding area to protect views into the development from the surrounding High Weald AONB and will assist in strengthening the green network;

c) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

d) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area;

e) Due to the limited area of land available for development Section 106 Planning Obligations will be required to provide new facilities on existing sites and / or the improvement and enhancement of existing open space, green space, leisure and recreation provision in the local area to meet the needs of the development. This should be the equivalent to providing 0.03 hectares of new open space, green space, leisure and recreation facilities. This could include the provision of Section 106 contributions towards new and / or improved sports pitches, children's facilities or teenage facilities or the provision or enhancement of green spaces in the local area; and

f) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

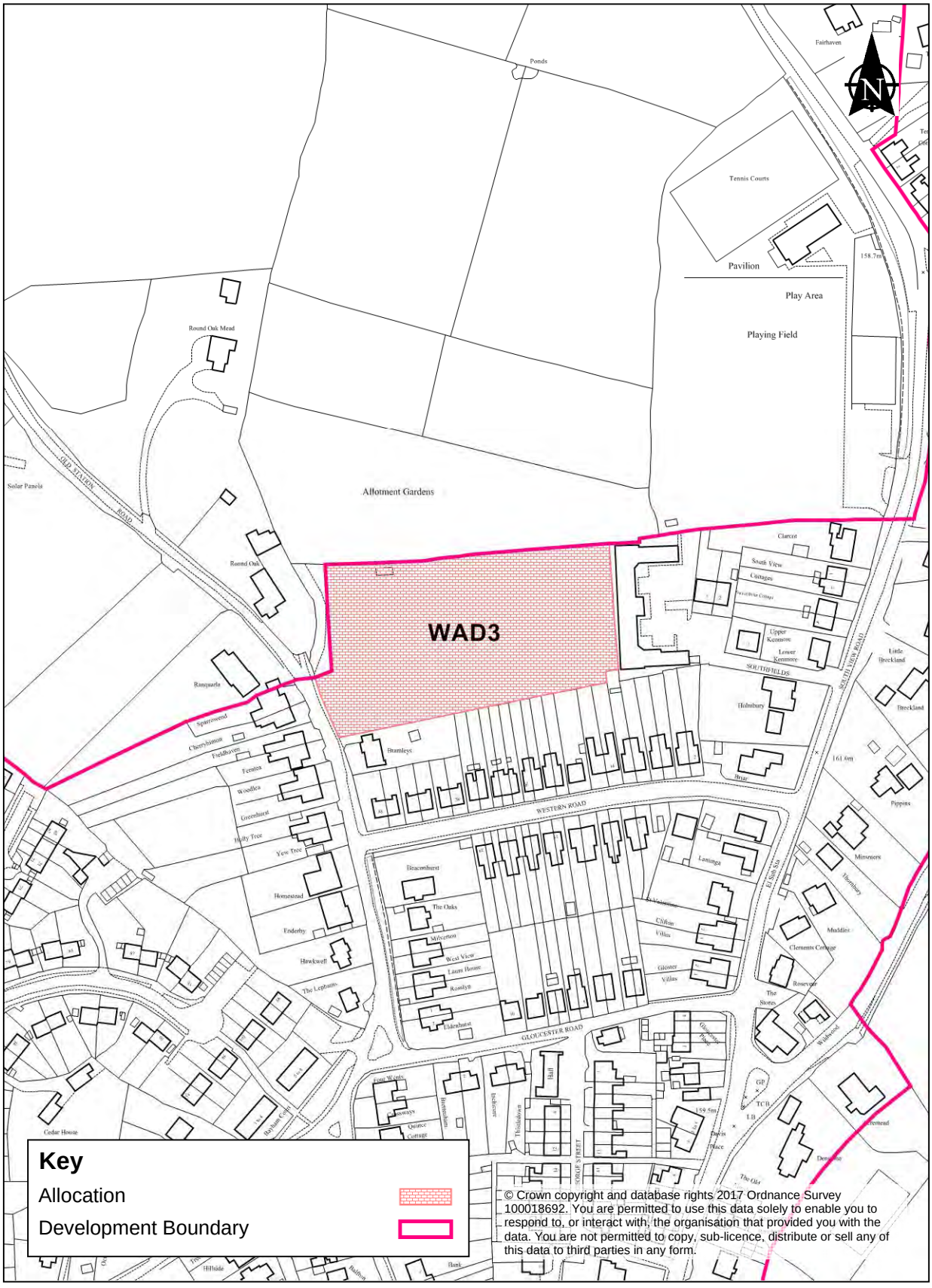
Policy RUGA 7 *Target(s):*

- 21 dwellings by 2028

Policy RUGA 7 *Indicator(s):*

- RUGA 012 - Number of net dwellings with extant planning permission on WAD3
- RUGA 013 - Net number of housing completions on WAD3 during the monitoring period

Map 26 - Land East of Old Station



Land at Foxhole Farm

20.47 The proposed allocation at Foxhole Farm is situated on the B2099 to the south east of Wadhurst village centre and to the north-west of Foxhole Lane. The site is located within the High Weald AONB and consists of a medieval cohesive assart grassland field with Ancient Woodland and a pond located in the south-western corner. The site is bordered by extensive and intact hedgerows and trees. A historic footpath / Public Right of Way crosses the field which is dated pre-1860. Foxhole Lane is also a historic route way. All of these features will need consideration as part of any development proposal.

20.48 The proposed allocation is located adjacent to the Lower High Street site that has recently been granted planning permission. The development scheme at Lower High Street has a density of around 22 dwellings per hectare. Land allocated at Foxhole Lane is relatively visually contained with a strong perimeter hedgerow and Ancient Woodland along the road frontage. This is reflected in the proposed density of around 30 dwellings per hectare. This density is proposed to minimise land take in Wadhurst overall in consideration of its AONB designation and landscape qualities. Taking into account the density of adjacent development and the rural fringe location it will be important for any development proposal to be design led to reflect the character and landscape qualities of the area.

20.49 The site is located within walking distance of Wadhurst village centre, approximately 3km from the train station and approximately 600 metres from a bus stop. Therefore opportunities exist for sustainable transport choices. Taking into account the need for smaller units in Wadhurst, its location within the High Weald AONB and its proximity to the High Street, the site is considered particularly suitable for the provision of a large number of smaller sized properties including affordable units. Low rise apartment blocks designed to resemble adjacent dwellings could assist to provide a low density development in appearance.

Policy RUGA 8

Allocation Land at Foxhole Farm

Land at Foxhole Farm, defined on the Wadhurst proposal map as Site WAD 4 is allocated for the development of up to 40 dwellings (30 dph). Proposals will only be permitted if detailed proposals meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Provide a suitable vehicular and pedestrian access using the approved access point from the adjacent development at Land at Lower High Street. A traffic assessment will be required to assess the impact of an increase in traffic movements that will arise from the development on surrounding roads. Development will only be permitted if a suitable and safe access can be provided as agreed with the Highway's Authority and where necessary through junction or highway mitigation to ensure safety. This may include the provision of traffic calming measures and the lowering

of the speed limit on the approach to the development site from the south and other measures as required commensurate with the level of development proposed. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 agreement to help fund any required improvements commensurate with the impacts of the development.

b) Retain and upgrade the historic route way / Public Right of Way (in particular footpath 25) for pedestrians and cyclists in order to maintain connectivity through the area incorporating it into the layout and design of development and ensuring that connectivity is retained with the existing rights of way network to provide links to the wider countryside. Any diversion of the existing right of way must ensure connectivity with the High Street and the off-site right of way network.

c) The Ancient Woodland assert must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network.

d) The boundary hedgerows and mature trees must also be protected, retained, enhanced, restored, strengthened and managed to account for their historic landscape value and to protect and improve their wildlife corridor, connectivity, ecological and screening functions. The enhancement of the sites boundary features must be informed by appropriate habitat surveys and specific species surveys, as appropriate. The creation of new wildlife corridors, particularly on the sites south-eastern boundary should also be considered to strengthen the overall green network and assist in protecting and retaining the rural character of Foxhole Lane.

e) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

f) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area;

g) Around 0.22 hectares of new open space, green space and leisure and recreation provision will be required to meet the needs of the development, subject to the final proposal in relation to housing numbers, size and type of dwelling. On-site provision must include a minimum of 0.22 hectares of new amenity space, including natural green space to be incorporated into the design of the site. Preferably this will provided in a location that will assist to provide environmental and landscape mitigation. Due to the limited area of land available for development Section 106 Planning Obligations will be required to provide new facilities on existing sites and/ or the improvement and enhancement of existing open space, green space, leisure and recreation provision in the local area to meet the needs of the development;

h) The provision of sustainable drainage systems shall meet the need of the development taking into account any potential impact that the development may have on the Ancient Woodland.

i) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

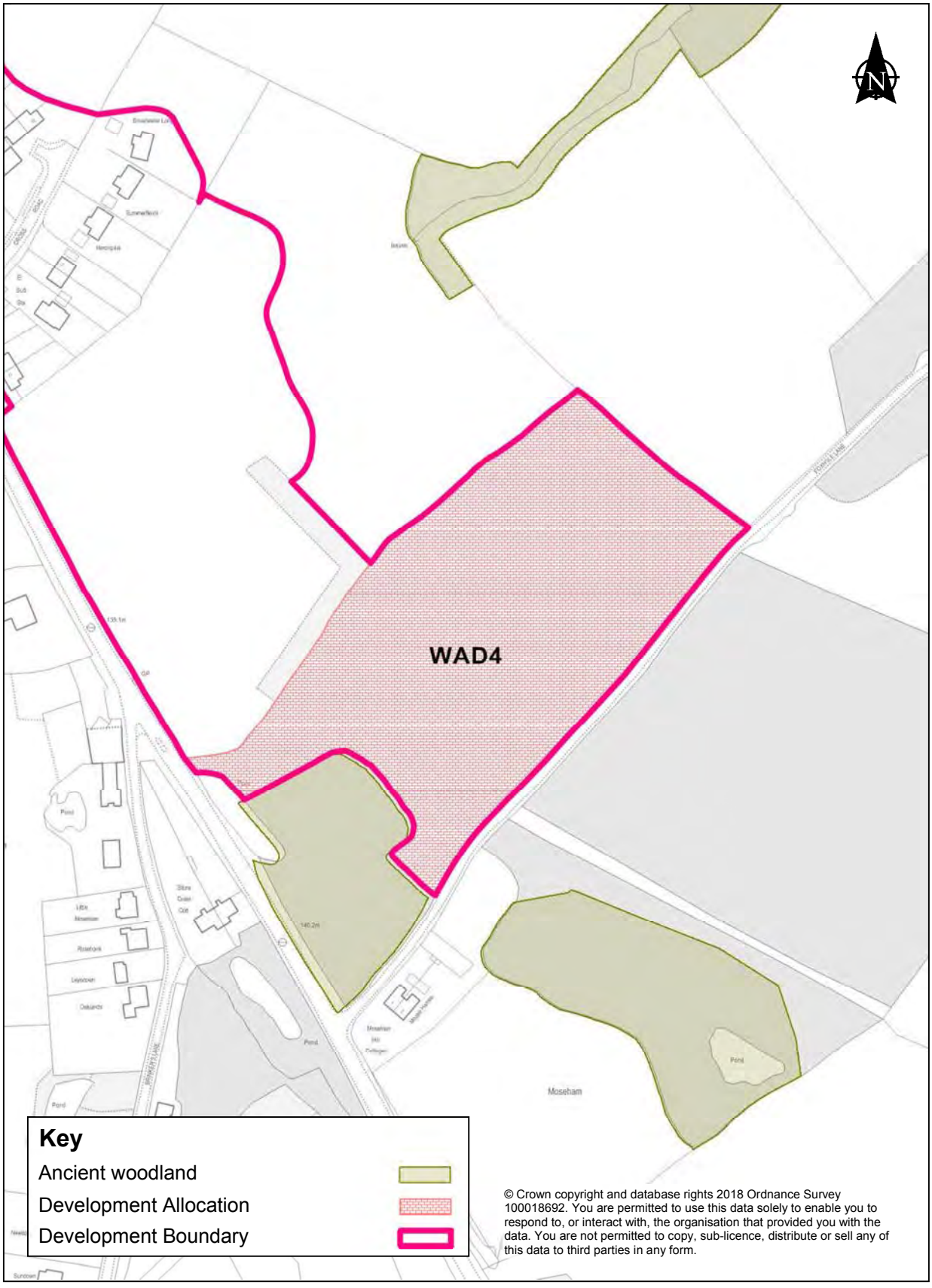
Policy RUGA 8 *Target(s):*

- 40 dwellings by 2028

Policy RUGA 8 *Indicator(s):*

- RUGA 014 - Number of net dwellings with extant planning permission on WAD4
- RUGA 015 - Net number of housing completions on WAD4 during the monitoring period

Map 27 - Land at Foxhole Farm



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Village Centre and the Economy

20.50 Wadhurst provides around 1.1% of the District's employment providing jobs for around 500 people[61]. Wadhurst is therefore an important employment centre providing jobs in a range of sectors. The village business areas are located at Durgates and north-west of the main village. Local shops and services are provided along the High Street, around the Square, along Station Road and at Cousley Wood Road at Durgates.

20.51 Shops and services in the village include a number of food and convenience stores, retail and business services and financial services. Wadhurst performs above the national average in these sectors. As of 2015, Wadhurst has a below than national average provision of comparison shopping and leisure service units. However, the leisure facilities provided are considered to be of a high quality. However, it is considered that the village centre could benefit from a few more businesses in the leisure services category.

20.52 Wadhurst also hosts a busy and popular monthly Farmers and Crafts Market in the Commemoration Hall selling fresh local produce, home baked goods and local art and crafts.

20.53 Wadhurst does not have a public square or an open space. It is therefore considered that such a space could be beneficial to provide an attractive focal point in the village

20.54 It is not considered necessary to allocate land for retail purposes in Wadhurst. However in order to sustain the village any retail and leisure uses should be directed towards the Primary Shopping Area as identified in Policy RUGA 9.

Policy RUGA 9

Wadhurst Primary Shopping Area

Within the Primary Shopping Area, as defined on the Proposals Maps, Primary and Secondary Frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the primary shopping area.

The following uses will be permitted within primary frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1Use class units in adjoining premises within the primary shopping area; and
- It would not break a continuous A1 primary retail frontage

61 Wealden Economy Study: Source: ONS, Business Register and Employment Survey, 2015

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area)
- B1 and D1 to D2 and C3 provided they are not on the ground floor.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

All new development must meet the design principles contained within the development plan and developers should work with the Highways Authority and produce a transport plan to consider the impact of the development on the wider town centre and to promote sustainable transport use associated with the development.

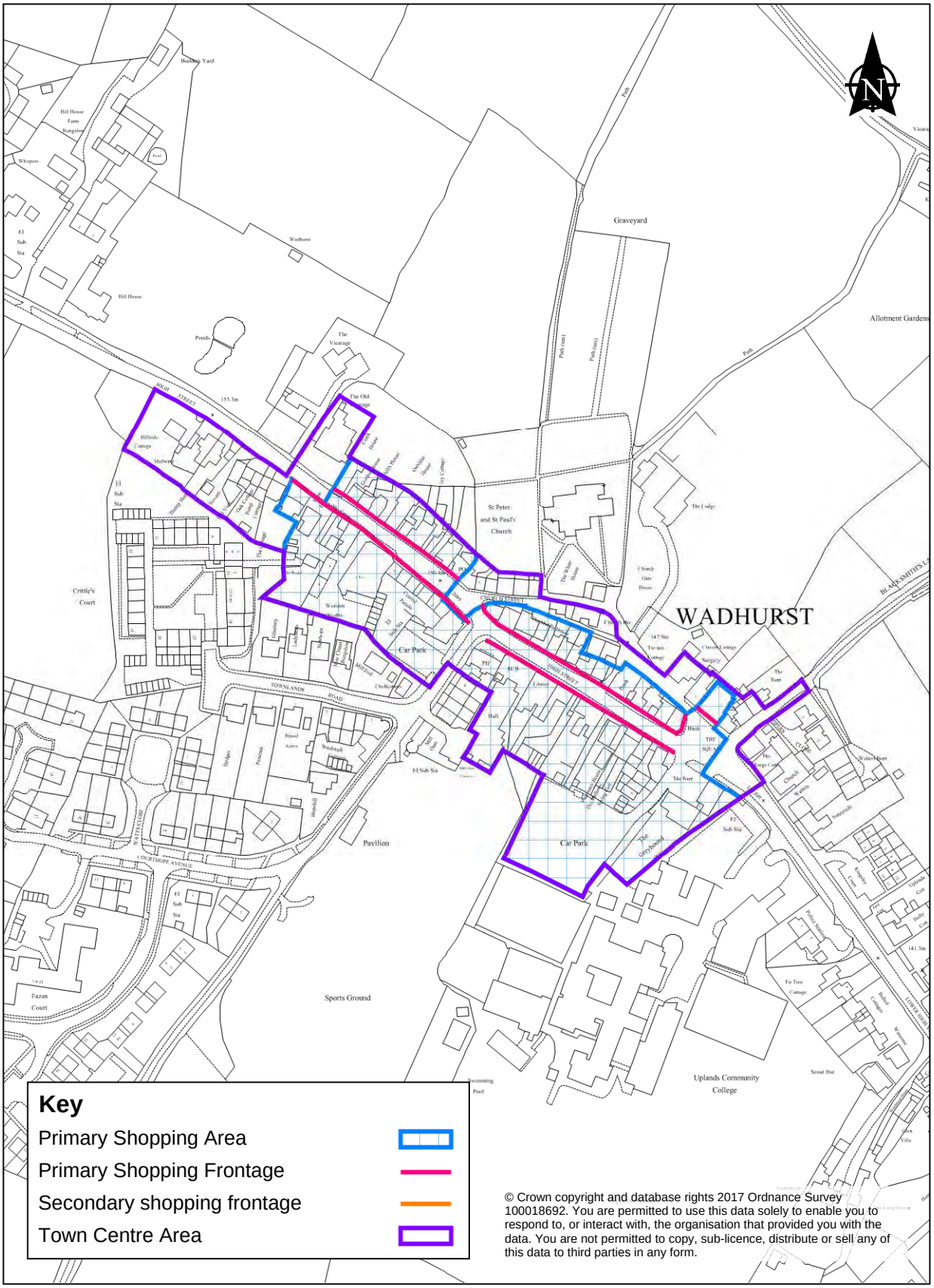
Policy RUGA 9 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary and Secondary Shopping Frontages of Wadhurst Primary Shopping Area

Policy RUGA 9 *Indicator(s):*

- RUGA 016 - Net amount of new retail floorspace within Wadhurst Primary Shopping Area
- RUGA 017 - Number of retail units within the Wadhurst Primary Shopping Area that have been converted to other uses

Map 28 - Wadhurst Village Centre



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21 Horam

Introduction

21.1 Horam is one of the District's larger villages and is situated approximately 2.5km from Heathfield on the A267 which runs between Hailsham and Tunbridge Wells.

21.2 Horam lies immediately south of the High Weald AONB, positioned on the side of a valley above Waldron Ghyll, which affords views out into the surrounding countryside. The High Weald AONB countryside to the north of Horam is characterised by stream corridors lined with mature trees and belts of Ancient Woodland. To the south west, long ranging views are afforded over the Low Weald countryside which includes large areas of Ancient Woodland. The landscape to the south east is fairly enclosed characterised by a patchwork of fields and east to west running stream corridors.

21.3 Although there are houses dotted along the many rural lanes that lead into Horam, development is mostly concentrated on the eastern side of the A267 around its commercial core located on the High Street near to the junction of the B2203 Heathfield Road. The village centre provides a range of shops, services and community facilities. There are also a number of leisure and tourism facilities located both within and on the edge of the village. The leisure and tourism facilities along with the many businesses located within Horam provide opportunities for local employment.

21.4 Until 1965, Horam had a railway station and was on the Eastbourne to Tunbridge Wells route. The former railway line now forms part of the Cuckoo Trail, which is a major route for recreation providing a 21km footpath and cycleway (National Cycle Network Route 21) between Eastbourne and Heathfield. The Cuckoo Trail passes through the centre of the village contributing to its tourism and boosting business. A number of other footpaths also connect with the Cuckoo Trail providing good accessibility to the surrounding countryside.

21.5 The nearest junior and secondary schools are in nearby Maynards Green and Heathfield, respectively. A once daily school bus runs from Horam to Heathfield and back again.

21.6 The Parish which includes the smaller settlement of Vines Cross has an overall population of 1837 in 2011[(62)]. The 2011 Census shows that the population structure of Horam is relatively similar to the population structure averages in the District. However, those aged 14 and under (15.8%), 15-29 (13.5%) and 30-44 (15.6%) were slightly lower than the District averages (16.5%, 14.3% and 16.8% respectively), however the proportion of those aged between 45-64 (30.3%) and those aged 65 and over (24.8%) were higher than the respective averages (29.5% and 22.9%).

21.7 In terms of the economy, the 2011 Census shows that 70.2% of the Parish's population are economically active which is similar to the Wealden's average (70.1%). The Census also identifies that compared to the District averages, Horam Parish has a

62 2011 Census

higher proportion of those that are self-employed (18.5% compared to 15.7%), a lower proportion of unemployed persons (1.9% compared to 2.5%) and the same proportion of retired persons (18.0%).

21.8 The hierarchy of employment in Horam reflects that of the District as a whole, with the highest proportion of the population in Horam working in the wholesale and retail trade; repair of motors' industry (15.9%), followed by human health and social work activities (13.7%) and construction (13.1%).

21.9 For the people living in the Horam area, the estimated total household weekly income in 2011/2012[(63)] was £817.30 (gross) which is similar to the District average of £819.40 (gross). In relation to qualifications in the Parish, the 2011 census shows that Horam has a higher percentage of the population ages 16 and over without qualifications (22.2%) than the average for the District (19.9%) and a lower percentage of those with the highest level of qualifications and above (26.5%) compared to the District average (28.9%).

21.10 Between 2012-2014, the life expectancy[(64)] for people living in Horam ward was 81 years, which was just below the average life expectancy for Wealden District as a whole (83 years). At the same time, it was estimated[(65)] that 25.0% of children aged 4-5 years and 35.3% aged 10-11 years were overweight or obese. Both of these percentages are considerably higher than the average percentages for the District (17.8% and 26.4% respectively). In terms of long term health problems and disabilities, the 2011 Census results indicate that 19.9% of the population in Horam had long term health problems or disabilities, which was above the average for the District (17.5%).

Vision

21.11 Horam is a sustainable settlement with good accessibility and a good provision of services and facilities. The area has potential to deliver sustainable development to meet housing need and improve infrastructure provision in the area.

Vision

By 2028 Horam will maintain its village feel whilst existing services and facilities will be retained and new or improved services and facilities will be provided. This includes a Crematorium which, along with housing growth will support and benefit local businesses. The village centre will retain its function and the village will benefit from the provision of improved services and facilities including leisure and recreation provision. The green network will also be strengthened and enhanced including improved opportunities for cycling and walking. Horam will continue to benefit from tourism and recreational facilities including the draw associated with the continued promotion of the Cuckoo Trail.

63 Office for National Statistics (ONS)
64 Primary Care Mortality Database 2016
65 National Child Measurement Programme (NCMP) 2016

Growth and Change

21.12 The Strategy for Horam, as set out in Chapter 6 of this Plan, seeks to support and maintain its existing role and function. The strategic growth policies recognise that Horam is situated in an area with less environmental or landscape considerations than other villages in the District whilst also having capacity to deliver housing in a location with a good provision of services and facilities as well as retail provision that provides for people's day to day needs. To meet the spatial objectives of this Plan, growth and change in Horam will be facilitated through:

- The provision of a development boundary; and
- Land allocated for 250 homes.

Development Boundary

21.13 The development boundary at Horam seeks to provide and manage growth in locations adjacent to built up areas, whilst preventing significant outward encroachment of development into the surrounding countryside, particularly to the north, west and south.

21.14 The development boundary extends on the western side of the village to incorporate the former Merrydown Wines site, which is being redeveloped for mixed housing and employment uses. To the west, land is more scattered and rural in character. This includes Horam Manor which is a Grade II Listed Building. To the north-west (Furnace Close) and on the west of the A267 are large houses in substantial landscape plots. Some are on higher ground and are exposed in long range views. These are all excluded from the boundary in order to prevent any outward extension of development.

21.15 To the north, the development boundary tightly envelops the more compact development along the eastern side of the A267 around Manor Close, Manor Road and The Avenue. Dwellings fronting the B2203 to Stream Bridge are also included, but land beyond this is recognised for its landscape value by its inclusion within the High Weald Area of Outstanding Natural Beauty.

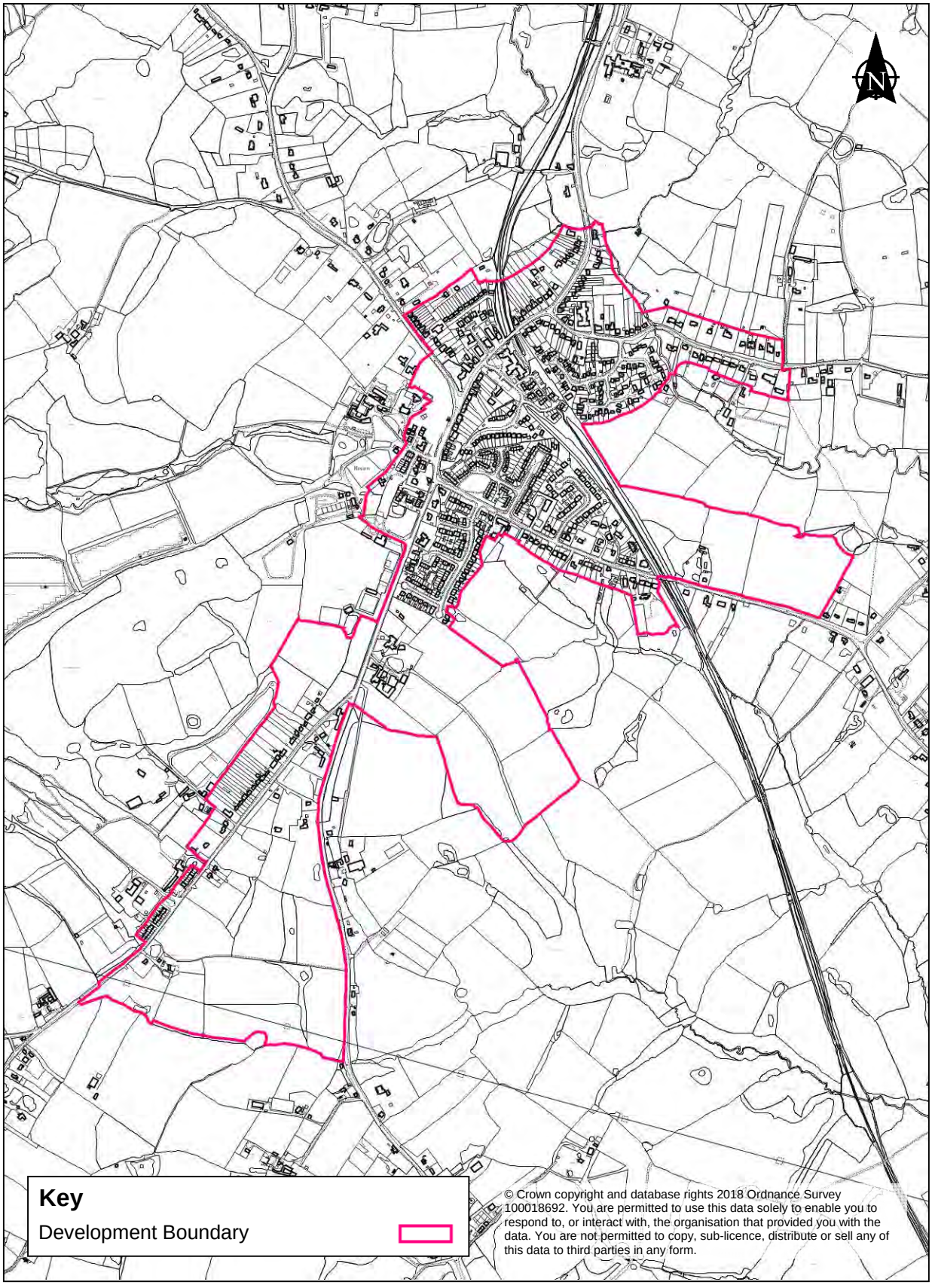
21.16 The development boundary includes the curtilages of some houses between the B2203 and Vines Cross Road, although this part of the village is subject to flooding and this is a constraint that may limit intensification in this location. Beyond Horeham Bridge, the development boundary includes houses north and south of Vines Cross Road up to the Thatched Cottage. It does not include full length of curtilage in order to control backland development and the fringes of the High Weald AONB. Beyond the Thatched Cottage, the character of Vines Cross Road is more sporadic and is therefore excluded from the boundary.

21.17 On the eastern side of the village, the development boundary is drawn to include land on the north side of Horebeech Lane to take into account land which has recently been granted planning permission at Rosemead Farm. Land north of this has not been included within the development boundary due to its undulation and prominence from the

AONB to the north. To the south of Horebeech Lane the development boundary includes the commitment at Coylet Farm but excludes the full depth of curtilages in places to prevent inappropriate in-depth development and an intrusion into Toll Wood which is Ancient Woodland. Land to the south of Grange Close, part of Coxlow Farm, has been included in the development boundary to include the housing allocation.

21.18 Development to the south of the May Garland Public House in a block formed by Chiddingly Road and the A267 is included within the development boundary in order to accommodate some growth in the village. Whilst the area has pockets of mature hedging and trees within the land parcel, the busy A267 to the east, High Voltage Pylons in the southern half of the land and Chiddingly Road (with commercial sites and golf club further to the west) present strong urban influences. Development in this part of the village presents an opportunity to provide some growth in an area with existing housing provision and includes land with planning permission for a crematorium. Further to the west, the boundary includes dwellings facing Chiddingly Road and their gardens. Close to the junction with the A267, the boundary also includes land with an existing commitment for residential development.

Map 29 - Horam Development Boundary



Provision of Homes

21.19 Apart from the current development of the Merrydown site, limited housing growth has taken place in Horam since the estate developments built in the 1980s off Toll Wood Road, Horam Park Close, Grange Close, Paynsbridge Way and Hillside Drive. Due to this earlier development no allocations were provided in subsequent Local Plans. Horam is a sustainable village which makes some further expansion appropriate and land has therefore been allocated to accommodate residential growth in a location that is close to the existing village. The development strategy for Horam therefore includes:

- Policy RUGA 11 Land at Coxlow Farm.

SHELAA Sites within the Development Boundary

21.20 There are a number of SHELAA sites within the development boundary that are considered suitable and have been counted towards the housing requirement figures and meet the provisions of Policy AF1.

Policy RUGA 10

SHELAA Sites within Horam Development Boundary

The following SHELAA sites form part of the housing requirement and are supported for growth, subject to other policies within the development plan.

SHELAA Reference	Site Name	Calculated capacity (dwellings)
841/3030	Land at Hedgerows, Horam	38
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	36

Policy RUGA 10 *Target(s):*

- Land at Hedgerows - 38 dwellings by 2028
- Horam Flat Farm - 36 dwellings by 2028

Policy RUGA 10 *Indicator(s):*

- RUGA 018 - Number of net dwellings with extant planning permission on identified SHELAA sites
- RUGA 019 - Number of net housing completions on identified SHELAA sites for each monitoring period

Housing

21.21 The housing stock in Horam is characterised by a high proportion of detached and semi-detached properties and this provision is significantly above the national and south-east average, although the provision of detached dwellings is below the Wealden average. There is a lower proportion of terraced properties, maisonettes and flats although there is a higher than average provision of flats in commercial properties in Horam. With regards to bedrooms, Horam has similar percentages of one and five (or more) bedroom dwellings compared to Wealden averages, but slightly lower percentages of two and four bedroom dwellings and higher proportions of three bedroom dwellings. The 2011 Census also identified that 3.1% of the housing stock had one less room than was needed, which was below the average for the District (3.8%) but that 63.3% of dwellings had two more rooms than required and 20.5% had one more room than was required, both of which were similar to the District averages. The percentages of one person households (29.0%) and all family households (66.3%) are also relatively similar to the averages for the District (27.6% and 67.2% respectively).

21.22 Similar to elsewhere in the north of the District, there is a clear need to readdress and balance the size and type of housing stock to provide a balanced mix of housing through the District and within towns. A mix of one, two and three bedroom units should be the focus of new housing provision in Horam.

Infrastructure

21.23 Where necessary financial contributions towards infrastructure will be secured through planning obligations (Section 106 / Section 178) where this is necessary to make the development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also relevant and CIL is intended to fund improvements to accommodate the wider impacts of development.

21.24 Additional public services may be required to support growth in the Horam area, in due course. The High Weald Lewes and Havens CCG have not currently identified any improvements to primary health care facilities in Horam.

21.25 The open space, sports and recreation assessment (2016) identifies that there is a current deficit in open space, sports and recreation provision in Horam. The study identifies a need for additional facilities including youth facilities and multi-functional

greenspace[66]. In considering current deficiencies all open space, sports and recreation facilities are protected under Policy HWB1. The overall scale of development and proposed housing numbers will limit the types of open space, sports and recreation facilities that can be provided on sites. Where relevant to certain types of provision, contributions will be sought to improve existing facilities where open space capacity or accessibility deficiencies cannot be met through on-site provision.

21.26 Information relating to the improvement of the green network in and around Horam is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Land at Coxlow Farm

21.27 The landscape assessment identifies the site as having a low landscape capacity for change, but this assessment included a much larger site which extends further to the south east towards the Cuckoo Trail. The assessment indicates that this southern section is most sensitive and identifies that some development may be accommodated taking into account sensitive landscape features and appropriate siting, design and landscape mitigation measures. The design of development in this location will need to be carefully considered taking into account landscape features.

21.28 An overall density of around 30 dwellings per hectare is proposed for the site. However, this can vary across the site to take account of landscape and ecological sensitivity.

21.29 It is considered that a suitable access can be provided from the A267 subject to highways improvement's to meet the requirements for development on the scale proposed. A detailed Traffic Assessment will be required to be undertaken to inform such improvements. The position of the access would have to be carefully considered with the junction of the A267 and Chiddingly Road which is located to the west of the boundary of the site.

Policy RUGA 11

Allocation - Land at Coxlow Farm

Land at Coxlow Farm, Horam, defined on the Horam proposal map as site HO1 is allocated for development of up to 250 houses. This is subject to design principles and the required provision of associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant properties detailed on the Development Plan:

66 Multi-functional greenspace includes parks, pitch sports provision and amenity greenspace.

a) Provide a single point of access from the A267 in agreement with the Highways Authority. Development will also be required to provide local highway or transport improvements as agreed with the Highways Authority. This will include the provision of new and improved suitable footways as appropriate for the scale and type of development, suitable traffic calming measures, appropriate signage and other measures as required to create a safe pedestrian and cycle environment. Where determined necessary, contributions will be collected through section 106 Planning Agreement/ 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

b) On and off-site woodland, including Ancient Woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. Buffers should include the retention of strips of existing vegetation and where appropriate targeted woodland scrub planting. Hedgerows and mature trees on and adjacent to the site must also be protected, retained, enhanced and managed. The enhancement of habitats of value must be informed by appropriate habitat surveys including specific species surveys;

c) The development must include a range of densities across the site but achieve on average around 30 dwellings per hectare (net);

d) The provision of sustainable drainage systems will be required to meet the needs of the development. Account must be had with regards to the site levels and the impact that these may have in relation to run off and the surrounding land;

e) Site levels and the siting and design of development must be carefully considered as part of any development proposal to reduce impacts on existing residential properties, the street scape and surrounding landscape. Appropriate planting should be considered throughout the site;

f) Strong woodland landscape mitigation buffer between 10 -15m must be provided around the north, east and southern perimeters of the site to ensure that development is visually contained from the wider landscape, to reinforce character, reintroduce landscape structure and to protect the amenity of nearby properties. This should include the protection, retention and enhancement of the existing hedgerows and mature trees, which provide a landscape character function to surrounding rural street-scapes; The enhancement of these features must be informed by appropriate habitat surveys including specific species surveys;

g) Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented as part of the overall development to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network;

h) New open space, green space and leisure and recreation provision will be required to meet the needs of the development. Subject to the final proposal in relation to housing numbers, size and type of dwellings, on-site provision must include a minimum

area of 1.2 hectares of multi-functional green space of which 0.5 hectares should be amenity green space and the remainder natural greenspace. The provision of a children's equipped play area of a minimum size of 0.04 plus 0.01 hectares of playable space and the provision of a minimum of 0.1ha of youth facilities will also be required. Should it not be possible to fully meet the needs of the development through on-site provision of youth facilities, and where it is considered appropriate, then a S106 Planning Agreement will be required to provide new or improved youth facilities in the local area to meet the needs of the development; and;

i) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

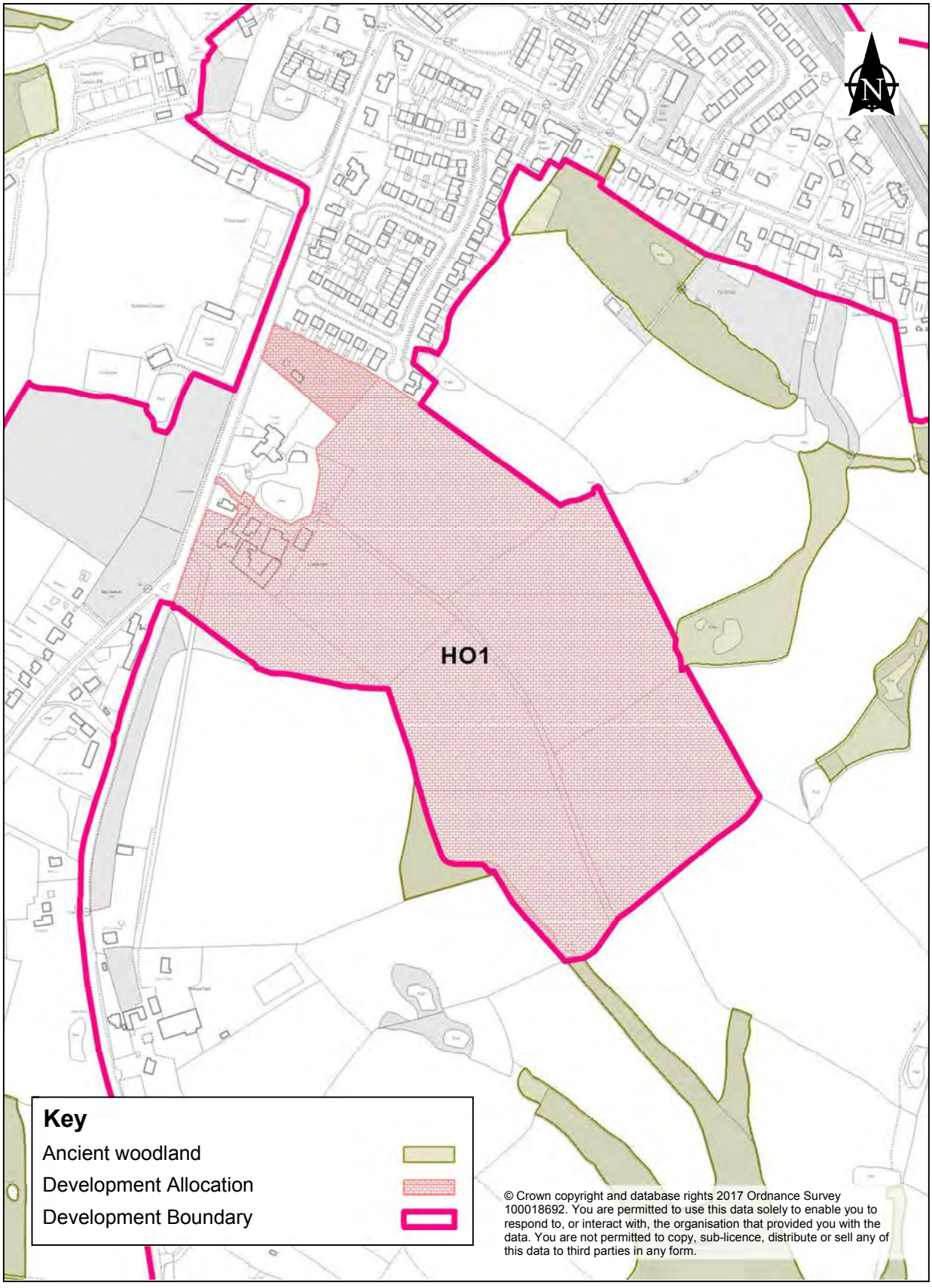
Policy RUGA 11 *Target(s):*

- 250 dwellings by 2028

Policy RUGA 11 *Indicator(s):*

- RUGA 020 - Number of net dwellings with extant planning permission on HO1
- RUGA 021 - Net number of housing completions on HO1 during the monitoring period

Map 30 - Land at Coxlow Farm



Village Centre and the Economy

21.30 Horam benefits from a range of shops and other commercial properties in the High Street. Within the Primary Shopping Area, there is an equal split of 39% units in retail and 39% services. However, 14% of the units were empty at the time of survey which is indicative of poor health as a retail and business destination.

Horam Primary Shopping Area

21.31 The Primary Shopping Area at Horam is centred on the High Street between the junction Little London Road and Vines Cross Road.

21.32 There are two distinct frontages which play a complementary role, with focus of retail uses within the Primary Frontage and mixed uses and services (with some retail) in the Secondary Frontage. The former Horam Inn has permission to be used for retail uses following closure of the pub.

21.33 Having regard to the extent of growth proposed for Horam, it is important that the centre is attractive, well-designed and well managed. A good mix of uses for shoppers and visitors can have positive sustainability benefits including reducing the need to travel, enhancing community cohesion and acting as a key focal point for businesses and social interactions.

21.34 To ensure that a healthy balance of uses is maintained at Horam, the Council will actively manage the concentration of different Use Classes (under the Use Class Order) within different areas of the Primary Shopping Area. By designating and protecting key frontages it is possible to control the distribution of retail and non-retail uses to ensure Horam is an attractive place to shop.

21.35 It should be noted however, that the Council is unable to determine exactly what the final use of a shop may be. For example, permission may be granted for an 'A1' use retail shop, but no distinction can be made as to whether this shop is, for example, a clothing shop, a hairdresser, or a charity shop. In addition, planning permission may not be required for certain changes of use, away from retail. For example A1 shops (with no more than 150m^2 floor area) can change to banks and building societies and other professional services (other than health and medical services) and including estate and employment agencies.

Vision for Horam Primary Shopping Area

The Council will maintain the variety of uses at Horam with policies that seek to safeguard the retail component of the shopping area. Whilst unlikely to provide the same extent of shops and services as the main town centres, by the end of the Plan period Horam will cater for the needs of people in the local area and contribute towards maintaining sustainable communities.

Policy RUGA 12

Horam Primary Shopping Area

Within the Horam Primary Shopping Area proposals involving the change of use or redevelopment of ground floor premises from use class A1 to A2 , A3, A4 or A5 will be permitted only where:

a) No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and

b) It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

c) Non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that they meet criterion A(1) above. In the case of a shop that currently provides an essential day-to-day 'top up' retail (class A1) use (or where such a use existed within the preceding three years), its loss will only be supported where there is another shop of comparable use that is similarly accessible to serve the customers within the same local catchment area; and

d) In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

* *The Council may seek independent advice to test the veracity of any marketing exercise.*

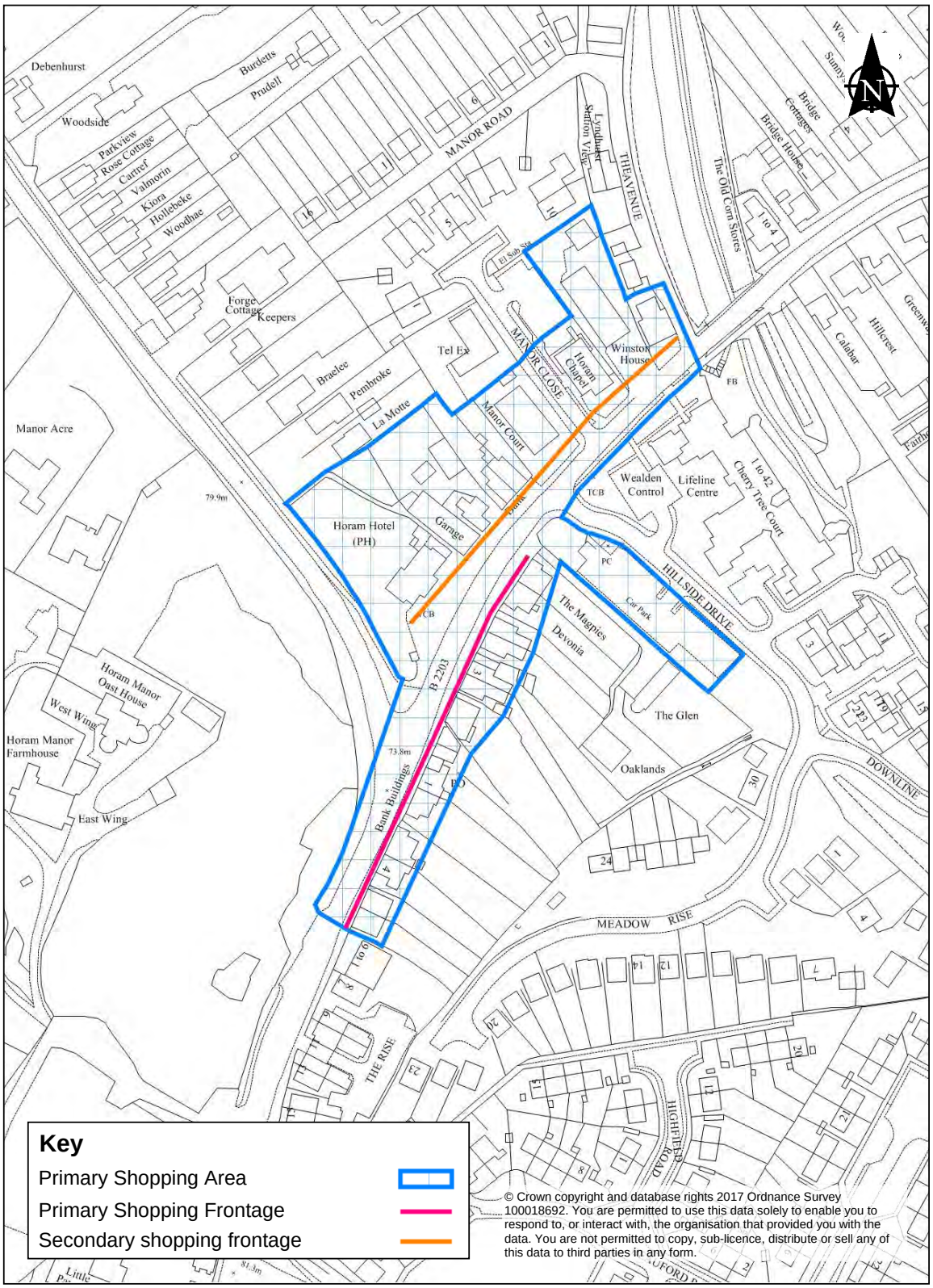
Policy RUGA 12 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Horam

Policy RUGA 12 *Indicator(s):*

- RUGA 022 - Net amount of new retail floorspace within Horam Primary Shopping Area
- RUGA 023 - Number of retail units within the Horam Primary Shopping Area that have been converted to other uses

Map 31 - Horam Primary Shopping Area



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21 Horam

22 Ninfield

Introduction

22.1 Ninfield is a village located approximately 6km to the north-west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle.

22.2 Ninfield is mainly residential in character. The village originally developed along the High Street and Manchester Road, giving the village a predominantly linear form. However, estate development consolidated the settlement between these and to the west of Church Lane and Lower Street.

22.3 Ninfield is considered to have relatively good accessibility being located relatively close to the town of Bexhill which provides a good range of services and facilities. Ninfield is served by a bus service running Monday to Saturday providing access to Bexhill, Eastbourne and Tunbridge Wells. However, there is no bus service returning to Ninfield in the evenings. The nearest train station is located in Battle or Bexhill. Both stations provide a service to Eastbourne and Hastings providing access to Brighton, Tunbridge Wells and London.

22.4 The village is situated in the Combe Haven Valley area of the High Weald. The boundary of the High Weald AONB is located just to the north west of the village. Ninfield is situated on a prominent ridge and is elevated from its surrounding landscape with long distance views afforded from the villages existing settlement edge. The 2014 Landscape Assessment identifies Ninfield to have a sensitive edge with a more prominent edge in certain places. The surrounding landscape is characterised by ancient fieldscapes, blocks of Ancient Woodland and a patchwork of cohesive and aggregate assarts.

22.5 Standard Hill is located on the south western tip of Ninfield and from this location long views across the levels can be gained. The South Downs National Park is also visible from the south western edge of Ninfield. The northern edge of Ninfield also provides extensive views across the countryside towards the High Weald AONB.

22.6 The Parish which extends wider than the village of Ninfield itself has a population of 1,562[(67)]. The 2011 Census results show that the population structure of Ninfield differs slightly from the population structure of the District as a whole. The percentage of the population in Ninfield aged 15-29 (12.3%) is lower than the average for Wealden (14.3%), whilst the percentage of those aged 0-14 (17.1%) and 45-64 (31.4%) are greater than the Wealden averages (16.5% and 29.5% respectively). The percentage of those aged 30-44 (16.8 %) and those aged 65 and over (22.9%) are representative of the District averages (16.8% and 22.4% respectively).

22.7 With regards to the economy, the 2011 Census results show that Ninfield has a higher percentage of people aged 16-74 who are economically active (69.2%) in comparison to the District average (70.1%) and the same percentage of those unemployed (2.5%) as the District as a whole. The proportion of Ninfield's population who are

67 2011 Census

self-employed (19.5%) and classed as retired (18.9%) are both greater than the District averages (15.7% and 18.0% respectively).

22.8 Of those in employment, most work in the wholesale and retail trade; repair of motors' industry (15.1%), which is followed by the human health and social work activities (14.3%) and education (12.0%) industries. This trend follows that of the District overall.

22.9 The estimated average total weekly income for households in the Ninfield area in 2011/2012[(68)] was £821.90 (gross), which is similar to the District average £819.40 (gross). With regards to qualifications, the 2011 Census indicates that both the percentage of the population without qualifications (23.8%) was higher than the District average (19.9%) and those with the highest level of qualifications and above (27.0%) was lower than the corresponding District average (28.9%).

22.10 The 2011 Census results showed that of the total population of Ninfield, 17.7 % had long term health problems or disabilities, which is similar to the District average (17.5%). Between 2012 and 2014[(69)] 27.1% of children aged 4-5 were classified as overweight or obese in Ninfield ward, which was significantly higher than the District average (17.8%) and higher than all other wards. On the contrary, 22.0% of children aged 10-11 were classified as overweight or obese which was below the District average (26.4%). During the same period, the life expectancy[(70)] in Ninfield ward was 86 years, which is higher than the Wealden average (83 years).

Vision

22.11 Ninfield is a sustainable settlement with good accessibility and a good provision of local services and facilities. An opportunity exists to deliver sustainable development to meet housing need and to improve infrastructure provision where this is identified to be required.

Vision for Ninfield

By 2028 Ninfield will maintain its existing village function and will continue to provide a good level of services and facilities for its residents. Additional growth will be provided whilst maintaining a rural setting to the village and conserving its rural character, its historical landscape pattern, cultural identity and its high quality and valued landscape setting. Opportunities will have been maximised to improve public transport options to allow daytime and evening access to nearby towns to improve access to employment and leisure and recreation facilities for all its residents. Residents, young and old, will benefit from the provision of a greater choice of housing options within the village to suit their need, including the provision of some affordable homes. Community facilities and an improved leisure and recreation provision will ensure opportunities for health and well-being continue to be provided locally.

68 Office for National Statistics (ONS)
69 National Child Measurement Programme (NCMP) 2016
70 Primary Care Mortality Database 2016

Growth and Change

22.12 The strategic growth policies, set out in Chapter 6, identifies Ninfield as a sustainable settlement and as such a village that is able to contribute to the District's housing growth. An opportunity is therefore provided to deliver sustainable development in the village whilst maintaining its existing role and function.

22.13 To meet the spatial objectives of this plan, growth and change in Ninfield will be facilitated through:

- The provision of a development boundary; and
- The provision of around 125 homes over the plan period 2013 – 2028.

Development Boundary

22.14 The development boundary is drawn in order to accommodate some growth within and around the village, whilst preventing significant development to the south of the ridge top setting to the village.

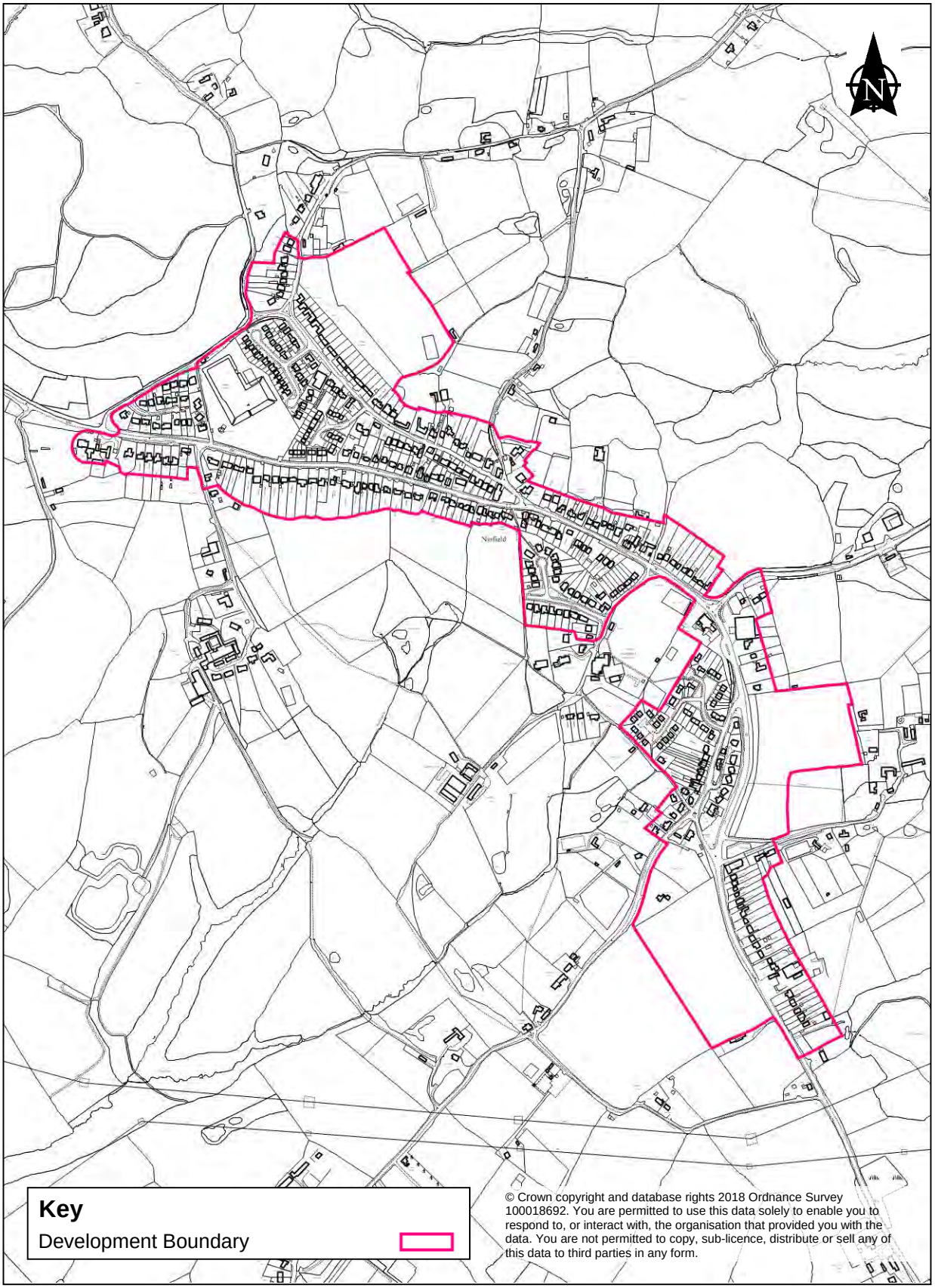
22.15 The boundary includes properties fronting High Street and Manchester Road westwards to Coombe Lane. Encroachment of the village into Coombe Wood and the adjoining countryside within the High Weald Area of Outstanding Natural Beauty, as well as the intensification of development to the north and north west, would adversely affect the more rural character and landscape setting of this area. Land to the north east of Manchester Road is included in the boundary in order to accommodate housing growth.

22.16 The boundary excludes land close to the junction with High Street and B2204 which is visually prominent and exposed in distant views to the north and north-east. The boundary includes the commitment for residential development on part of Ingrams Farm south-east of the petrol station. Land east of the petrol station and commercial buildings (also part of Ingrams Farm) is excluded from the boundary since although visually well contained, the land slopes significantly and has access constraints.

22.17 The development boundary to the south-east follows the existing development at Lower Street and existing dwellings on the north side of the A269. Land bounded by the A269, Lower Street and Crouch Lane is included in the boundary in order to accommodate housing growth.

22.18 The recreation ground and allotment gardens have been excluded from the development boundary as it is considered that this area has a distinct open character which links the village to countryside south of Church Path. The Parish Church, primary school and adjoining properties have also been excluded to resist intensification of development which would adversely affect the loose-knit character of this part of the village.

Map 32 - Ninfield Development Boundary



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Provision of Homes

22.19 Two sites are allocated for development in Ninfield to meet the Council's strategic objectives, the vision statement for Ninfield and taking into account consultation discussions and feedback;

- Land at Crouch Field (NIN1)
- Land at Manchester Road (NIN2)

Housing

22.20 With regards to housing, the 2011 census revealed that Ninfield Parish has a larger proportion of semi-detached dwellings (31.0%) and a significantly larger proportion of detached dwellings (57.3%) compared to the average proportions of the District (30.0% and 44.5% respectively). On the contrary, Ninfield has significantly lower proportions of terraced dwellings (5.7%) and flatted development (5.5%) compared to the respective averages (12.7% and 11.5%). Compared to the averages for Wealden District, the 2011 Census identifies that Ninfield has lower proportions of one and five or more bedroom dwellings, a higher proportion of three bedroom dwellings and a similar proportion of dwellings with two bedrooms. Ninfield has a slightly greater percentage of households that has one less room than required (3.9%) compared to the District average (3.8%) but a greater percentage of households with two more rooms more than required (68.5%) compared to the District average (63.3%). Ninfield has similar proportions of one person households (26.1%) and family households (69.3%) compared to those of the District as a whole (27.6% and 67.2% respectively).

22.21 At this current time there is an identified housing need of 11 in the Ninfield area and 11 of these on the register have a local connection[71].

22.22 There is a clear need to readdress and balance the size and type of housing stock to provide a balanced mix of housing through the District and within towns and villages. A mix of one, two and three bedroom units should be the focus of new housing provision in Ninfield.

Infrastructure

22.23 The village has a good provision of services and facilities including infant and primary education provision, medical facilities (GP and Pharmacy), and community facilities. Ninfield also has open space and recreation facilities.

22.24 For secondary school provision, Ninfield is within the catchment of Claverham Community College in Battle, which is within Rother District. However, children may also attend schools in Bexhill or Hailsham Community College. A number of independent schools are also available in the wider locality. A once a day school bus runs to Bexhill Community College and back.

71 Please note that the Housing Register figure quoted is a snapshot in time of housing need and it does not take into account future projections of need

22.25 No infrastructure requirements have currently been identified in relation to the primary road network (A269) which forms the main route and High Street of the village, but this may be subject to review. Specific transport requirements for individual sites are identified in the site allocation policies below and future applications will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. Additional public facilities may be required, in due course.

22.26 SECAMB have identified the need to increase the existing community responder scheme in the area, to support the level of growth proposed.

22.27 The open space, sports and recreation assessment has identified a need for additional facilities including amenity green space and parks and gardens. In considering current deficiencies open space, sports and recreation facilities are protected under HWB1. The overall scale of development alongside the provision of development will limit the types of open, space, sports and recreation facilities that can be provided on site. Contributions will therefore be sought to improve existing facilities where these cannot be provided.

22.28 Information relating to the improvement of the green network in and around Ninfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Land at Crouch Field

22.29 The allocation is located on the southern edge of Ninfield fronting the A269 Bexhill Road to the east, Lower Street to the north-west and Crouch Lane to the South. A row of properties overlook the site on its eastern side and a number of large detached residential properties are located to the north, south and west. The land is currently in arable use and apart from its Bexhill Road frontage is bordered by hedgerows. The site is at a higher level than surrounding land, however the topography of the site is flat. The site is currently highly visible in the wider landscape and extensive views are currently afforded from the site across the Pevensey Levels and beyond to the south west. The site is also open on its north-western boundary allowing impressive views across the surrounding landscape to the west of Ninfield village. The landscape assessment identifies the site as having a moderate landscape capacity and suggests that medium to small scale development could be accommodated subject to appropriate siting, design and landscape mitigation. Given the raised levels of the site and its location it will be essential for any development to provide landscape mitigation. Given these constraints it is proposed to restrict development at this site to the frontage of the site, to allow for this mitigation. Site levels may also need to be considered to ensure that the residential amenity of existing properties is protected.

22.30 Although the site would need to be levelled to provide pedestrian and cycle access to the surrounding roads, the site is located adjacent to an extensive network of public footpaths providing access to the surrounding countryside and also an alternative route to services and facilities around the village. The primary school and recreation

ground is located approximately 700m away using public footpaths or 1km using the highway network. Improvements to the public footpath network may be required to assist in accessibility to the village and its services. The majority of the site is located within 400m from an existing bus stop.

22.31 It is considered that a suitable access can be provided off the A269 Bexhill Road, subject to certain highway improvements, a speed reduction and traffic calming measures. Any measures will need to be considered alongside measures put forward as part of the Ingrams Farm development. Any highway measures will need to be informed by a detailed Traffic Assessment including junction modelling at peak times.

22.32 Development in the near vicinity of the site is low in density. However the existing built form to the north of the allocation is of a much higher density. Stocks Meadow has a density of around 24 dwellings per hectare (dph) and Smiths Close is provided at 40 dph. The more recent Ingrams Farm is provided at 16 dph. Accounting for differences in the locality and the need to provide smaller dwellings an overall density of around 30dph is proposed for the site. However this can vary across the site to take account of landscape sensitivity as well as ensuring design quality in this edge of settlement location.

Policy RUGA 13

Allocation – Land at Crouch Field

Land at Crouch Field, defined on the Ninfield proposal map as Site NIN 1 is allocated for the development of up to 45 houses. This is subject to design principles and the required provision of associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) A traffic assessment will be required to be undertaken to assess capacity at peak times on the local road network including the junction of the A269 and A271. Development will only be permitted if capacity exists as agreed by the Highway Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required improvements or mitigation commensurate with the impacts of the development;

b) The location and suitability of access points will be in agreement with the Highway's Authority. Development will be required to provide local highway or transport improvements as agreed by the Highways Authority. This will include the provision of new and improved suitable footways as appropriate for the scale and type of development, reducing the speed limit to 30mph to a suitable distance south of the allocation, suitable traffic calming measures, appropriate signage and other measures as required to create a safe pedestrian and cycle environment. Where determined necessary, contributions will be collected through Section 106 Planning Agreement

/ 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

c) The design of the development must take into account of its edge of settlement location. An active frontage is preferred on the A269 to maintain visual continuity and an attractive approach to the village and to assist in future Highway safety;

d) The provision of sustainable drainage systems will be required to meet the needs of the development. Account must be had with regards to site levels and the impact that these may have in relation to run off and the surrounding land;

e) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

f) Site levels and the siting and design of development must be carefully considered as part of any development proposal to reduce impacts on existing residential properties, the street scape and surrounding landscape. Appropriate planting should be considered throughout the site;

g) A strong woodland landscape mitigation buffer between 10 -15m must be provided around the south east, south west and north western perimeters of the site to ensure that development is visually contained from the wider landscape, to reinforce character, reintroduce landscape structure and to protect the amenity of nearby properties. This should include the protection, retention and enhancement of the existing hedgerows and mature trees, which provide a landscape character function to surrounding rural street-scapes; The enhancement of these features must be informed by appropriate habitat surveys including specific species surveys;

h) Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented as part of the overall development to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network;

i) New open space, green space and leisure and recreation provision will be required to meet the needs of the development. Subject to the final proposal in relation to housing numbers, size and type of dwellings, on-site provision must include a minimum area of 0.46 hectares of multi-functional green space and the provision of a children's equipped play area of a minimum size of 0.04 hectares. Should it not be possible to fully meet the needs of the development through on-site provision or where it is considered appropriate, then a S106 Planning Agreement will be required to provide new or improved facilities in the local area to meet the needs of the development; and

j) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

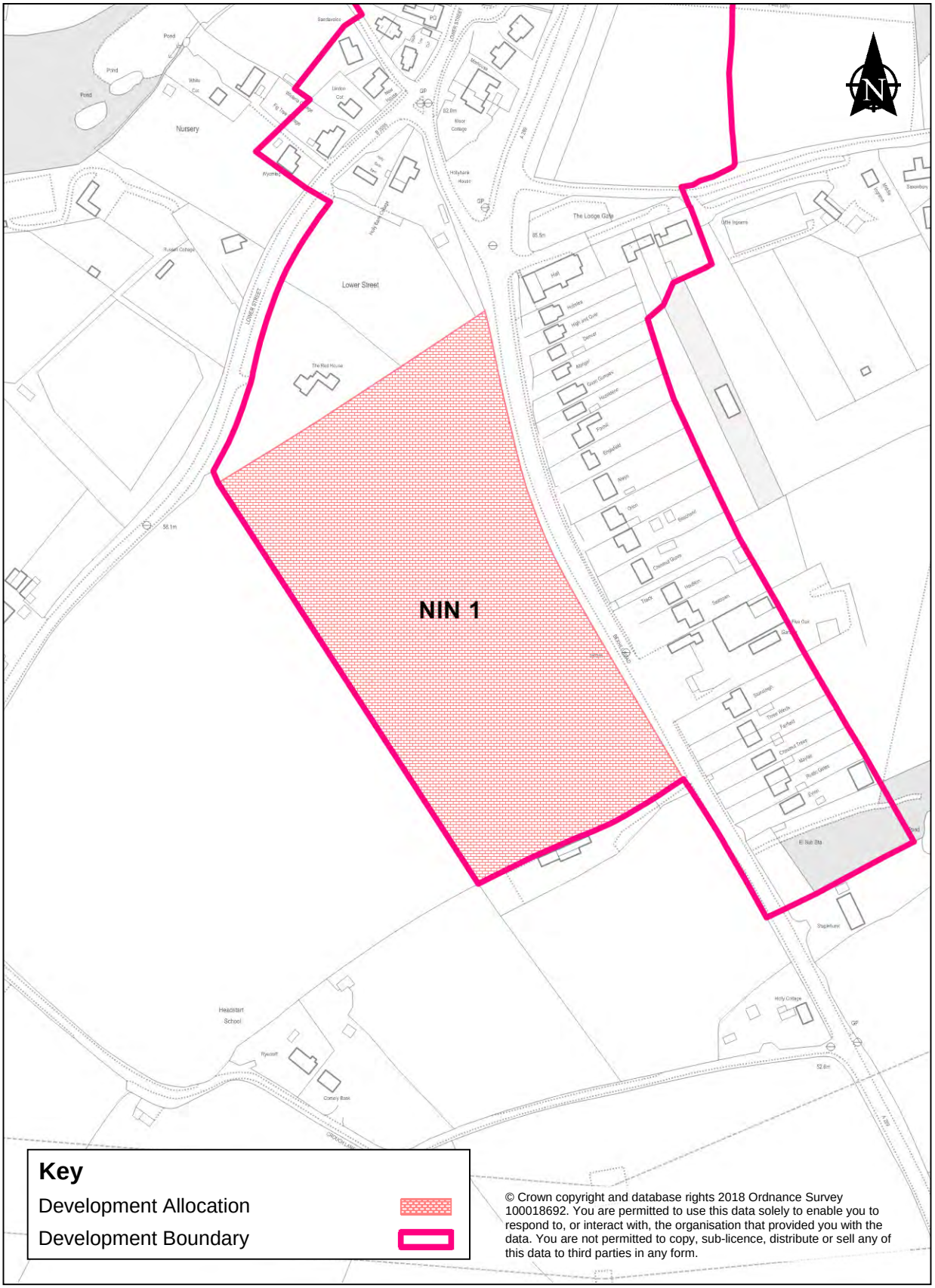
Policy RUGA 13 *Target(s):*

- 45 dwellings by 2028
- 0.46 hectares of multi-functional green space

Policy RUGA 13 *Indicator(s):*

- RUGA 024 - Number of net dwellings with extant planning permission on NIN1
- RUGA 025 - Net number of housing completions on NIN1 during the monitoring period

Map 33 - Land at Crouch Farm



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Land at Manchester Road

22.33 The site is located to the north east of Manchester Road and east of Marlpits Lane, adjoining the existing built up area of Ninfield and located to the north of the A269 linking Ninfield with Bexhill.

22.34 The site is approximately 4.09ha and is generally rectangular in shape, gently falling to the north east. The site is bounded by the rear gardens of properties fronting Manchester Road to the south west, two Listed Buildings (Church Farm Oast and Church Farm Barn) to the south, properties fronting Marlpits Lane to the north west and open countryside to the north and east.

22.35 The Site comprises a single narrow field and part of an additional larger field. Both fields have recently been used as paddocks, enclosed by a mixture of hedgerows and fences. The site also includes 1 and 2 Sparke Gardens which front Manchester Road and are proposed to be demolished as part of the development proposal to provide suitable access to the site.

22.36 Strong hedgerow and tree lines are present both within and adjacent to the site including a large hedgerow running north west to south east approximately 30 meters from the south west boundary of the site. The south east boundary is adjacent to significant trees and hedgerows that visually separate the site from surrounding views.

22.37 The site is in relative close proximity to services and a 270m walk to the centre of the village which has a bus stop and a range of facilities. Improvements to the public footpath network may be required to improve accessibility to the village and its services.

22.38 Development in the vicinity has mixed density with development along Manchester Road to the south of the site achieving 14 dwellings per hectare in comparison to development in Coombe Shaw to the west of the site being 31dwellings per hectare and Millfield 37 dwellings per hectare. Accounting for differences in the locality an overall density of around 30 dwellings per hectare is proposed for the site. However this can vary across the site to take account of landscape sensitivity as well as ensuring design quality in this edge of settlement location.

22.39 Consideration will also be required in relation to the sites proximity to Grade II Listed Church Farm Oast and Church Farm Barn which are located to the south of the site. It is likely that the design of any proposed housing and access to the development will need to be designed in a way that protects the setting of the Listed Buildings and reinforce the existing tree and hedgerow belt along the southern site boundary to help screen the new development from these buildings.

Policy RUGA 14

Land at Manchester Road

Land at Manchester Road defined on the Proposals Map as NIN 2 is allocated for the development of up to 80 houses (78 dwellings net). This is subject to design principles and the required provision of associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) A traffic assessment will be required to be undertaken to assess capacity at peak times on the local road network including the junction of the A269 and A271. Development will only be permitted if capacity exists as agreed by the Highway Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required improvements or mitigation commensurate with the impacts of the development;

b) The location and suitability of access points will be in agreement with the Highway's Authority. Development will be required to provide local highway or transport improvements as agreed by the Highways Authority. This will include the provision of new and improved suitable footways as appropriate for the scale and type of development, suitable traffic calming measures, appropriate signage and other measures as required to create a safe pedestrian and cycle environment. Where determined necessary, contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

c) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare (net);

d) Site levels and the siting and design of development must be carefully considered as part of any development proposal to reduce impacts on existing residential properties, the street scape and surrounding landscape. Appropriate planting should be considered throughout the site;

e) A strong woodland landscape mitigation buffer must be provided around the north, east and south eastern boundary of the site to ensure that development is visually contained from the wider landscape, to reinforce character, reintroduce landscape structure and to protect the amenity of nearby properties. This should include the protection, retention and enhancement of the existing hedgerows and mature trees, which provide a landscape character function to surrounding rural street-scapes. The enhancement of these features must be informed by appropriate habitat surveys including specific species surveys;

f) Development must be sited and designed to show special regard and not adversely affect the setting of the Grade II Listed Buildings (Church Farm Oast and Church Farm Barn) located to the west of the allocation. In order to help mitigate any adverse impact the development including its layout will need to be carefully designed and landscape features will need to be restored and strengthened;

g) New open space, green space and leisure and recreation provision will be required to meet the needs of the development. Should it not be possible to fully meet the needs of the development through on-site provision or where it is considered appropriate, then a S106 Planning Agreement will be required to provide new or improved facilities in the local area to meet the needs of the development; and

h) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5

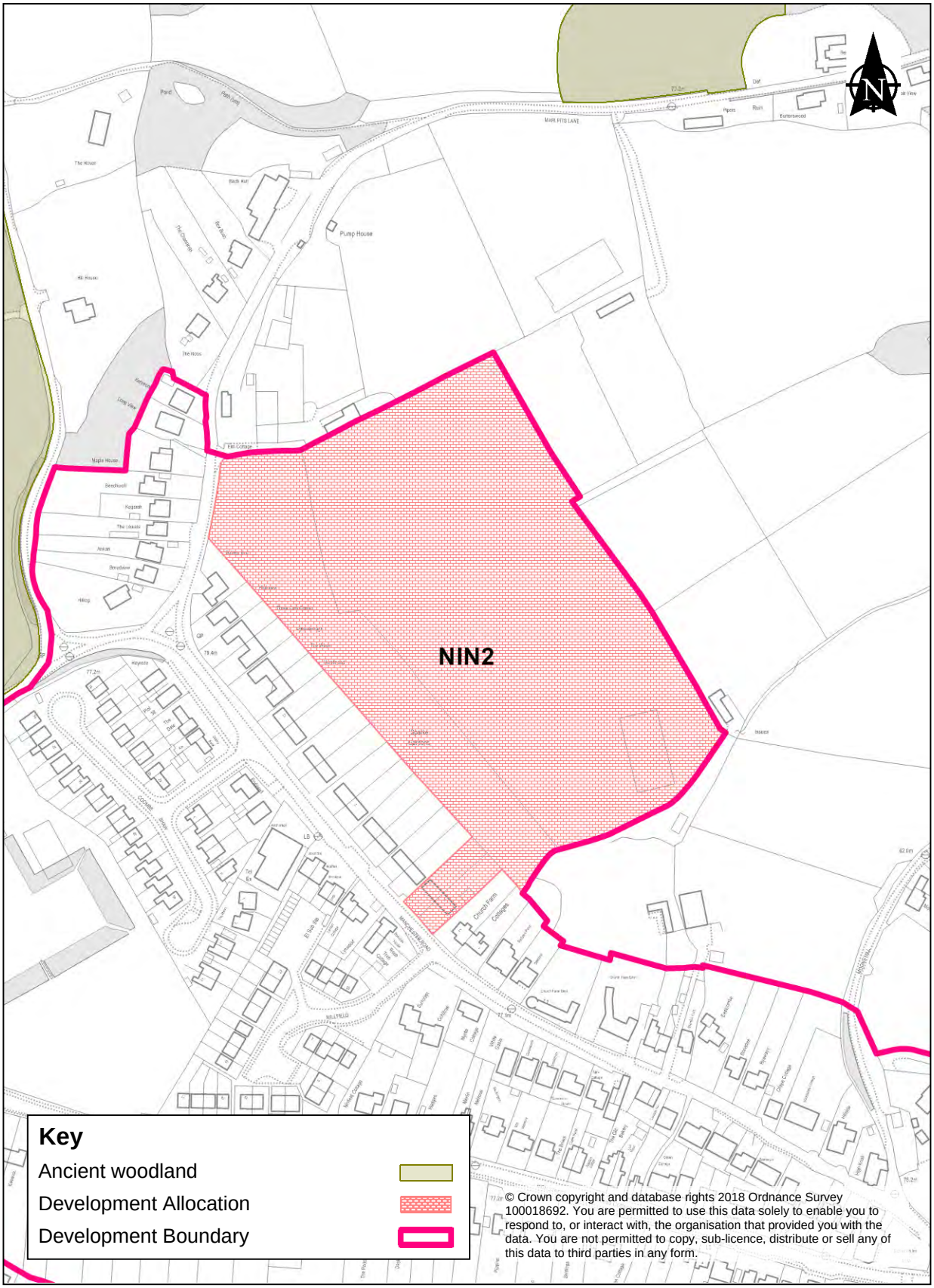
Policy RUGA 14 *Target(s):*

- 80 dwellings by 2028

Policy RUGA 14 *Indicator(s):*

- RUGA 026 - Number of net dwellings with extant planning permission on NIN2
- RUGA 027 - Net number of housing completions on NIN2 during the monitoring period

Map 34 - Land at Manchester Road



23 Uckfield

Introduction

23.1 Uckfield is located within the middle of the District, to the south of Ashdown Forest on the border of the High Weald and Low Weald landscape areas. The town is located approximately 11km north east of Lewes, 13km south of Crowborough and 13km west of Heathfield. The A22 (which runs between London and Eastbourne) and the A26 (which runs between Lewes and Tunbridge Wells) is located directly to the east of the town. The cross country A272 route (which runs from Winchester to Heathfield) is situated to the north of the town.

23.2 Uckfield is a large linear town which has developed at the crossroads between two B roads running north-south, east-west. Its popularity developed due to its location on the pilgrimage route linking Winchester, Canterbury, Lewes and London. Historically, the holding of a weekly market is evident in Uckfield from as early as 1220, and although it is unclear whether the market continued through the Middle Ages, there is further evidence of a market being held between 1792 and 1849 and continuing through until WWII. Early industry in the area appears to have revolved around agriculture, cloth working, the production of iron, and brick making. In the 19th century this evolved to leather working, spinning and weaving, brick making and coppicing. Wealden iron production had a significant impact on the economy of the area in the Middle Ages as did poultry farming with the arrival of the railway in the 19th century. The historic core of Uckfield is situated at the northern end of the High Street, with a concentration of Listed Buildings resulting in historic character and also a designated Conservation Area.

23.3 The catalyst for development in the town, especially the southern part of Uckfield, was the arrival of the railway in 1858 providing a twin tracked line from Lewes to Uckfield. The line was later extended from Uckfield to Groombridge, providing access to Tunbridge Wells and London in 1968. In 1969, the line between Uckfield and Lewes was closed and in 1985, the line between Eridge and Tunbridge Wells. Today Uckfield benefits from a rail link to London, and it is intended to continue to safeguard the potential extension to Lewes where it could connect to another part of the national network, should an operational or business case arise to reinstate the line. In principal this would be supported by the Council.

23.4 A centrally located bus station, adjacent to the railway station, provides a transport hub with a wide range of services to neighbouring towns and villages.

23.5 According to 2011 Census data, Uckfield has a population of 14,493 people, which is lower than Crowborough and Hailsham. Information from the 2011 Census shows that the banding with the highest population in Uckfield is 45-64 (28.0%), although this is slightly lower than the Wealden average (29.5%). The percentage of those aged 0-14 (17.8%), 15-29 (17.0%) and 30-44 (20.1%) are all higher than the District averages for those bandings (16.5%, 14.3% and 16.8% respectively). Uckfield however has a lower percentage of those aged 65 and over (17.1%) compared to the average for the District (22.9%).

23.6 In terms of the economy, the 2011 Census shows that of those aged 16-74 in Uckfield, 75.5% are economically active, which is higher than Wealden's average (70.1%) whilst the percentage of those that are self-employed (12.0%) is slightly lower than the average (15.7%). Uckfield has a slightly higher percentage of unemployed persons (2.9%) and a smaller percentage of the population who are retired (13.8%) compared to the respective averages for the District (2.5% and 18.0%).

23.7 In relation to employment, the highest proportion of the population in Uckfield works in the wholesale and retail trade; repair of motors' industry (18.0%), followed by human health and social work activities (12.0%) and education (10.4%).

23.8 The estimated average total weekly income for households in Uckfield Parish in 2011/2012[(72)] is £823.85 (gross) which is similar to the district average of £819.40 (gross). The Census identifies that both the percentage of the Parish's population without qualifications (18.3%) and those with the highest level of qualifications and above (25.5%) are lower than the corresponding averages for the District (19.9% and 28.9%).

23.9 The 2011 census results showed that 15.4% of Uckfield's population has long term health problems or disabilities, which is lower than the District average (17.5%). In terms of childhood heath, children aged 4-5 that were classified as overweight or obese in 2012 and 2014[(73)] in the Uckfield wards ranged from 14.4% in Uckfield New Town to 25.5% in Uckfield Ridgewood. The average percentage for all Uckfield wards was 18.4%, which was above the District average (17.8%). Similarly, the average percentage of children aged 10-11 for all Uckfield wards (28.1%) is higher than the District average for that age group (26.4%), with only Uckfield Ridgewood ward being lower (23.9%). The average life expectancy[(74)] in 2012-2014 for the Uckfield wards (84 years) is higher than the Wealden average (83 years), with Uckfield New Town having the highest life expectancy (87 years) of all the wards.

23.10 Uckfield has the largest town centre in the District serving both its residents and acting as a hub and service centre for a wide catchment of surrounding villages and settlements.

23.11 The town centre has a good range and variety of shopping with a number of retail outlets and leisure facilities including an independent cinema and a leisure centre. Uckfield is an attractive location for commuters to London, Tunbridge Wells and the Gatwick / Crawley area. By road this means using the A26 / A22 which cross the Ashdown Forest Special Area of Conservation and Special Protection Area.

23.12 In 2016 planning permission was granted for the provision of 1,000 dwellings at Ridgewood Farm with associated commercial and retail provision as well as infrastructure including a Suitable Alternative Natural Greenspace.

23.13 With the commitment of 1,000 dwellings and associated development as well as highways improvements in the High Street, Uckfield is going through a process of change.

72 Office for National Statistics (ONS)
73 National Child Measurement Programme (NCMP) 2016
74 Primary Care Mortality Database 2016

To support this change, this Plan makes provision to increase Uckfield's retail provision to ensure that it reaches its full potential to provide the essential range of services and facilities required, in an attractive environment that is easily accessible. Improving the vitality and attractiveness of the town centre are key to delivering sustainable development and improving the quality of life of residents. Widening the choice and variety of jobs and services available will help reduce the need for longer distance travel.

Vision

23.14 With a functional town centre serving its residents and the wider rural hinterland, the vision for Uckfield is to provide the support and infrastructure needed to plan, manage and promote the town in a positive way, and to ensure the aspirations of the local community can be realised.

Uckfield Vision

By the end of the Plan period Uckfield will retain its function as a town serving its residents and wider rural hinterland whilst improving its public realm and premises. Uckfield town centre will become a contemporary market town with an 'up-market' image known for its successful and varied shopping facilities and commercial opportunities, offering an attractive and welcoming environment, maintaining its own distinctive identity and acting as a hub for surrounding towns and villages.

Uckfield residents will benefit from improved public open space and leisure facilitates as well as new retail provision within the town centre. Existing retail and commercial facilities will be improved and Uckfield will retain its commercial prominence.

Growth and Change

23.15 Within the Plan period the 1,000 dwellings and other development commitments will be built out. A development boundary has been identified for Uckfield, with a windfall allowance which will allow additional growth and change to take place within the time frame of this Plan. Growth and change will therefore be facilitated through:

- The provision of a development boundary with a windfall allowance; and
- The provision of 1,450 sqm (net) of retail floorspace over the plan period.

Development Boundary

23.16 The development boundary for Uckfield seeks to conserve the rural setting of the town and prevent outward encroachment of development into the surrounding countryside. The development boundary follows existing development, including current housing and industrial commitments.

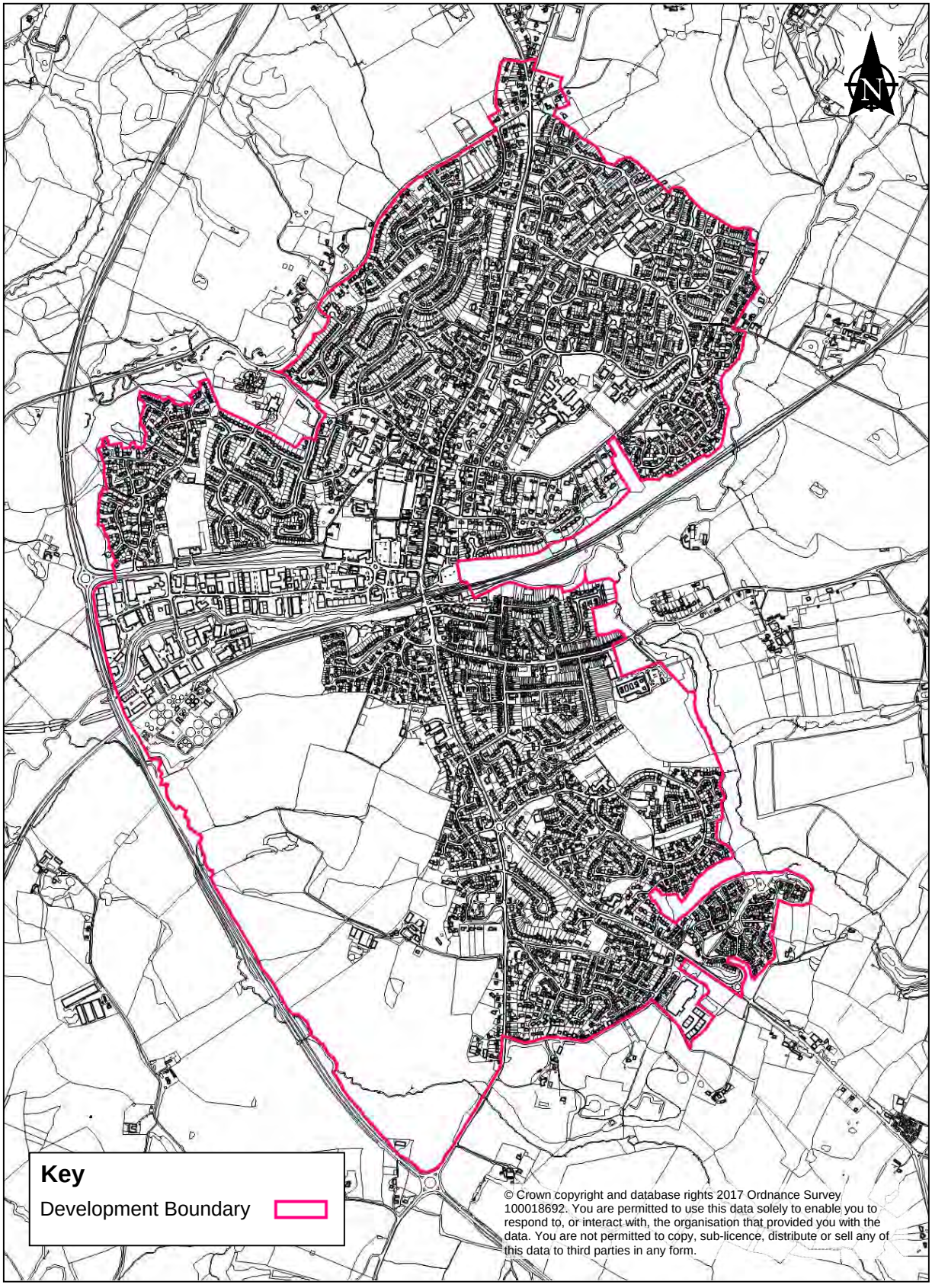
23.17 In the northern part of the town, the development boundary follows Snatts Road and the edge of Manor Park but excludes land and buildings beyond where there is a distinct change to a more rural character, emphasised by Views Wood, Paygate Wood and other areas of attractive woodland which are prominent in the landscape. Land beyond properties at Ringles Cross is excluded to prevent outward expansion between Uckfield and the villages of Maresfield and Five Ash Down.

23.18 Along the eastern edge of the town, the development boundary follows the curtilages of existing properties and includes the committed housing sites south of Hempstead Lane and at Harlands Farm, together with the community hospital. However, land within the floodplain of the River Uck and Framfield Stream, the wider areas of farmland and woodland to the east, and the small ribbon of properties along Bird-in-Eye Hill have been excluded to prevent an outward encroachment of development into an essentially rural landscape.

23.19 To the south, in the Ridgewood area, New Road marks a notable change in character between the relatively compact built-up area and the more rural character created by the wooded grounds of Ridgewood House, the recreation ground, allotment gardens and countryside beyond. For these reasons the development boundary follows New Road, includes the business area, but excludes adjoining land where it is considered that new development would be intrusive on the landscape and detrimental to its rural character.

23.20 Along the western edge of the town the development boundary generally follows the edge of the built-up area. To the south of Bell Farm Road, the development boundary follows the edge of Bellbrook Business Area and is drawn to the A22 bypass southwards to the Little Horsted roundabout. There is a commitment for an urban extension here on Ridgewood Farm and adjoining land parcels and as such the boundary is drawn to incorporate this land. To the north of Bell Farm Road, the development boundary includes Rocks Park but excludes the public parkland further west and the buildings and grounds of Buckswood Grange, where the mature tree cover creates a distinctly rural character on the fringe of the town. Further north, areas of mature woodland are prominent features in the landscape and have therefore been excluded from the development boundary.

Map 35 - Uckfield Development Boundary



Infrastructure

23.21 Uckfield has a good provision of services and facilities including infant, primary, secondary and further education provision, medical facilities (Uckfield Community Hospital, doctor surgeries, dentists and pharmacies), community facilities. Uckfield also has open space and recreation facilities. A range of independent schools are available in the wider area

23.22 The first of two stages (high street improvements and the provision of a new station car park) of the Phase 1 Uckfield town centre traffic management and public realm improvements have recently been completed. Further feasibility work is underway in relation to the last stage of Phase 1 works (improvements to the bus station) together with additional improvements in the town centre area.

23.23 The development of 1,000 homes, employment and community facilities on the site to the West of Uckfield at Ridgewood, allocated in the Core Strategy will include two new junctions onto the A22.

23.24 The Ridgewood scheme will also provide space for additional early years and primary education provision. Further improvements to secondary education may be required the longer term, subject to review.

23.25 Specific transport requirements for individual windfall sites will be explored in relation to future applications. This may include the need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority.

23.26 The High Weald Lewes and Havens CCG support the potential use of existing space / expansion within the existing hospital site to increase clinical space for the Bird in Eye Surgery located at Uckfield Community Hospital.

23.27 The open space, sports and recreation assessment has identified a need for additional facilities. In considering current deficiencies open space, sports and recreation facilities are protected under HWB1.

23.28 Information relating to the improvement of the green network in and around Uckfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Town Centre

23.29 There is a complementary mix of multiple and independent retailers within Uckfield. Uckfield would benefit from more anchor stores and key high street retailers to help increase the attraction of the centre and the retention of shoppers who live in the local catchment area but choose to shop in the higher order centres outside the District; principally Royal Tunbridge Wells. However attracting multiples to the centre will be difficult, and as a result the preferred strategy for Uckfield will be to consolidate its existing

multiple and service offer, and build on the attraction and success of its independent and specialist offer, by improving the quality and choice of shops, cafés and restaurants.

23.30 Uckfield Farmers' Market would benefit from a more central location where it could accommodate more stalls and will have the necessary 'critical mass' to attract more people and generate linked trips to the benefit of other shops, services and facilities in the centre. It could also be beneficial for the town centre's overall vitality and viability to provide a more permanent covered market, as this will lead to better management and marketing of the offer, and mean that it can operate year-round regardless of the weather.

Retail

23.31 Evidence shows that Uckfield retains some 83% of food shopping trips and expenditure within its own area. Overall Uckfield has a relatively good food and convenience offer that is meeting the 'bulk' and 'top-up' food shopping needs of its catchment population.

23.32 Uckfield's comparison offer is adequate for a market town and it retains just under one third of shopping trips and retail expenditure within its catchment area; the highest retention rate in Wealden. However, the town is losing shoppers and expenditure to the higher order centres of Tunbridge Wells, Eastbourne and Brighton, particularly for fashion shopping. Therefore, it is considered that rather than trying to replicate the offer in these centres, Uckfield should seek to establish its own identity in the comparison sector; with the potential to promote its independent and specialist offer.

Town Centre Uses

23.33 There are a number of retail, financial and leisure services within Uckfield. However, leisure services are below national average.

23.34 It is considered that the town centre has a good variety and choice of services that cater well for the needs of its catchment population. In addition Uckfield has a relatively good evening economy. This will help to create footfall and interest in the centre at night time, as well as benefiting other local shops and businesses that are open late.

Town Centre Vision and Policies

23.35 Uckfield is a successful town. However, it could benefit from some regeneration of existing buildings and creation of a clear local focal point.

Uckfield Town Centre Vision

By the end of the plan period the town centre will be reconfigured to enhance the public realm and to ensure the long term success of the local market. Some additional 1850 square metres of retail floorspace will have been delivered ensuring the continuing vibrant town status. The improvement of the existing building stock will be complete making the best use of the town centre space. The green spaces within

Uckfield will have been protected and enhanced providing a network of usable green space and the strategic SANG will be a prominent feature and asset of the Town.

23.36 Studies have shown that there is need for additional convenience and comparison shopping space within Uckfield. There is also a capacity within some areas to accommodate growth, particularly with land owned/ or controlled by Wealden District Council, Uckfield Town Council, East Sussex County Council and East Sussex Fire and Rescue Service.

Policy RUGA 15

Retail and Town Centre Use Allocations

Subject to further retail studies some 450 sq. metres convenience and 1400 sq. metres comparison retail floorspace provision will be required within Uckfield Town Centre within the Plan Period. The land identified as UHA on the proposals map can be used for the provision of this retail space together with other town centre uses as part of a comprehensive redevelopment. To help facilitate this growth residential development will be delivered alongside new retail and commercial development. The comprehensive redevelopment will be subject of Policy AF1 and other policies within the plan. Once development is complete the land will be re-assessed in relation to primary, secondary shopping frontages and primary shopping area.

Within Uckfield Town Centre the overall windfall allowance of 70 dwellings (as identified in Policy WLP7) is intended for land within the Town Centre as part of wider regeneration proposals.

Policy RUGA 15 *Target(s):*

- 450 sq.m of convenience floorspace
- 1,400 sq.m of comparison floorspace

Policy RUGA 15 *Indicator(s):*

- RUGA 028 - Net amount of convenience and comparison retail floorspace completed within Uckfield Town Centre (cumulative)

Policy RUGA 16

Uckfield Primary Shopping Area

Within the primary shopping area, as defined on the Proposals Maps, primary and secondary frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the primary shopping area.

The following uses will be permitted within primary frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1use class units in adjoining premises within the primary shopping area; and
- It would not break a continuous A1 primary retail frontage

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2 and C3 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area)

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

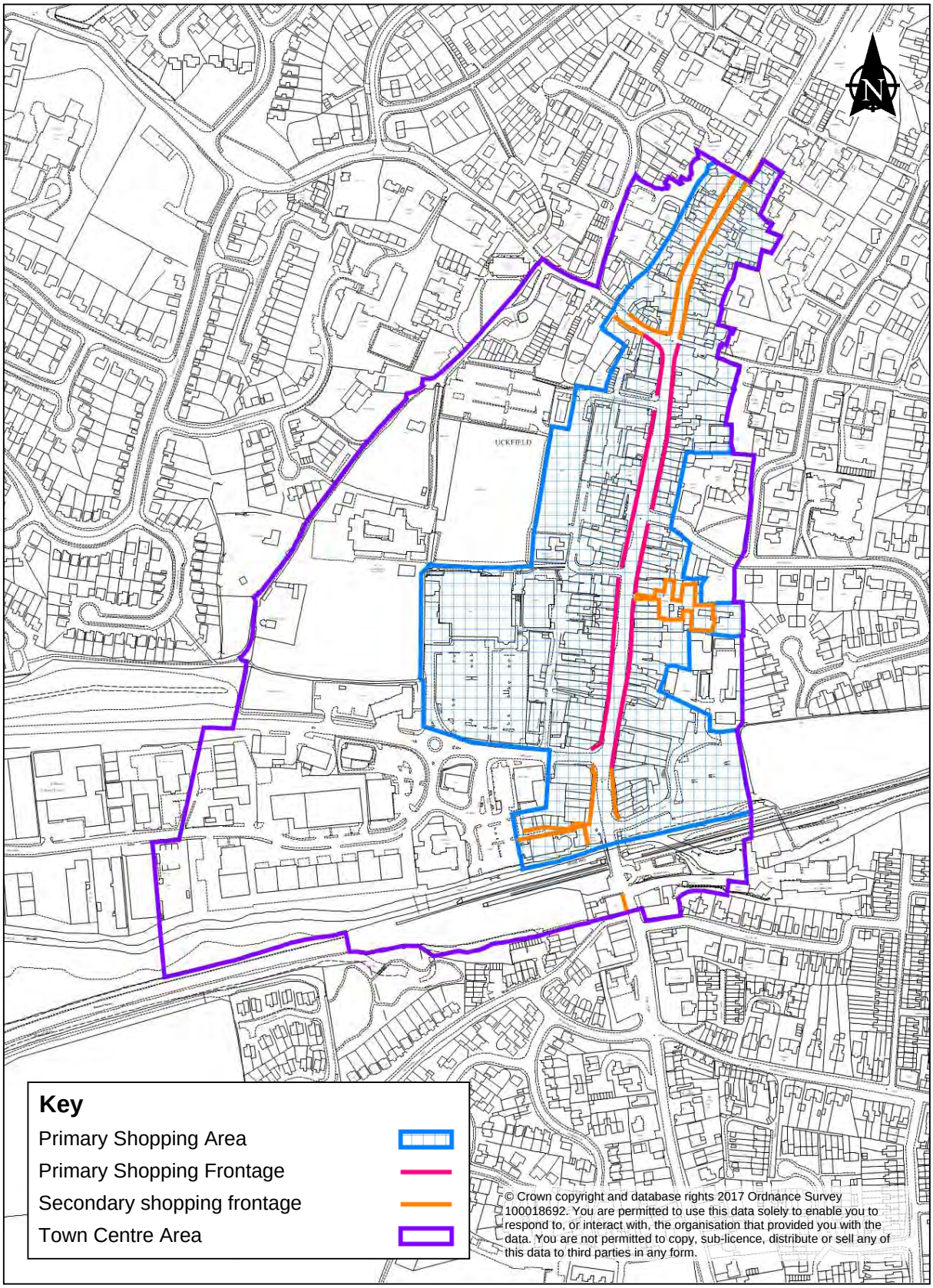
Policy RUGA 16 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary and Secondary Shopping Frontages of Uckfield Primary Shopping Area

Policy RUGA 16 *Indicator(s):*

- RUGA 029 - Net amount of new retail floorspace within Uckfield Primary Shopping Area
- RUGA 030 - Number of retail units within the Uckfield Primary Shopping Area that have been converted to other uses

Map 36 - Uckfield Town Centre



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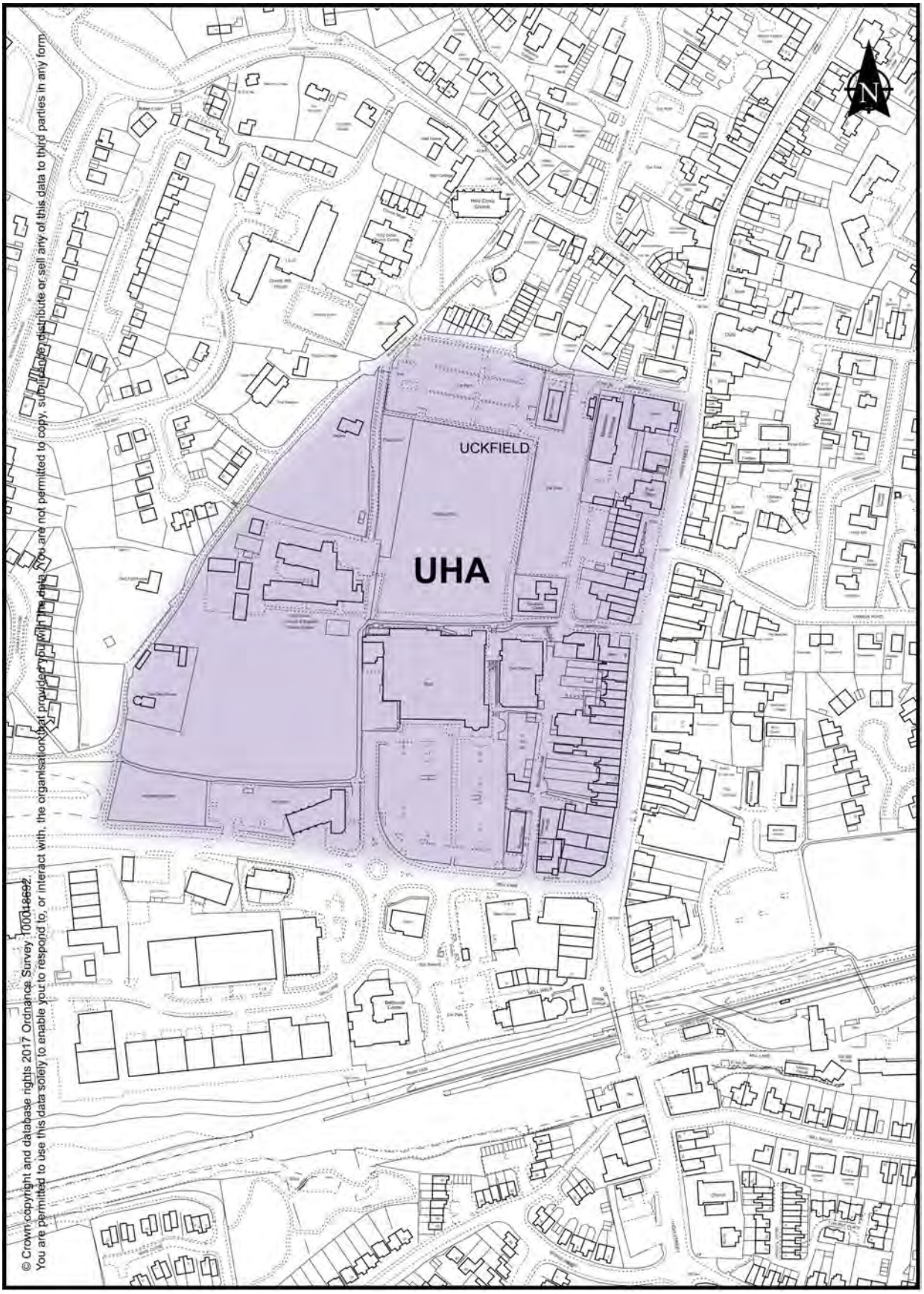
Map 37 - Retail Allocation for Uckfield Town Centre



24 Mayfield

Introduction

24.1 Mayfield is situated in the north of the District, to the east of the A267 Tunbridge Wells to Eastbourne Road approximately 14.5 km south of Tunbridge Wells on the north side of the Rother Valley.

24.2 Mayfield is a historic linear residential village and one of the larger villages in the District with a population of 3,718 [(75)]. The village is predominantly residential in character with a good range of shops and services which are focused around the High Street. The village has a strong history with the village centre comprising of many attractive late Medieval buildings including the Middle House Public House (which dates back to 1575) and St Dunstan's Church (which dates back to 1389). The village has developed around the former A267 which has now been bypassed.

24.3 The village is on a ridge top wholly within the High Weald Area of Outstanding Natural Beauty (AONB). The village has ribbons of developments along adjoining ridges which afford long distance views to and from the village from its landscape setting within the High Weald AONB.

24.4 The nearest towns are Heathfield which is located 5 km to the south and Crowborough which is located 6 km to the north west of Mayfield. Both towns have good facilities and services with Crowborough having a hospital and both having secondary school provision and leisure facilities.

24.5 The Hastings Line with its frequent train services to London Charing Cross via Tunbridge Wells, and to Hastings can be accessed from Wadhurst Station which is located 8 km to the north east of Mayfield. Crowborough also has a railway station which is located 7 km to the north east which is on the Uckfield branch of the Oxted line which connects to London Bridge.

Growth and Change

24.6 The strategy seeks to maintain Mayfield's role and function, meeting its housing need, whilst recognising its environmental constraints. This includes the village's location within the High Wealden Area of Outstanding Natural Beauty. To meet the spatial objectives of this plan, growth and change in Mayfield may be facilitated through:

- The provision of a development boundary;
- Land allocated for up to 50 dwellings.

Development Boundary

24.7 The development boundary for Mayfield encompasses the village in a relatively restrictive manner in order to protect the sensitive rural fringe locations and surrounding open countryside from inappropriate and intrusive development.

75 using data from the 2011 Census

24.8 Along the western edge of the village, limits to the built-up area are clearly defined by the A267 Mayfield Bypass and part of the former railway line.

24.9 The development boundary follows the physical demarcation of the A267, excluding land further to the west in order to prevent any encroachment of development into the countryside beyond. The Wellbrook area, where the three cul-de-sacs of Roselands Avenue, Rothermead and Berkley Road are situated, is considered to be located beyond the main confines of the village where the prevailing character is more rural. This area is therefore excluded from the development boundary. Additionally, the land between Rothermead and Berkley Road is an area of open countryside which makes a positive contribution to the landscape of the locality. It is also an area subject to flooding constraints and is therefore beyond the boundary.

24.10 The Rotherfield Lane area in the north-western part of the village has a very tranquil rural character where any new development would be inappropriate. For this reason, the development boundary excludes the full depth of the long rear curtilages of properties along Victoria Road and other areas of land in order to prevent any intensification of development in this rural fringe location and to protect the sensitive countryside from intrusive development.

24.11 Further east, the development boundary follows closely the rear of frontage properties along the High Street. A built commitment between the primary school and Memorial Hall is included. Development further to the north would be inappropriate in this prominent Conservation Area location, intruding particularly upon the setting of St Dunstan's Church and Mayfield School, and encroaching into the open and exposed north-facing slope. The development boundary excludes properties along the old A267 where it extends north of the High Street in order to protect the rural fringe character of this locality.

24.12 On the eastern side of the village the development boundary follows the well-defined edge to the built-up area but excludes ribbon development extending to the north-east of the village along Coggins Mill Road. These large detached houses, several set above road level, are considered to lie outside the built-up limits of Mayfield in the semi-rural area separating the village and the small settlement of Coggins Mill. Intensification of development along this road, which would prejudice this character and lead to coalescence of the settlements, is to be resisted.

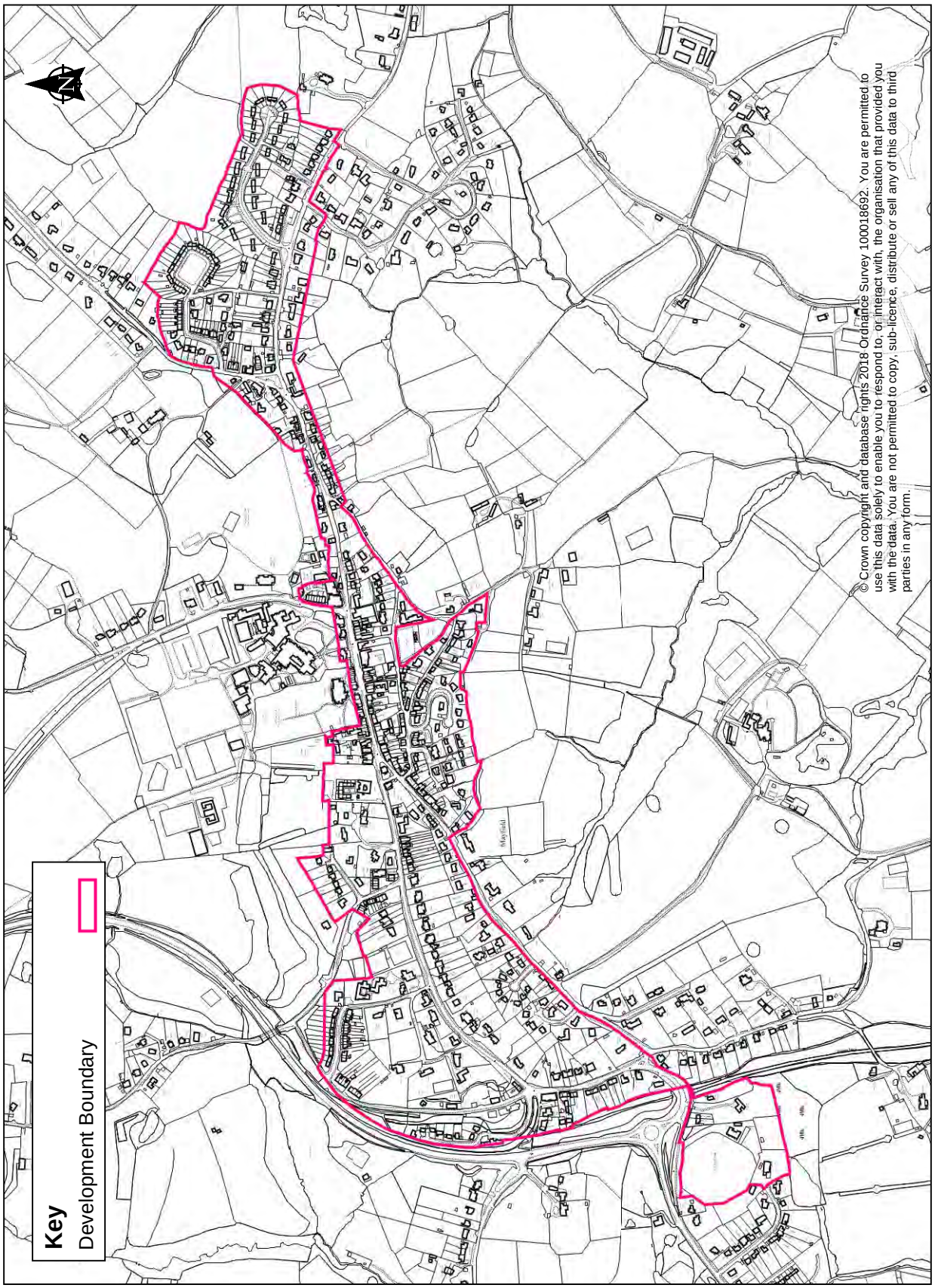
24.13 South of East Street, the development boundary excludes The Warren which has historically been included in the boundary but subject to character policy the aim of which was to permit low density development only and not all the full depth of curtilages. Bearing in mind the character here, large dwellings in mature landscaped plots, coupled with exposure to the countryside, the area is excluded from the boundary in order to safeguard the setting of the village and wider AONB, which would be intrusive upon the landscape setting of the area.

24.14 The development boundary excludes the sloping land to the south of the village in order to protect the openness of the northern valley side. This excludes the car park and allotments on South Street. This part of the village is constrained by levels and

exposure to the south, together with existing uses which provide important public benefit. Similarly, the development boundary excludes the properties south of West Street where the gaps in development provide a more open and fringe appearance. The development boundary excludes properties in the Knowle Hill area and land to the south here in order to protect both the rural fringe character of the area and the surrounding countryside.

24.15 The development boundary extends to the south west of the settlement to incorporate land at and adjoining Mayfield Cricket Club, to the south of Stone Cross Road in order to accommodate housing growth.

Map 38 - Mayfield Development Boundary



The Provision of Homes

24.16 Mayfield is a sustainable settlement, however due to it being located fully within the High Weald Area of Outstanding Natural Beauty and the national policy requirement to protect the most valued landscapes, it is constrained to deliver large amounts of growth. Land has therefore been allocated to accommodate residential growth in a location which is close to the existing village and on a site considered to be the least sensitive and one that would have minimal impact on the delivery of The High Weald AONB Management Plan objectives. Development of this site would also allow the existing cricket pitch provision to be relocated to a more suitable site within the village. The development strategy for Mayfield comprises the following:

- Land at Mayfield Cricket Club (MAY1)

Housing

24.17 The 2011 Census revealed that Mayfield has a larger proportion of detached dwellings (52.4%) than semi-detached dwellings (20.8%), which reflects the similar trend for the District average (44.5% and 30.0% respectively). The proportion of terraced housing (12.5%) is very similar to the District average (12.7%), whereas the proportion of flats and self-contained units (14.2%) is greater than the District average (11.5%).

24.18 Mayfield has a significantly higher proportion of households with 5+ bedrooms (15.2%) than the District average (8.4%), as well as a slightly higher proportion of households with 4 bedrooms (23.3%) than the average (20.2%). Whereas, the proportion of 2 bed (20.8%) and 3 bed (31.9%) households in Mayfield are lower than the average for Wealden (28.2% and 35.4% respectively). These statistics show there is a greater amount of larger, detached properties in Mayfield than smaller households.

24.19 There is a need to readdress and balance the size and type of housing stock in Mayfield to provide a balanced mix of housing. A mix of one, two and three bedroom units should be the focus of new housing provision in Mayfield.

Infrastructure

24.20 Mayfield has a good provision of services and facilities including an infant and Junior School, medical facilities (GP, dentist, pharmacy), community facilities and open space and recreation facilities.

24.21 Secondary age children are within the catchment of both Uplands Community College in Wadhurst and Heathfield Community College, so may attend either. In addition, there is a range of independent schools available locally and in the wider area.

24.22 The open space, sports and recreation assessment has identified a need for additional facilities including amenity greenspace and children's play space. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

24.23 Information relating to the improvement of the green network in and around Mayfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Land at Mayfield Cricket Club

24.24 The allocation is located on the south western edge of Mayfield. The A267 Mayfield bypass is located to the north of the site and large detached residential properties are located to the west forming the cul de sac of Roselands Close. A single detached residential dwelling within a large curtilage is located to the east of the site with a dismantled railway running beyond this from north to south. To the south is a patchwork of arable fields with scattered farmsteads.

24.25 The site comprises of three sites in separate ownership totalling around 4.2 hectares. This includes the cricket pitch and pavilion to the north, a large detached residential dwelling with garden to the east and a large detached residential dwelling to the south which includes a garden, a single small paddock and a small fragmented Ancient Woodland. The site is highly visible in the landscape to the south, however it has limited visual impact on the northern parts of the site. The landscape assessment identifies the site as having a moderate landscape capacity, however the southern part of the site has low landscape capacity. It is therefore essential for any development to take into account the sensitivities in the southern section of the site surrounding the Ancient Woodland and provide suitable landscape mitigation.

24.26 It is considered that a suitable access can be provided using the existing access to the Cricket Pitch from the cul-de-sac on Stone Cross Road subject to highway improvements to meet the requirements for development on the scale proposed. A detailed Traffic Assessment will be required to be undertaken to inform such improvements. The site has existing connections to the public footpath which runs north to the centre of Mayfield which is located 800 meters to the north east of the site.

24.27 Development within the vicinity of the site is low in density however the built form to the west at Rothermead is approximately 32 dwellings per hectare. Accounting for the differences in the locality and the need to provide smaller dwellings an overall density of around 30dph is proposed for the site. However, this can vary across the site to take into account of landscape sensitivity as well as ensuring design quality in this edge of settlement location.

Policy RUGA 17

Allocation - Land at Mayfield Cricket Club

Land at Mayfield Cricket Club, defined on the Mayfield proposal map as site MAY1 is allocated for development of up to 50 houses. This is subject to design principles and the required provision of associated infrastructure.

Proposals will only be permitted if they meet the following site specific requirements and other relevant properties detailed on the Development Plan:

a) An alternative cricket pitch and associated facilities of the required standard are provided in a nearby suitable location, prior to development taking place, that meet the needs of the competitive sport in relation to quality and quantity as agreed by governing bodies or where it can be shown and agreed by the Council, in consultation with relevant governing bodies of sport, that the cricket pitch is surplus to requirement as justified by a robust assessment

b) Provide a single point of access using the existing access to the Cricket pitch from the cul de sac on Stone Cross Road. Access improvements must be agreed with the Highways Authority and where necessary through junction or highway mitigation to ensure safety. Where determined necessary, contributions will be collected through section 106 Planning Agreement/ 278 agreement to help fund any required improvements commensurate with the impacts of the development;

c) On and off-site woodland, including Ancient Woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. Buffers should include the retention of strips of existing vegetation and where appropriate targeted woodland scrub planting. Hedgerows and mature trees on and adjacent to the site must also be protected, retained, enhanced and managed. The enhancement of habitats of value must be informed by appropriate habitat surveys including specific species surveys;

d) The development must include a range of densities across the site but achieve on average around 30 dph (net);

e) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive layout of spaces, the provision of soft landscaping, the use of local materials and a consideration of the character of the area;

f) The hedgerows and mature trees along the northern, eastern and southern boundary of must be protected, retained, enhanced and appropriately buffered and managed. These features must be incorporated into the overall design of the development to reinforce historic character, landscape characteristics and to protect and improve their existing wildlife corridor, connectivity, ecological and screening functions. The creation of new wildlife corridors should also be considered to buffer and strengthen the overall green network and to assist in achieving a net gain in biodiversity. In particular, the creation of new wildlife corridors / boundary features on the north western boundary of the northern field and strengthening the northern boundary of the southern field with appropriate planting will assist to mitigate and screen views into the site from the surrounding area and nearby residential properties. Buffers

should include the retention of strips of existing vegetation to maintain a mosaic of grassland, scrub and trees.

g) Around 0.41 hectares of new open space, green space and leisure and recreation provision will be required to meet the needs of the development, subject to the final proposal in relation to housing numbers, size and type of dwelling. On-site provision must include a minimum area of 0.36 hectares of natural green space to be incorporated into the design of the site. The provision of a children's equipped play area of around 0.04 hectares and 0.01 hectares of playable space will be required in addition to the provision of multi-functional green space. Off-site contributions may be suitable for the remainder of provision where this will improve accessibility or the quality of recreational provision for residents of the development.

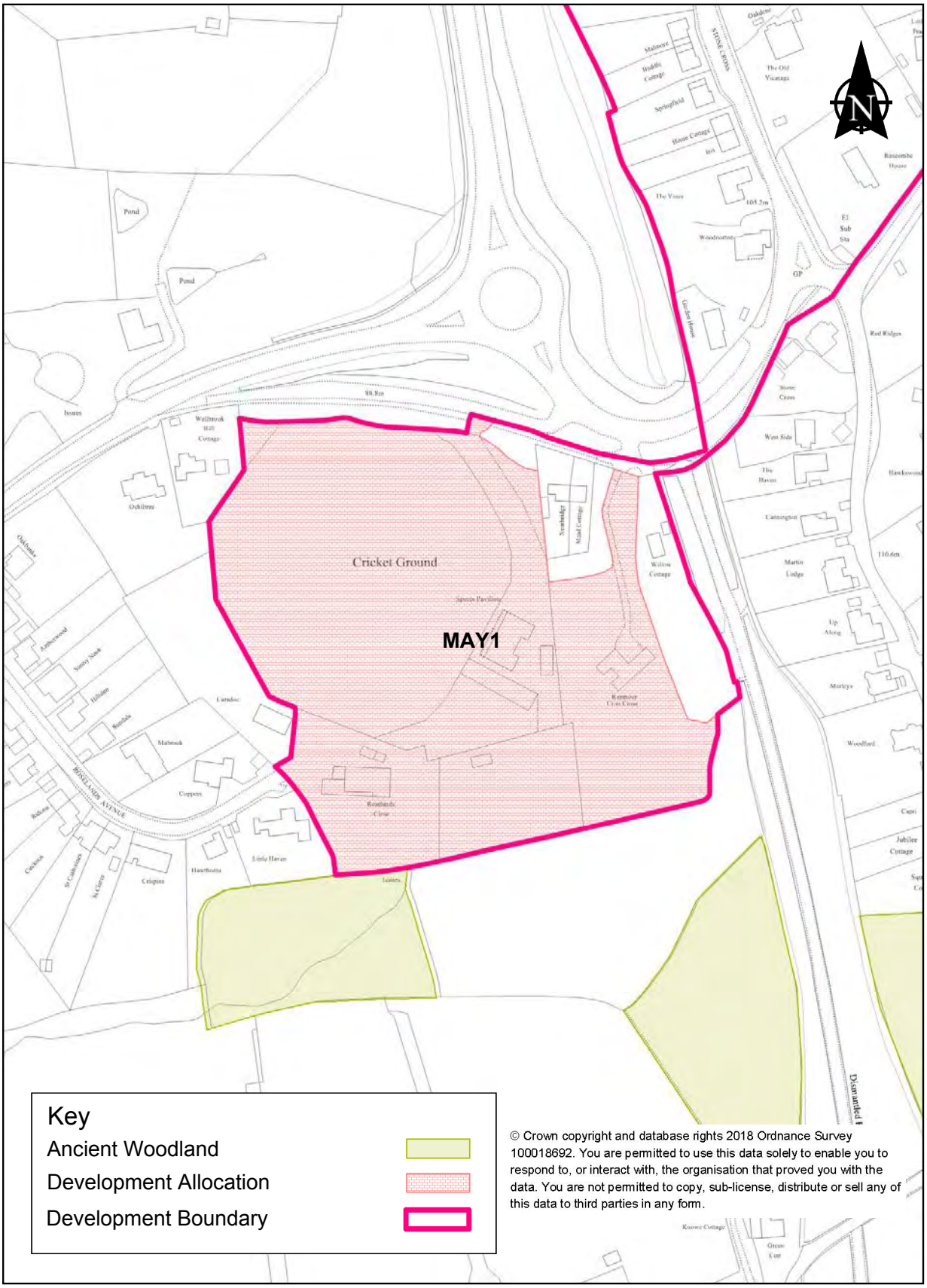
Policy RUGA 17 *Target(s):*

- 50 dwellings by 2028

Policy RUGA 17 *Indicator(s):*

- RUGA 031 - Number of net dwellings with extant planning permission on MAY1
- RUGA 032 - Net number of housing completions on MAY1 during the monitoring period

Map 39 - Land at the Cricket Club



Village Centre and Economy

24.28 Mayfield benefits from a large number of shops and other commercial properties in the High Street including two pubs; the Middle House along the High Street and the Rose and Crown in Fletching Street.

24.29 The village also has an independent Catholic Girls school (Mayfield School), which offers day and boarding options, situated just off Tunbridge Wells Road, to the north of the village centre. The school is a major employment provider within the village. There is also a primary school within the village and a relatively new pre-school, both situated just off the High Street along Tunbridge Wells Road and a lawn tennis club at Station Road.

Mayfield Primary Shopping Area

24.30 The Primary Shopping Area at Mayfield is centred on the High Street and specifically the linear run of shops and facilities between West Street and Fletching Street. There is a clear 'break' on the north and south side of the High Street with residential uses puncturing the run of retail units. After this, the frontage exhibits secondary qualities rather than more dominant retail uses.

24.31 At the time of survey, 37% of units in the Shopping Area were in retail use. 24% of the units were empty at the time of survey. This is a low score for the Key Performance Indicator and suggests the High Street is suffering and/or is not a destination for shoppers, retailers and businesses in general.

Vision for Mayfield Primary Shopping Area

To protect the further loss of retail and important community uses from the High Street, whilst supporting new retail uses and associated complimentary uses.

Policy RUGA 18

Mayfield Primary Shopping Area

Within the Primary Shopping Area for Mayfield proposals involving the change of use or redevelopment of ground floor premises from use class A1 to A2 , A3, A4 or A5 will be permitted only where:

a) No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

b) It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

c) Non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that they meet criterion A(1) above; and

d) In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

** The Council may seek independent advice to test the veracity of any marketing exercise*

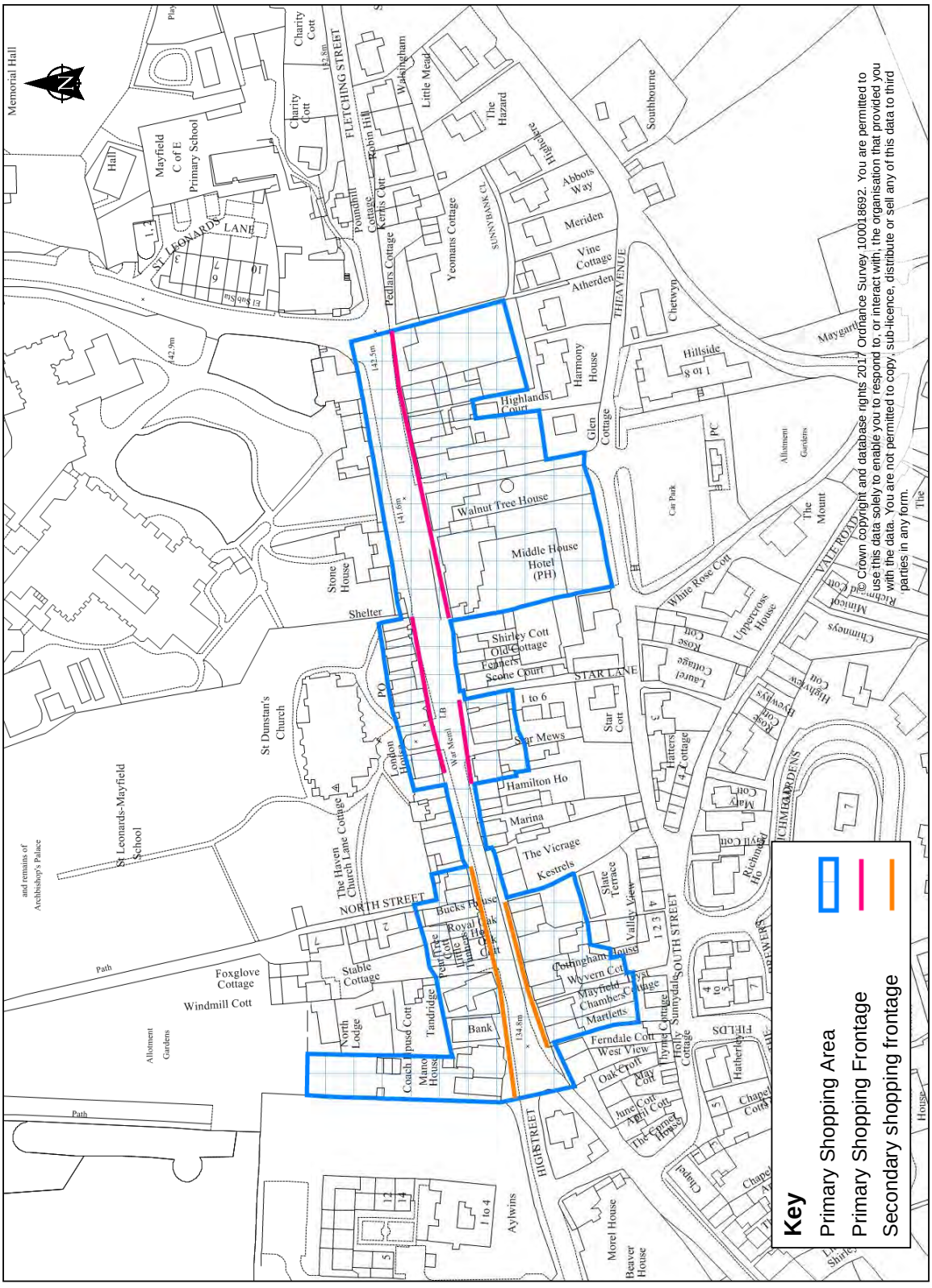
Policy RUGA 18 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Mayfield

Policy RUGA 18 *Indicator(s):*

- RUGA 033 - Net amount of new retail floorspace within Mayfield Primary Shopping Area
- RUGA 034 - Number of retail units within the Mayfield Primary Shopping Area that have been converted to other uses

Map 40 - Mayfield Primary Shopping Area



25 Village and Towns with Development Boundaries

25.1 This chapter covers all the areas where the settlement will have a development boundary, but no land is specifically allocated. Any windfall allowance in relation to these settlements may be found in Chapter 6, Policy WLP 7.

Crowborough

Introduction

25.2 Crowborough is the most northerly town in the District and located to the east of the Ashdown Forest. Historically, the town has grown from a series of previously separate villages and hamlets, including Jarvis Brook, Poundfield, Whitehill, Stone Cross and Alderbrook, Sweet Haws and Steel Cross. Crowborough is one of the largest of Wealden District's market towns in terms of population which is currently estimated to be 20,951[(76)]. The role and function of Crowborough is greatly influenced by its proximity to the town of Tunbridge Wells, which is located approximately 12km to the north east. The next nearest towns are Lewes, 24km south, Crawley 26km to the west, and Brighton, which is located 34km to the south west.

25.3 The A26 primary route (Newhaven to Maidstone via Lewes, Uckfield, Tunbridge Wells and Tonbridge) is the main road running north-south through Crowborough, carrying a significant amount of through traffic, including traffic generated locally. The B2100 runs east-west through Crowborough providing a local route connecting East Grinstead and Forest Row with Jarvis Brook, Rotherfield, Wadhurst and finally Lamberhurst. The B2157 Green Lane also provides a short link within the town between Steel Cross and Crowborough Hill.

25.4 Crowborough has a railway station, which is located some distance away (3km) from the town centre, in Jarvis Brook. This affects Crowborough's attraction as a retail and employment centre. Trains run on the Oxted line providing a direct link with London Bridge, East Croydon, Edenbridge and Uckfield. The journey time to London is around one hour. Crowborough also has a regular and frequent bus service linking it directly with Brighton, Lewes, Uckfield and nearby Tunbridge Wells.

25.5 The town centre is focused around the High Street, Crowborough Cross, the Broadway and Croft Road and has a range of shops. The town provides a good range of services and facilities including a secondary school, infant and junior schools, independent schools, health care facilities including a community hospital, GP surgeries and several community facilities including churches, community halls and several public houses. The town also has a good mix of sports and recreation facilities including a leisure centre.

25.6 Employment centres have grown to the east of the town and these often attract vehicles along restricted residential roads. Crowborough is currently the District's largest employment centre providing around 16% of the District's employment, which equates to around 7,100 jobs[(77)]. Crowborough also has the largest business base with over 1,000

76 2011 Census
77 Wealden Economic Study

businesses. However, the percentage of people living and working in Crowborough is generally low, where significant out commuting takes place from Crowborough for (often higher paid) employment to Tunbridge Wells, East Grinstead and Uckfield. There are pockets of unemployment within Crowborough necessitating employment provision, and a need for affordable housing.

25.7 In terms of housing, Crowborough has the highest proportion of detached dwellings (48%) compared to the District as a whole (44.5%) and the District's other market towns. Whilst the proportion of semi-detached provision is lower than other towns and the Wealden average, cumulatively detached and semi-detached properties account for 73% of Crowborough's total housing stock. In terms of flatted development Crowborough has a higher level of provision than most towns except Polegate, but has the lowest level of terraced stock. Crowborough has a higher than Wealden average provision of 3, 4 and 5 bedroom dwellings and a lower than Wealden average provision of 2 bedroom dwellings. Compared with the south-east as a whole, Crowborough has a higher than average provision of 4 and 5 bedroom dwellings, but a lower than average provision of 1, 2 and 3 bedroom dwellings.

25.8 The High Weald Area of Outstanding Natural Beauty (AONB) encircles the town and its elevated position affords extensive views over the attractive, undulating landscape of woodland, farmland, ridges and ghylls, with distant views towards the South Downs. The Ashdown Forest to the east provides a popular recreational resource for residents and it also attracts visitors from further afield. Opportunities therefore exist to enhance the attractions of the town to these existing visitors. However, the Ashdown Forest must also be considered for its European biodiversity designations and its importance for protected wildlife habitats and species. For this reason, housing growth in Crowborough has been restricted. However, this does not mean growth and change will not take place with policies for growth identified in this Plan.

25.9 The previous Local Plan allocated some 300 homes in Crowborough which were assessed as acceptable in the Core Strategy Habitats Regulations Assessment subject to appropriate mitigation. This included a need to provide a Suitable Alternative Natural Greenspace (SANG) in Crowborough. The Council now own the SANG at Crowborough. This site provides an alternative destination for recreation and also increases the amount of accessible natural greenspace provision in the area. Where new development takes place, the SANG will ultimately seek to reduce the number of visits to the Ashdown Forest by offering an attractive alternative destination.

Development Boundary

25.10 The development boundary for Crowborough seeks to protect the sensitive landscape setting of the town and seeks to minimise outward encroachment of development into the High Weald AONB. The development boundary follows existing development, including current housing and industrial commitments as well as locations which have the potential for development. The development boundary includes the ribbon of development around Steel Cross and land to the north of Palesgate Lane which is subject of a planning application, which relates well to the town. Land west of Green Lane has extensive tree cover and rises to a ridge at Pellings Wood, whereas to the east the

open land falls to the wooded area around Crowborough Ghyll. These areas have generally been excluded in order to protect their landscape character. At Beacon Academy, the upper school buildings and playing field to the east are included, but the extensive areas of playing fields and woodland elsewhere on the campus have been excluded. This is to protect the open nature of the landscape which is exposed to long distance views to the north and where new development would be intrusive and detrimental to the rural character on the edge of the town.

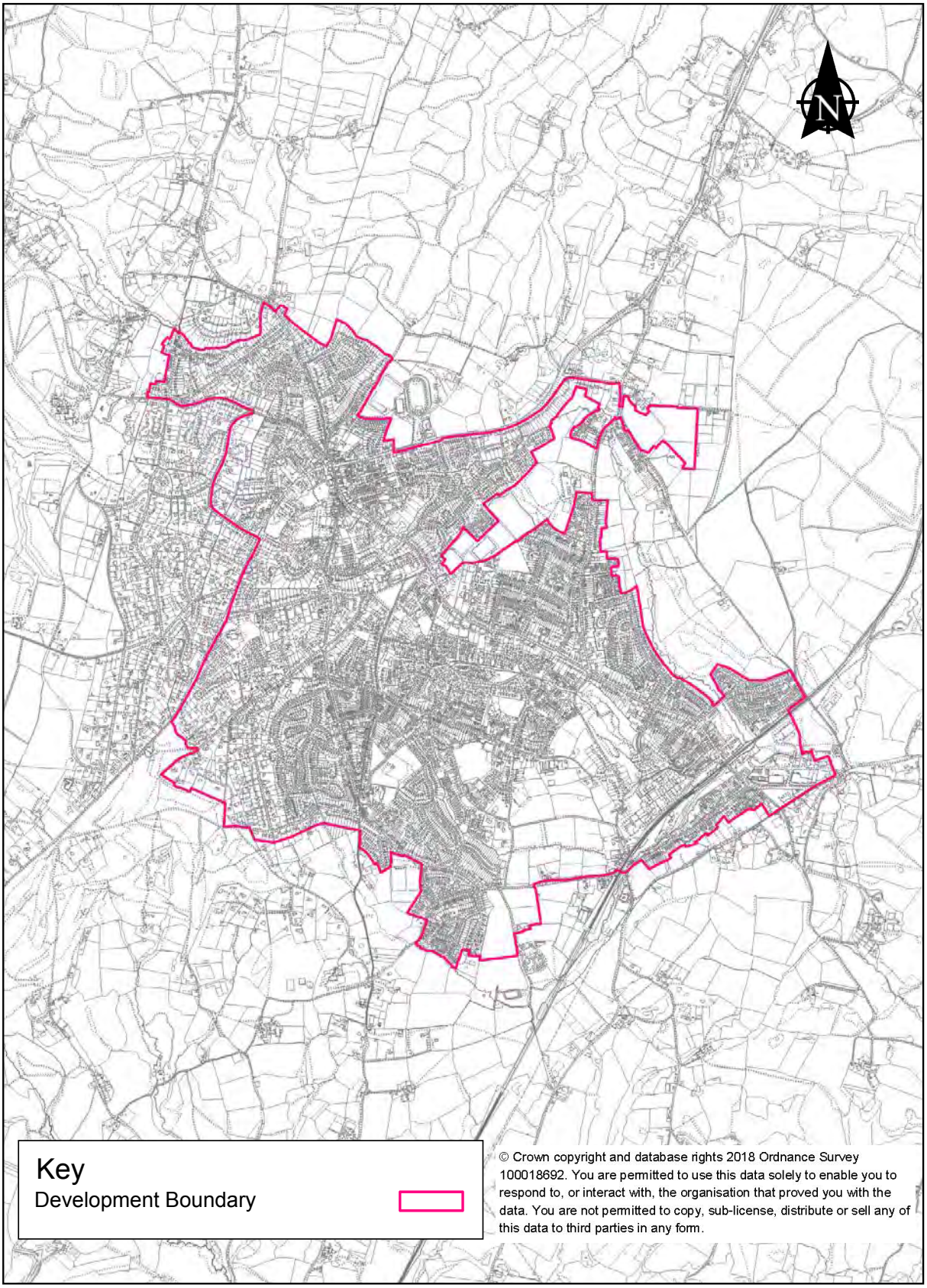
25.11 Along the eastern edge of the town, the development boundary follows the existing built-up area in order to protect the landscape and character of Crowborough Ghyll and the Palesgate area. The Crowborough Ghyll is extensively wooded along its length and provides a buffer which screens the eastern edge of the town. Beyond the Ghyll, the land rises steeply to Palesgate Lane and is exposed to long distance views. The development boundary includes the Forest Rise housing development together with Millbrook Business Area. Land further to the east is excluded in view of the open nature of the landscape and other constraints.

25.12 To the south-east the development boundary includes Millbrook Garden Centre, which although prominent, the land is previously developed and already accommodates somewhat intensive built form. Further south, the more loose-knit development around Clackhams Lane, Tubwell Lane and Tollwood Road has been excluded as intensification of development here would be detrimental to their more rural character. There are also constraints to the highway network. Elsewhere along the southern edge of the town, the commitment to develop large parts of Walshes Farm is included in the boundary, together with land to the north of Walshes Road which has been included to accommodate further development, subject to policies within the Plan.

25.13 At St John's, the area west of properties fronting Coopers Lane and north of properties in Innhams Wood has been excluded from the development boundary in view of the loose-knit nature of development, together with the significant areas of open land and gaps between buildings which create a more rural character. Further west, the Horder Centre is excluded in view of its countryside setting and proximity to the Ashdown Forest.

25.14 Land within Crowborough Warren is not included within the development boundary in order to safeguard its Arcadian and low density character. The boundary follows Beacon Road to Goldsmiths Avenue and then to St Johns Road. There are two factors in the omission of this part of the town which in previous plans has been included in a development boundary. The area continues to exhibit Arcadian character comprising large houses in substantial landscape plots. Obvious opportunities for infilling have been exhausted and further development here is likely to be detrimental to the more rural character as well as existing residential amenities. Secondly, significant parts of the western edge of Crowborough are within 400m of the Ashdown Forest SPA, SAC and SSSI. In this boundary, it is not possible to mitigate the effects from residential development. These factors justify exclusion of this part of the town from the development boundary.

Map 41 - Crowborough Development Boundary



Infrastructure

25.15 Crowborough has a good provision of services and facilities including education facilities, health care facilities, community facilities, leisure provision, open space, green space and recreation facilities. A range of independent schools are also available in the locality.

25.16 No strategic infrastructure requirements have currently been identified in relation to Crowborough, although South East Ambulance service have identified a requirement for community responders.

25.17 The open space, sports and recreation assessment has identified a deficit in certain facilities including allotments, amenity green space, parks and recreation grounds and children's and youth facilities. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.18 Information relating to the improvement of the green network in and around Crowborough is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Town Centre

Retail

25.19 Crowborough's retail offer is focused around the High Street and Crowborough Cross, the area around the Broadway and Croft Road and the Waitrose and Morrisons supermarkets to the west of Croft Road/High Street and south of Beacon Road. However its role and function as a shopping destination is largely influenced by its proximity to Royal Tunbridge Wells. Evidence shows that Crowborough retains a high proportion of food shopping trips and expenditure within its own area. The centre's food offer is anchored by three super stores; Waitrose, Morrisons and Lidl. As a result, its total floorspace provision will be significantly above the national average. Overall it is considered that Crowborough's catchment population is well served in terms of food and convenience provision.

25.20 The comparison offer is adequate for a market town like Crowborough given its proximity to higher order centres and principally Royal Tunbridge Wells. Crowborough retains its Farmers' Market, however there is potential to re-configure the public realm to help facilitate a straightforward local market to help improve the local economy.

25.21 There is a small need for comparison shopping provision and convenience requirement. This is best met through change within the existing area and therefore no allocations are proposed for this modest amount of floorspace.

Town Centre Uses

25.22 The 2016 retail study identified that there were 37 units in Crowborough within the services category, and this has increased significantly from 23 in 2007/08. Current

provision represents 59% of total units, which is significantly above the national average of 47.93%. Given the role and function of the centre, the domination of the services outlets is to be expected.

25.23 Crowborough also has a relatively strong representation of leisure services including cafés, takeaways and public houses with 14 outlets in total. This is equivalent to 22.22% of total outlets and is slightly below the national average of 23.35%. This category includes five (Class A3) cafés, five (Class A5) takeaways, a restaurant (which also does takeaway), two pubs and a betting shop.

25.24 In 2015 there were 10 financial and business services, which is equivalent to 15.9% of total units and is significantly higher than the national average of 10.64%. The main provision comprises six estate agents, two banks, an insurance provider and a solicitor. However it is noted that one of the banks has closed since 2015.

Town Centre Policies

25.25 Crowborough has a number of strengths regarding the shopping, leisure and service provision. However, there is potential to improve, manage and market Crowborough's offer to a wider audience, which may attract more shoppers and visitors and make it a stronger and more viable centre. The potential opportunities identified include:

- Building on its independent offer and improving the quality and choice of provision, to help sustain its attractiveness and to compete with other nearby centres;
- There is some interest from multiple retailers seeking larger format units in the centre, and the centre would therefore benefit from establishing modern larger format retail units;
- Promoting a stronger evening economy sector, underpinned by a high quality café and restaurant offer that appeals to a broad demographic profile;
- Maintaining free parking in the town centre as this helps to attract visitors to the centre;
- Improving the public realm, legibility and accessibility throughout the centre would be beneficial to the overall shopper and visitor experience; and
- The market has greater potential and its location, scale and quality of offer requires careful thought and attention. Improvements to the market would help to strengthen the town centre's overall attraction and performance as a shopping destination, and help it to differentiate from the high order centres.

25.26 The majority of the town has an attractive physical environment. However improvements to public realm, legibility and accessibility through the centre would be beneficial to the overall shopper and visitor experience. Other initiatives supported include

improvement to the town centre's public realm, spaces and street furniture, particularly between Fernbank Shopping Centre and the High Street, at Crowborough Cross.

Crowborough Town Centre Vision

By the end of the Plan period opportunities will have been explored to improve the public realm and encourage a change in the market to attract and retain residents and visitors to the area. Larger format stores, as well as the evening economy sector, will have been encouraged to consider locating in the Primary Shopping Area and Town Centre, creating change to existing stores and frontages. The town centre will have continued to attract local independent retailers and provide some alternative for shoppers accessing high order centres.

Policy VTGA 1

Crowborough Town Centre

To help sustain a viable and vibrant Town Centre and primary shopping area, residential development will be delivered alongside new retail and commercial development. Any new retail and commercial development will be subject to Policy AF1 and other policies within the Plan. If significant development is delivered, the land will be re-assessed in relation to Primary, Secondary Shopping Frontages and Primary Shopping Area.

Within Crowborough Town Centre the overall windfall allowance of 121 dwellings (as identified in Policy WLP 7) is intended for land within the Town Centre as part of wider regeneration proposals.

Policy VTGA 1 *Target(s):*

- To increase present levels of residential development within Crowborough Town Centre

Policy VTGA 1 *Indicator(s):*

- VTGA 01 - Number of net dwellings delivered within Crowborough Town Centre within the plan period

Policy VTGA 2

Crowborough Primary Shopping Area

Within the Primary Shopping Area, as defined on the Proposals Maps, Primary and Secondary Frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the Primary Shopping Area.

The following uses will be permitted within Primary Frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that

- It would not result in 3 or more no A1 units in adjoining premises within the Primary Shopping Area; and
- It would not break a continuous A1 primary retail frontage.

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2 and C3 (Where there is flexibility for loss of A1 uses to other A uses, required to maintain the viability and vitality of the shopping area)

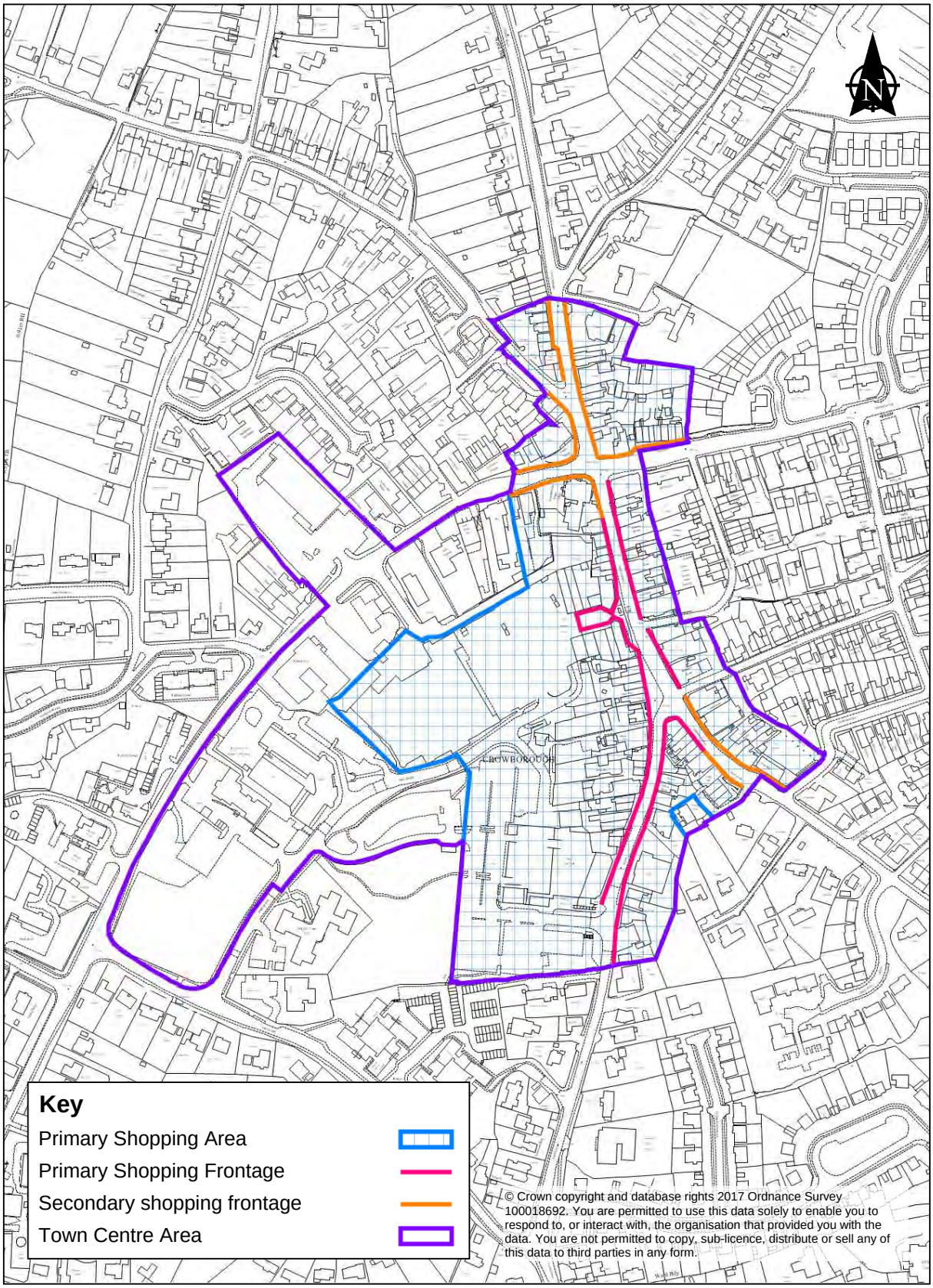
Policy VTGA 2 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Crowborough

Policy VTGA 2 *Indicator(s):*

- VTGA 02 - Net amount of new retail floorspace within Crowborough Primary Shopping Area
- VTGA 03 - Number of retail units within the Crowborough Primary Shopping Area that have been converted to other uses

Map 42 - Crowborough Town Centre



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Forest Row

Introduction

25.27 Forest Row is one of the largest villages in the District and is situated about 5km south-east of East Grinstead. The village lies on the northern edge of the Ashdown Forest where the forest descends steeply to the Medway Valley. The village has grown along the main A22 road and eastwards along Hartfield Road between the edge of the Ashdown Forest and the disused railway. The village serves as an established residential area, as a local employment centre and as an important local shopping centre for its residents and surrounding rural area. The current population of the village is around 4,954.

25.28 The village draws its name from its proximity to the Ashdown Forest and has grown from its origins as a small hamlet, first with the establishment of a turnpike road in the 18th century, and later with the opening of the railway line between East Grinstead and Tunbridge Wells in 1866, which had an intermediate station at Forest Row. This line closed in 1967 as part of the programme of closures put forward by the then British Railways Board. Forest Row became a Transition Village[(78)] in 2007 with the official unleashing in March 2008 at the village hall.

25.29 The historic core of the village lies around the convergence of the A22, B2110 Hartfield Road and Priory Road. Several buildings here, including the Holy Trinity Church and Village Hall are Listed as being of special architectural and historic importance, and the environmental quality of the historic core has been recognised through the designation of a Conservation Area in 1992. There are also a number of Listed Buildings dotted around the village along the B2110; the A22 southwards and Priory Road.

25.30 Forest Row is situated within the High Weald Area Outstanding Natural Beauty (AONB) and as such enjoys a high quality and scenic setting. Ashdown Forest surrounds the village on three sides, and the upper reaches of the River Medway flow to the north. Weir Wood Reservoir is a Site of Special Scientific Interest (SSSI), to the west of the village, and is one of the largest areas of open water in the county and an important recreational facility. To the south-east of the village lies Kidbrooke Park, a landscaped garden and park dating from the 17th century.

25.31 Forest Row also has very good accessibility with the A22 running north/south to the west of the village providing links to East Grinstead and beyond and the B2110 Hartfield Road running east/west connecting the village to Hartfield and Tunbridge Wells. There are local bus services to and from Forest Row, many of these providing links to East Grinstead, Crawley, Eastbourne and Tunbridge Wells.

25.32 A large proportion of the village to the north of the B2110 Hartfield Road is located within Flood Zones 2 and 3 which constrains development opportunities beyond the existing urban area. There are also smaller areas in these flood zones at the eastern and western end of the village.

78 This refers to grass-root community projects that aim to increase self sufficiency to reduce the potential effects of peak oil, climate destruction and economic instability

Development Boundary

25.33 In order to protect the sensitive landscape setting of Forest Row, which is recognised as having outstanding quality through national designations, it is important to restrict further outward growth into the countryside. The development boundary, described below, reflects this aim and in a number of cases deliberately leaves peripheral housing areas outside the boundary in order to recognise and protect their scattered and more rural character.

25.34 The scattered form of development on the southern edge of Forest Row is more rural in character and it is considered important to resist any intensification of development in this sensitive location. The development boundary here therefore follows along Highgate Road and is tightly drawn to the existing residential curtilages, delineating between the dense development to the north of Highgate Road and the more loose knit and scattered development along the roads and tracks extending further south into Ashdown Forest. Similarly, the development boundary excludes development south of Primrose Lane where the detached residential properties, set back within sizeable plots, form an important transition between the golf course and the more densely built-up parts of Forest Row.

25.35 The Rystwood Road and Forest Road areas to the east of the village, and south of Hartfield Road are characterised by low density development of large residential properties, set back into spacious grounds with extensive landscaping and mature tree cover, including areas of ancient semi-natural woodland. This area provides a transition into an area of more rural character adjacent to the SSSI on the eastern approach to the village. Although in the past, housing development has taken place at the northern end of Rystwood Road, elsewhere in the area development proposals which would be detrimental to its character have been resisted. This area has therefore been excluded from the development boundary in order to protect its high environmental quality and distinctive character, and maintain the rural setting of the eastern approach to the village. The low density of development south of Rystwood Road provides significant gaps between properties and this affords long distance views over open countryside and the Ashdown Forest. Further development in this area would be intrusive on the landscape, and an undesirable encroachment into the countryside.

25.36 At the far eastern end of Hartfield Road, at the gateway of the village, the development boundary includes Crown Wood and Lines Close which are a continuation of the linear development along this part of Hartfield Road. The Landscape and Settlement Character Assessment (LSCA) 2014 identifies this area as being adjacent to, but not within, a sensitive landscape area. The boundary is therefore drawn tightly to the residential curtilages of these properties to protect the open countryside of the High Weald AONB beyond from any intrusive development and further encroachment.

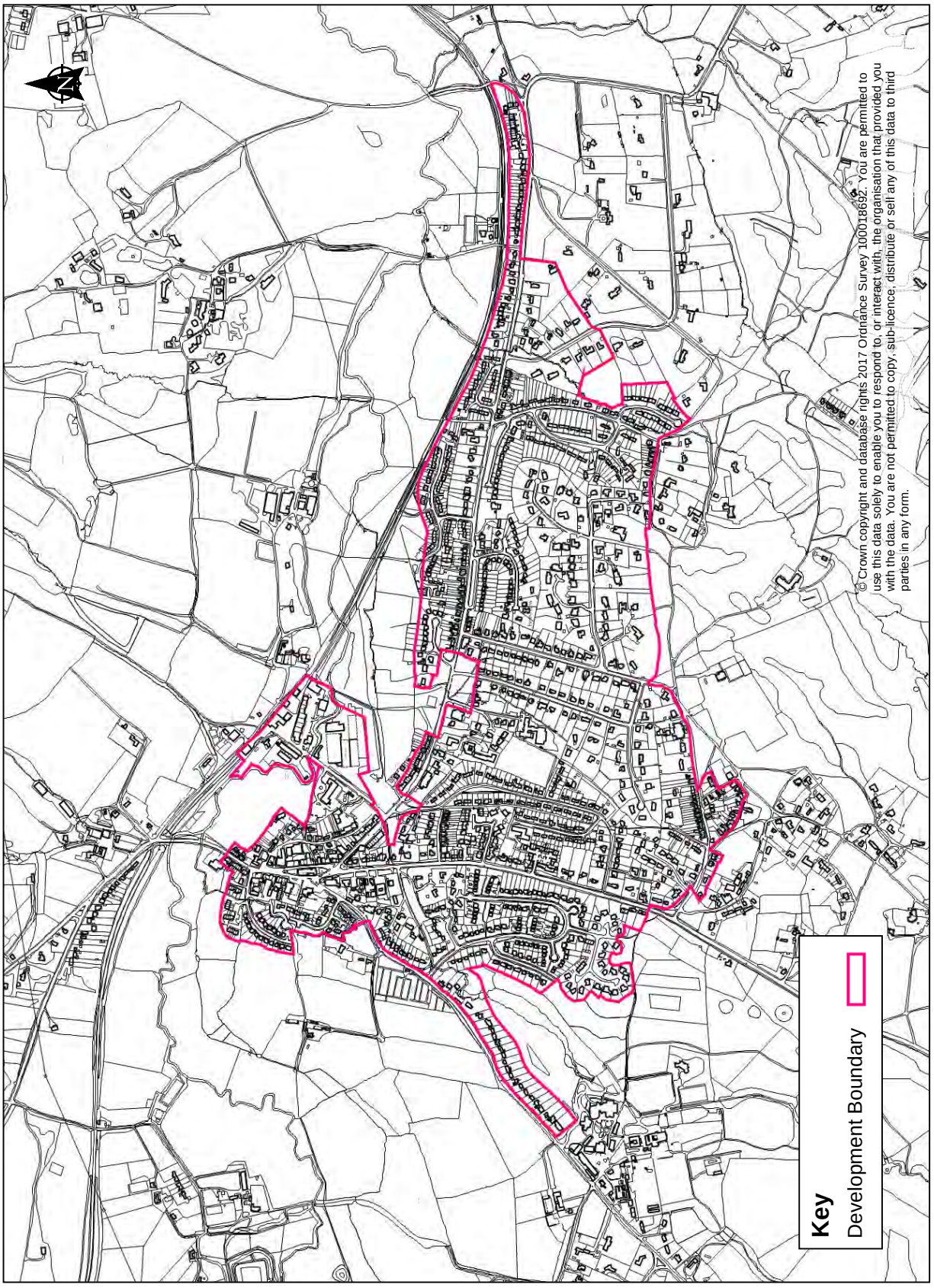
25.37 Along Hartfield Road, the development boundary includes all existing development, whereas the more open land to the north has been excluded in view of its countryside character and the fact that it lies within the flood plain of the River Medway and Flood Zones 2 and 3. The LSCA 2014 identifies the wider area here as having high landscape sensitivity due to the location within the High Weald AONB and the presence of strong landscape patterns encompassing a patchwork of fields and woodland, the gently

meandering river corridor, the undulating ridge and valley pattern of small stream corridors and linear Ancient Woodlands.

25.38 The village greens and children's play areas along Hartfield Road have also been excluded from the development boundary in view of their important amenity and recreational use. The business park and associated commercial units at Station Road are included within the development boundary however further outward development into the adjoining water meadow, countryside areas and the flood plain of the River Medway is to be resisted.

25.39 Existing housing on the western edge of the village, together with Priory Road, provides a well-defined limit of development, and hence the development boundary follows tightly to the existing curtilages to resist any outward expansion of the village into the countryside which would be intrusive in the landscape. The development boundary includes ribbon development along Priory Road but is tightly drawn to their curtilages to protect the rural character of this end of the village.

Map 43 - Forest Row Development Boundary



Village Centre and Economy

25.40 Forest Row accounts for around 3.9% of the District's employment, providing jobs for around 1,700 people[(79)]. The village is therefore an important local employment centre within the north of the District, with the main business area situated at Station Road, although the village provides jobs mainly in the retail, office and service sectors. Local shops and services are provided around the village centre, along the A22 London Road and the western end of Hartfield Road. There are also considerably high concentrations of jobs within the visitor economy sector in Forest Row, reflecting its proximity to several tourist attractions including the Ashdown Forest and Llama Park.

25.41 Further employment opportunities are available nearby at East Grinstead and in the Crawley/Gatwick area, however despite its proximity to these areas Forest Row is a relatively self contained village. Forest Row also has a very good provision of services and facilities. There are seven convenience goods outlets in the town according to the Council's audit, the main provision including a Tesco Express, Co-op supermarket, a wine merchant, two greengrocers, a fishmonger and a delicatessen. These facilities cater for the basic convenience needs of the immediate local population, and it is considered that the current provision is good for a centre of its relative size and function in the retail hierarchy. There are also around 22 comparison units within the village; 33 service businesses and 11 retail units.

25.42 The high concentrations of jobs within the visitor economy is reflected in a strong representation of leisure services, 15 outlets in total. These include three cafés, two takeaways, six restaurants and four pubs. Overall the mix and quality of leisure facilities in the centre is good. Financial and business services are also well represented within Forest Row with five estate agents; a mortgage advisor and a solicitor although there are no banks.

25.43 Overall the provision and mix of service businesses in the centre is good, and meets the day-to-day needs of its local catchment population.

25.44 Forest Row also hosts a busy and popular Village Market from Foresters Green, Hartfield Road, and is served by free parking. There are approximately 50 regular stalls here with the capacity to accommodate 60. These stalls sell fine foods and crafts and the market is very popular and profitable, attracting between 1,000 and 2,000 visitors on market day. Overall the market forms an important part of Forest Row's retail offer and is an important focus for the local community and wider catchment.

25.45 It is not considered necessary to allocate land for retail purposes, however in order to sustain the village any retail and leisure uses should be directed towards the Primary Shopping Area.

79 Wealden Economy Study: Source: ONS, Business Register and Employment Survey, 2015

Forest Row Primary Shopping Area

25.46 The Primary Shopping Area is drawn either side of the A22 as it passes through the town, and includes shops and units along Lewes Road and the bottom of Hartfield Road. There is a central core to the shopping area, formed by the A22 and Hillside within the centre of the town.

25.47 The area has mixed primary and secondary frontages, reflective of the wide variety of units here. The centre is well served in terms of its retail and service offer, and predominantly meets the day-to-day needs of its local catchment population. Its retail mix is largely dominated by popular independent and specialist retailers, which also draw shoppers and visitors from further afield for specific purchases. The centre's offer is also underpinned by a popular and profitable market, and it benefits from good accessibility.

25.48 The survey found that Forest Row is a relatively attractive, healthy and viable centre, and is performing well against many of the health check key performance criteria. For example, vacancy levels in the centre are low, which is a positive sign of the performance of existing shops and services and the good demand for space where vacancies do occur.

Forest Row Village Centre Vision

The Council will help to build on the independent offer at Forest Row, improving the quality of provision and strengthening its niche retail offer to help differentiate it from other centres. There is also potential to improve the management and marketing of the street market to enable it to grow and flourish as an integral part of the overall offer at Forest Row.

Policy VTGA 3

Forest Row Primary Shopping Area

Within the Primary Shopping Area, as defined on the Proposals Maps, Primary and Secondary Frontages have been identified. Development which supports the balance between A1 retail shops and non-retail town centre uses will be supported in order to secure the vitality and viability of the Primary Shopping Area.

The following uses will be permitted within Primary Frontages:

a. Retail development (Use Class A1)

b. Proposals for use classes A2- A5 and D1 - D2 provided that:

- It would not result in 3 or more non A1Use class units in adjoining premises within the Primary Shopping Area; and

- It would not break a continuous A1 primary retail frontage.

c. Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5 (Where there is flexibility for loss of A1 uses to retain the viability and vitality of the shopping area),
- B1 and D1 to D2 and C3 provided they are not on the ground floor.

For proposals within Primary Shopping Areas creating more than 2 residential flats above ground floor level, the development should not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable.

All new development must meet the design principles contained within the development plan and developers should work with the Highways Authority and produce a transport plan to consider the impact of the development on the wider town centre and to promote sustainable transport use associated with the development.

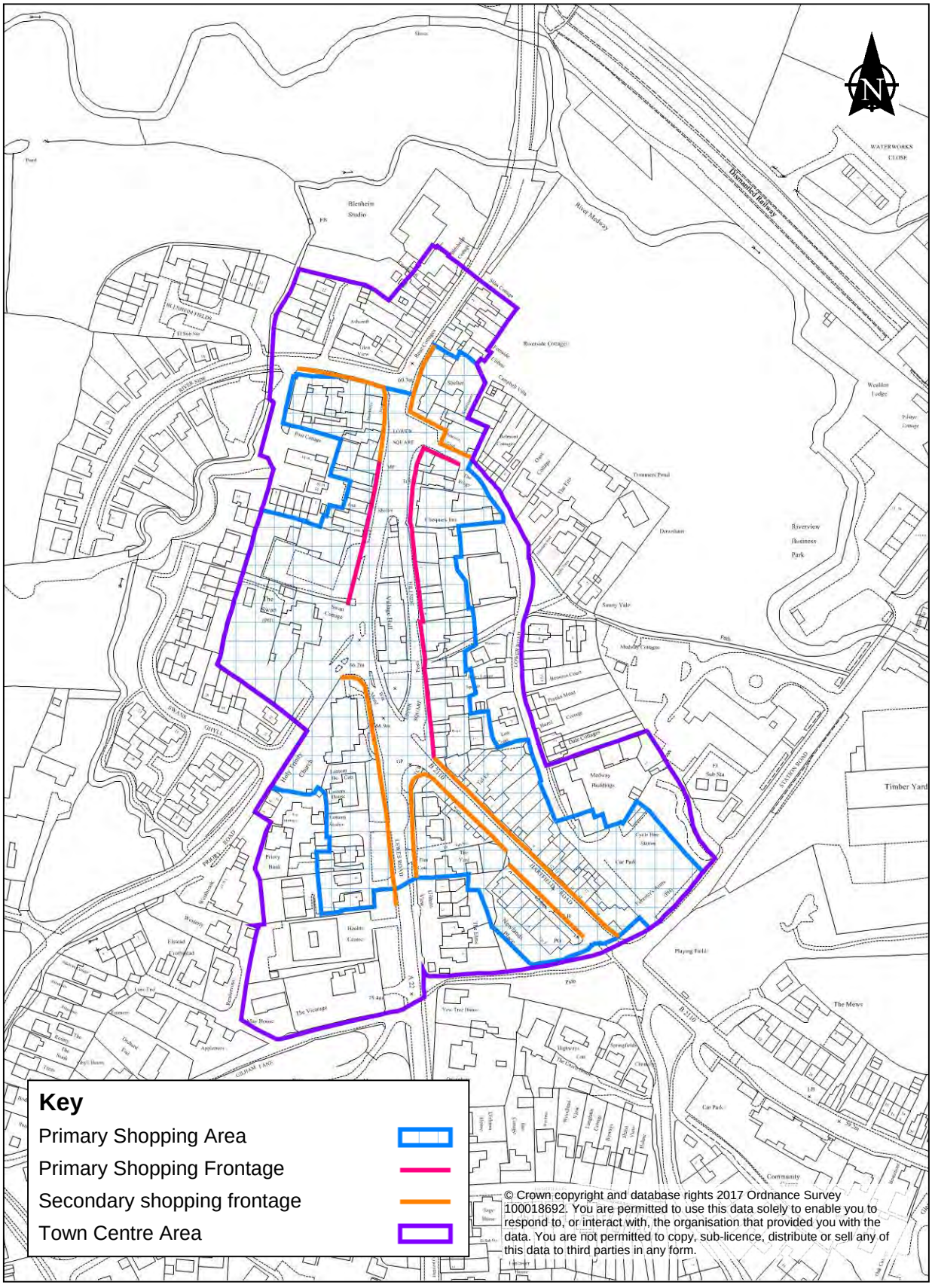
Policy VTGA 3 ***Target(s):***

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Forest Row

Policy VTGA 3 ***Indicator(s):***

- VTGA 04 - Net amount of new retail floorspace within Forest Row Primary Shopping Area
- VTGA 05 - Number of retail units within the Forest Row Primary Shopping Area that have been converted to other uses

Map 44 - Forest Row Village Centre



Housing

25.49 The village architecture in Forest Row is characterised by a mixture of traditional and modern. As well as many older cottages in the classic Sussex style there is a variety of more modern development, which generally blends in well. Gage Ridge and Michael Fields, with their copper-roofed houses are examples of the latter. The majority of residential development is located to the south of Hartfield Road and consists of relatively modern detached and semi-detached houses, although there are some traditional cottages as well.

25.50 In the north of the village, residential development follows a linear path along Hartfield Road with the disused railway line forming the northern boundary. Here, more traditional cottages and semi-detached properties towards the western end of Hartfield Road, around the village centre, mix with more modern semi-detached and detached post war housing heading east.

25.51 Much of the residential area has a particularly fine character with the Rystwood Road and Park Road areas in the south having a distinctive parkland character created mainly by detached properties in extensive curtilages, with mature tree cover and landscaping.

25.52 Overall, Forest Row has a similarly high provision of detached and semi-detached properties, a low provision of one, two and three bedroom properties and a high provision of four and five bedroom dwellings compared with the Wealden averages.

Infrastructure

25.53 Forest Row has a good provision of services and facilities including an Infant and Junior School, medical facilities (GP, dentists, pharmacy), community facilities and open space and recreation facilities.

25.54 Secondary age pupils in the area can attend either Beacon Community School in Crowborough, or the Chailey School which is in Lewes District. Children may also attend schools in East Grinstead which is within the West Sussex Local Education Area. In addition, there are two private schools in the Forest Row area.

25.55 Specific transport requirements for individual sites will be identified in relation to any future applications and will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. The Council will seek additional routes and bus services /improved existing bus services and infrastructure to serve the area, as appropriate.

25.56 The High Weald Lewes and Havens Clinical Commissioning Group (CCG) have not currently identified a need for improvements to primary care facilities in the Forest Row area, although the Parish Council consider that there is a need for additional doctors to serve the area.

25.57 South East Water has identified a need to develop existing ground water sources at Forest Row by 2020.

25.58 The open space, sports and recreation assessment has identified a need for additional facilities including amenity greenspace, park and recreation ground, children's playspace and youth playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.59 Information relating to the improvement of the green network in and around Forest Row is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Herstmonceux

Introduction

25.60 Herstmonceux is an historic village which lies approximately 6.5km to the east of Hailsham, along the A271, with the High Weald Area of Outstanding Natural Beauty (AONB) adjoining the village to the north and the Pevensey Levels a little way to the south. The wider settlement of Herstmonceux has developed around several historic cores; Gardner Street; Chapel Row; Flowers Green and the original village site in the vicinity of the church. Herstmonceux has grown from a linear settlement which followed the route of the A271 to a larger built up area extending principally to the north west. The Parish has an overall population of 2,163[(80)].

25.61 Herstmonceux Castle lies just 3.5km south east of the village and is one of the oldest significant brick buildings still standing in England. In 1957, the Herstmonceux Castle grounds became the home of the Royal Greenwich Observatory and remained so until 1988, when the observatory relocated to Cambridge. The Castle is now home to the Bader International Study Centre of Queen's University, Kingston, Canada. The Herstmonceux area is also famous for the making of trugs and a number of local people still continue this traditional craft.

25.62 Herstmonceux has a reasonable provision of services and facilities including a village hall, primary school and pre-school, as well as a variety of stores, a health centre and pharmacy, a post office and small eateries.

25.63 The Parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald AONB, whilst its southern tip falls within the Pevensey Levels RAMSAR site and Special Area of Conservation (SAC). The surrounding countryside is gently undulating and of high scenic quality with far reaching views extending southwards across the Pevensey Levels.

25.64 The landscape around the village is varied in its nature and value. Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced

80 Census 2011

to the north and west of the settlement, but is more dispersed to the south and east. The AONB to the north of the village provides an attractive, open and rural backdrop to the settlement with key views northwards. The village itself lies adjacent to the AONB on its northern boundary.

25.65 Herstmonceux has reasonably good accessibility, with the A271 linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east.

Development Boundary

25.66 The development boundary for Herstmonceux takes full account of the environmental considerations and seeks to prevent outward encroachment of development into the attractive, relatively open countryside and an intensification of development in some fringe locations. There are no new development allocations for the village.

25.67 The northern side of the village, along West End and Gardner Street, is adjacent to the High Weald AONB and as such the majority of the land beyond the exiting built edge of the village is highly sensitive. The AONB boundary provides a clear demarcation for the development boundary to follow in this part of the village.

25.68 The development boundary is drawn tightly to the existing residential curtilages along West End and James Avenue in order to prevent further encroachment into the AONB. There are two parcels of land, one to the north west of properties at the end of West End and one to the rear of James Avenue, which are not included within the AONB however they have a similar landscape value to it and are important to the rural setting of West End and James Avenue. Therefore, they have been excluded from the development boundary. Development projecting into these rural areas would affect the character and setting of the AONB and affect the rural setting of this part of Herstmonceux.

25.69 To the rear of properties in James Avenue, planning permission has been granted for a development of two pairs of semi-detached houses on a small part of a larger site, some of which extends into the AONB. In light of the planning permission, the development boundary has been drawn to include that part of the site but is drawn tightly to the boundary of the application site to prevent further encroachment towards and into the AONB. Along Fairfield, the limits to the built-up area are clearly defined by the rear gardens of the properties which abut the boundary of the AONB, and so the development boundary here is drawn tightly to the existing curtilages.

25.70 To the east of Bagham Lane, the development boundary excludes the large rear curtilages of Braemar and Wallscroft, seeking to prevent any undesirable and intrusive backland development and to protect the sensitive urban edge. At the eastern end of Herstmonceux along Gardner Street, the Sundial Restaurant, Meadow View and Elm Tree House are included in the development boundary as is land adjacent to Elm Tree House fronting Gardner Street, which has received planning permission for 4 houses. However, the development boundary is tightly drawn to the existing curtilages here to protect the AONB and wider open countryside from intrusive development.

25.71 The furthest eastern end of the village has a very spacious and open feel and is visually prominent within the wider area. In particular, Higham Farm on the northern side of Gardner Street occupies an area of higher ground and as such is extremely prominent in views northwards across the AONB. Therefore, Higham Farm has been excluded from the development boundary in order to resist any intensification of development which would adversely affect the entrance to the village.

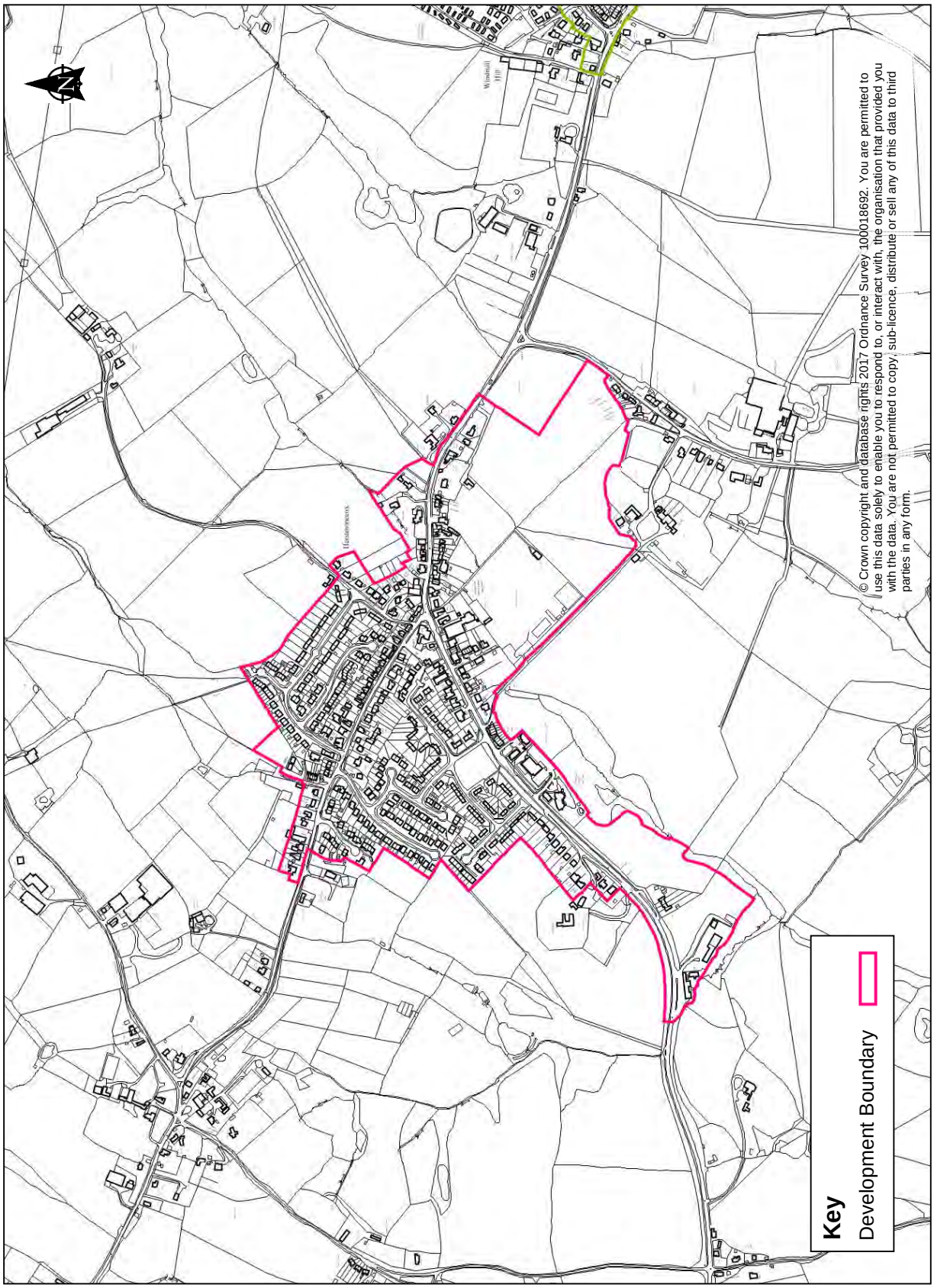
25.72 Again at the eastern end of the village but to the south of Gardner Street, there is planned development to deliver up to 70 dwellings on land adjacent to the Lime Cross Recreation Ground and the existing properties fronting the main road. Therefore, these areas are included within the development boundary. The recreation ground itself is also included within the development boundary, however, although within the development boundary, the recreation ground is considered an important community asset to the village contributing to open space provision and residential amenity.

25.73 In the southern part of the village along Hailsham Road, the development boundary includes the school grounds to the south east to ensure there is flexibility in the future should the school or East Sussex County Council make plans. The new Integrative Health Centre and village hall are also included within the development boundary as they clearly have a visual and functional connection to the village. The development boundary also includes the land to the south of the health centre, which has been granted planning permission but it is tightly drawn to the site boundaries to prevent harm or encroachment into the Ancient Woodland which lies adjacent to the sites south eastern boundary.

25.74 At the western end of the village there is the Collins Honda Garage with an associated field adjacent to the garage. Both of these areas are included within the development boundary, however as with the recreation ground, although included within the boundary the garage site is considered an important employment asset.

25.75 The housing on the western side of the village provides a well-defined limit of development, and hence the development boundary follows tightly to the existing curtilages.

Map 45 - Herstmonceux Development Boundary



Village Centre and the Economy

25.76 Reflecting its relatively small population size, there is a reasonable variety of independent retailers and service providers within the village serving the local population and wider rural areas and Herstmonceux has a thriving village centre. At the time of survey shops and services in the village included a number of convenience stores, two post offices, two pubs, a restaurant, a hairdressers, a kitchen makers; acupuncture and podiatry clinic; Integrative Health Centre and pharmacy; an estate agents; an information centre and several independent sole traders. There is also a recreation ground on the south east side of the village.

25.77 Local shops and services are boosted by tourist attractions in the village and surrounding area with a number of B&B accommodations to cater for this. These and other businesses are important providers of employment and assist the vitality of the village. While it is recognised that for environmental reasons there are no new significant employment opportunities in the village, the Council would resist the loss of commercial uses and encourage suitable expansion consistent with amenity considerations.

Herstmonceux Primary Shopping Area

25.78 The Primary Shopping Area at Herstmonceux is focused upon Gardner Street, down to the junction of West End and Hailsham Road where the Woolpack Public House is situated.

25.79 At the time of survey, the retail offer in Herstmonceux was not the dominant use (26%) with service based uses prevailing (39%). In addition, there is no continuous frontage of retail uses with fragmentation to the limited retail units in the centre. It indicates conditions that are more aligned with Secondary Frontage than Primary.

Vision for Herstmonceux Primary Shopping Area

The Council will safeguard retail and other important complimentary uses in the village, whilst supporting new retail and associated community uses.

Policy VTGA 4

Herstmonceux Primary Shopping Area

a) Within the Primary Shopping Area for Herstmonceux proposals involving the change of use or redevelopment of ground floor premises from Use Class A1 to A2 , A3, A4 or A5 will be permitted only where:

1. No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

2. It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

b) Non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that there is no demand for all retail (Use Classes A1-A5) uses through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused.*

c) In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

** The Council may seek independent advice to test the veracity of any marketing exercise.*

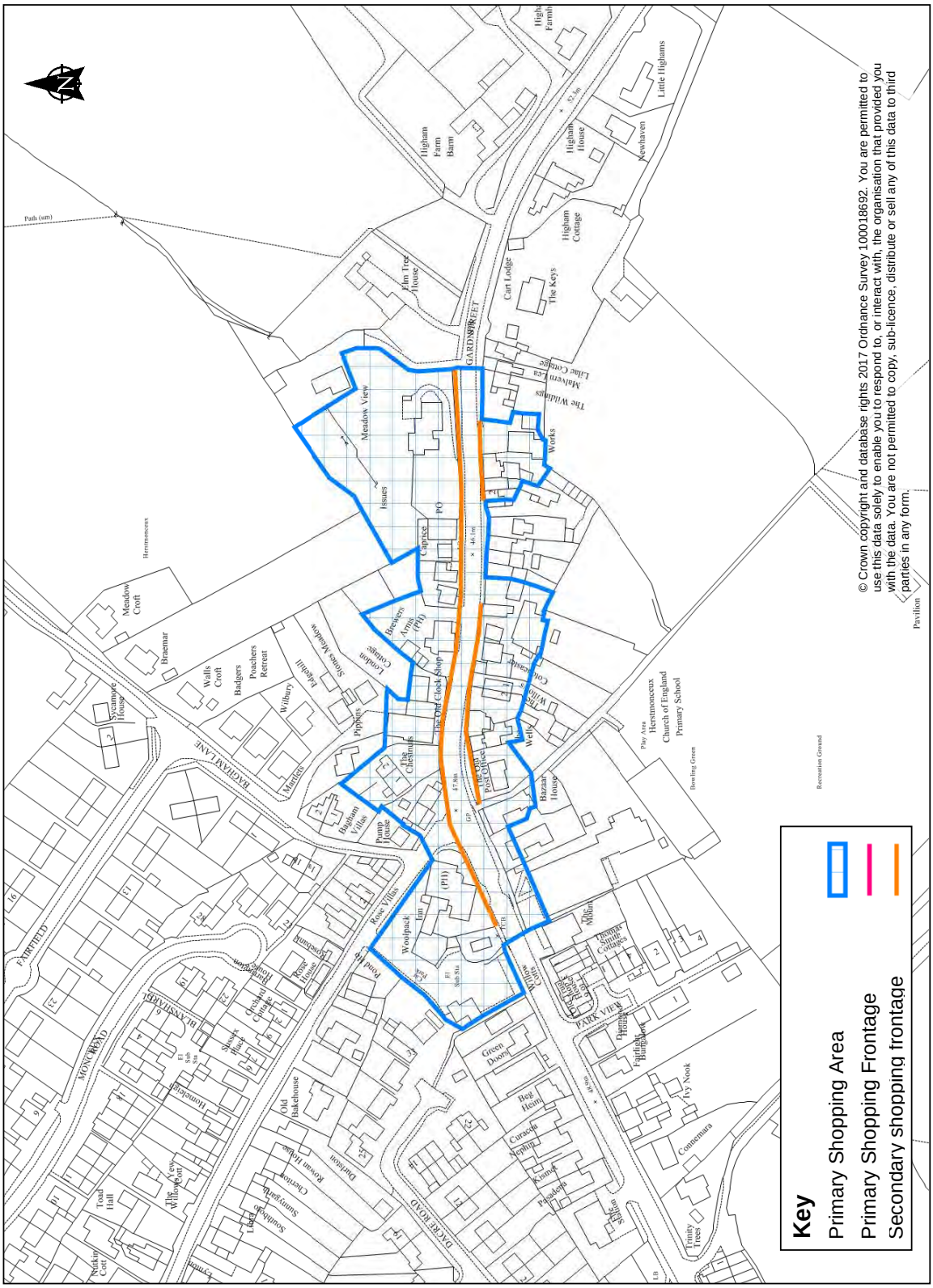
Policy VTGA 4 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Herstmonceux

Policy VTGA 4 *Indicator(s):*

- VTGA 06 - Net amount of new retail floorspace within Herstmonceux Primary Shopping Area
- VTGA 07 - Number of retail units within the Herstmonceux Primary Shopping Area that have been converted to other uses

Map 46 - Herstmonceux Primary Shopping Area



Housing

25.80 Herstmonceux is relatively well contained to the north by the AONB and to the south by areas of Ancient Woodland and the wider Pevensey Levels. The majority of residential development in Herstmonceux is situated to the north of Hailsham Road (the A271) and comprises of semi-detached and terraced housing in small estates, typically arranged around cul-de-sacs, most of which feed off the West End and Hailsham Road. There are also areas of bungalow development particularly along Monceux Road and The Ridgeway. The estate development provides a mix of housing design styles characteristic of different eras from the 1960s to the current day. Overall, Herstmonceux has a similar provision of detached and semi-detached properties, a slightly higher provision of one, two and three bedroom dwellings and a slightly lower provision of four and five bedroom dwellings compared with the Wealden averages.

25.81 The eastern part of the village, along Gardner Street, is characterised by more traditional cottages set relatively close to the road, with larger detached Georgian style properties set back from the road in large plots as you exit the village. Beyond the village centre, the west of Herstmonceux along Hailsham Road (A271) contains much newer housing stock on the south side of the road, including affordable housing, with large modern detached properties on the north side of the road occupying elevated positions and set well back from the road.

Infrastructure

25.82 Herstmonceux has a good provision of services and facilities including a primary school with attached pre-school; medical facilities (a health centre[81] and pharmacy); and other community facilities, open space and recreation facilities.

25.83 Secondary age pupils in the area may attend Hailsham Community College or Heathfield Community College. In addition, a range of independent schools are available in the wider area.

25.84 Specific transport requirements for individual sites will be identified in relation to any future applications and will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. The A271 running through the village is an extremely busy main transport link to the A22 in the west and Bexhill in the east and the village centre can at certain times become quite congested. Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

25.85 The Eastbourne Hailsham and Seaford Clinical Commissioning Group (CCG) have not currently identified a need for improvements to primary care facilities in the Herstmonceux area.

81 The centre offers the full range of primary NHS care services with GP's and nurses but also combines conventional treatments with measured and effective complementary therapies

25.86 South East Water have identified that local reinforcement of water mains is likely to be required to support additional growth in the area and specific requirements for sites will be identified in relation to any future applications.

25.87 The open space, sports and recreation assessment has identified a need for additional facilities including allotments, amenity green space, and children's play space. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.88 Information relating to the improvement of the green network in and around Herstmonceux is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Buxted

Introduction

25.89 Buxted is one of the District's larger villages. Using data from the 2011 Census, Buxted Parish has a population of 3,343 people. The village is predominantly residential in character with a range of local shops, services and some employment provision serving the local community and surrounding rural area.

25.90 Buxted is located on the A272 which runs east to west connecting with the A26 and a number of smaller settlements by a network of minor roads. The village developed originally with frontage properties along the A272 but has subsequently grown north and south of the main road with estate development in the 1980s. The most recent development including the provision of the medical centre has taken place at Beechbrook Park.

25.91 Uckfield is the nearest town located approximately 2km to the south and provides a good range of shops, services and facilities including a secondary school and a hospital. Buxted has a train station which is served by the Oxted line between Uckfield and London Bridge providing good access to Uckfield and other centres for employment, shopping and leisure. Although not as regular as the trains, a number of bus services call at Buxted providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.

25.92 Although Buxted is not situated within the High Weald Area of Outstanding Natural Beauty (AONB), the north east of Buxted lies within the High Weald landscape character area. The village sits on a plateau, providing long range views across the countryside, towards the AONB, which is located 0.5km to the north and 0.2km to the east. The south western part of Buxted lies within the Upper Ouse Valley Character area. Buxted Park, a large property set in extensive parkland, is located to the south west of the village and is a registered Historic Park and Garden, as well as a Site of Special Scientific Interest (SSSI). The property at Buxted Park estate is a country house hotel and therefore contributes to tourism in the local area.

Development Boundary

25.93 The development boundary for Buxted takes full account of the environmental considerations and seeks to prevent outward encroachment of development from its elevated position into the attractive, relatively open countryside, ribbon development along the main roads and an intensification of development in a number of rural fringe locations.

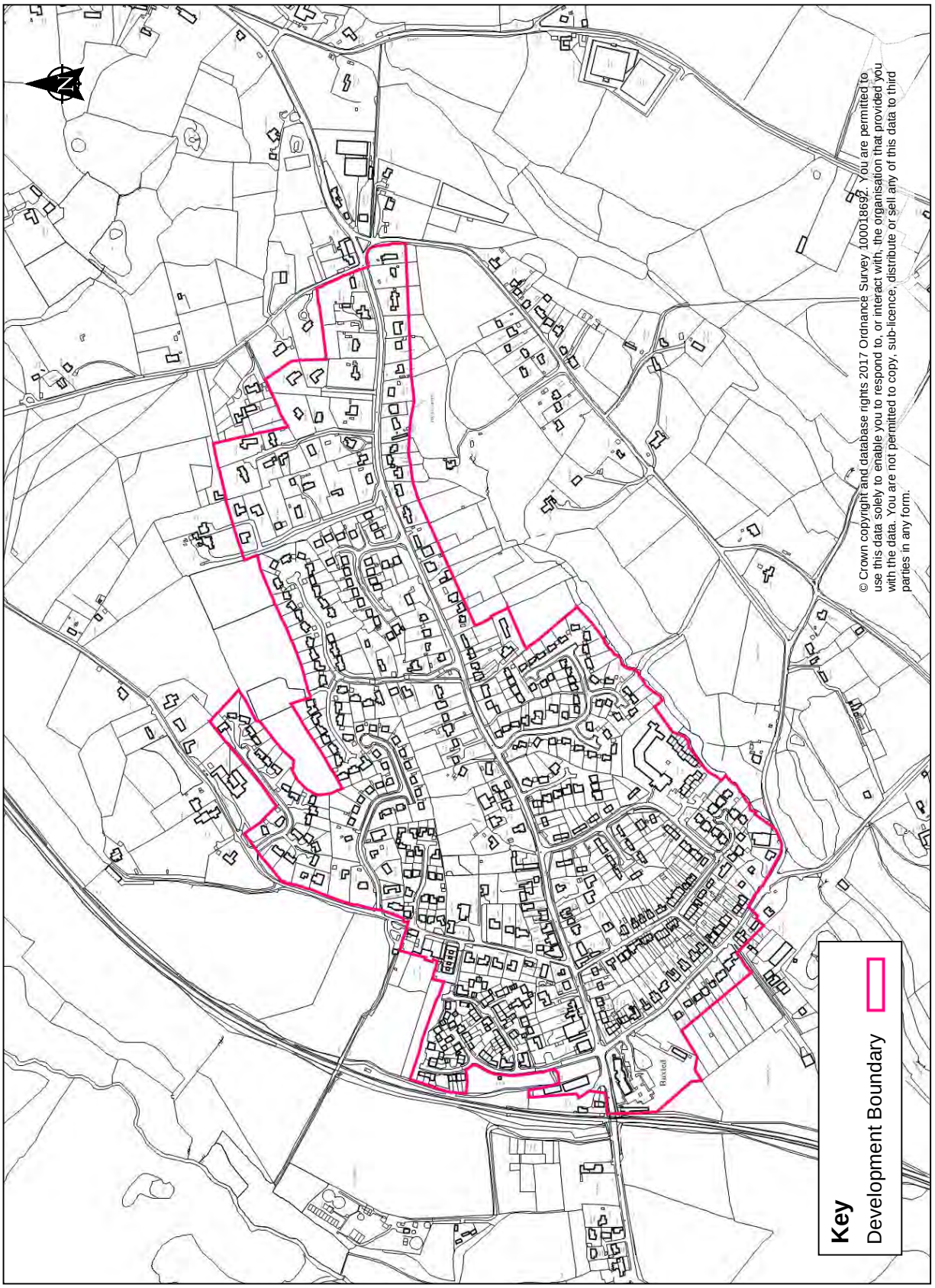
25.94 Along Framfield Road, the development boundary includes the doctors surgery and other community facilities now grouped in the area enclosed by the railway line. To the south, the development boundary excludes rear curtilages of larger houses abutting the recreation ground which provides a soft transition with the countryside. Land south and east of Lower Totease Farm continues to provide an important open setting to Taylors Shaw and the designated Ancient Woodland. Development projecting into these rural fringe areas would affect the character and setting of the village.

25.95 Along the southern edge of the village, the development boundary excludes land beyond the clearly defined edge to residential development and to prevent encroachment into the attractive countryside around Potters Green. Further east, the development boundary excludes the full depth of curtilages of properties fronting the A272 in order to avoid backland development, which would be detrimental to its rural character. Properties along Limes Lane are relatively isolated from the main confines of the village and visually separated by Ancient Woodland and a copse of protected trees. These dwellings are therefore excluded from the development boundary in order to prevent an intensification of development or expansion in this countryside location.

25.96 On the eastern edge of the village, the development boundary excludes properties along the A272 beyond Pound Green which are more scattered and rural in their character. Along Redbrook Lane a number of large properties in spacious grounds have also been excluded from the development boundary due to their more rural character and exposure to the Area of Outstanding Natural Beauty to the north east. The dense woodland to the north of Littlewood Lane is excluded due to rural character and its contribution to the setting of the village.

25.97 Along the western edge of the village, the development boundary includes land to the west of Church Road and north of the Buxted Inn where residential development has now been completed. Along the High Street, west of Buxted station, ribbon development is loose knit and rural in character. This area has therefore been excluded from the boundary.

Map 47 - Buxted Development Boundary



Village Centre and Economy

25.98 Buxted has a limited number of independent shops which are concentrated along the High Street between Framfield Road and Gordon Road, to the east of the railway station. There is also a new medical centre located just off the High Street on the corner of Framfield Road, opposite the railway station.

25.99 The village also benefits from having a pre-school and a primary school and in addition there is a recreation ground and playground situated on the western side of the village, to the west of Framfield Road. The village has both good road (the High Street is also the A272) and rail links to Uckfield and London.

Housing

25.100 Buxted village is relatively well contained to the north and south by a series of strong tree belts and woodland areas. The majority of residential development in Buxted is comprised of large detached two-storey housing in small estates typically arranged around cul-de-sacs, most of which feed off the High Street and Church Road. The estate development provides a mix of housing design styles characteristic of different eras from the 1960s to the current day. Overall, Buxted has a very high provision of detached and semi-detached properties, a low provision of one, two and three bedroom properties and a high provision of four and five bedroom dwellings compared with the Wealden average.

25.101 The eastern part of the village along the High Street is characterised by large detached properties, set back from the road with strong green frontages. Redbrook Lane and Pound Green consist of large dwellings with large plot sizes and are of an extremely low density, which is characteristic of their edge of settlement location and surrounding countryside setting. The area to the west of Framfield Road has a similar density with generously sized gardens, although the dwellings have smaller building footprints.

25.102 Eight Bells Close, Littlewood Lane, Park Lane and Saint Marys Garth, located to the north of the High Street and Broad Oak, Brits Farm Road and Higglers Lane, provide detached dwellings but are of much newer housing stock. These estates are well landscaped, have good sized gardens, off -road parking and double garages and have an approximate average net density of around 14 dwellings per hectare

25.103 The western part of the village provides more of a mix of housing stock with semi-detached and terraced properties provided in Framfield Road and Gordon Road respectively. The newest development at Queenstock Lane is provided at a higher density at around 30 dwellings per hectare. The development predominantly consists of two-storey detached and semi-detached houses, but also includes coach houses and three storey flats. There is an element of modern design, with timber cladding used to enhance its character.

Infrastructure

25.104 Buxted is a small settlement and has a reasonable provision of services and facilities including, an infant and junior school, medical facilities (a medical centre and pharmacy), community facilities and open space and recreation facilities.

25.105 Secondary age pupils have access to Uckfield Community College. In addition, a range of independent schools are available in the wider area.

25.106 Specific transport requirements for individual sites will be identified in relation to any future applications and will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority.

25.107 The High Weald Lewes and Havens CCG have not currently identified a need for improvements to primary care facilities in the Buxted area.

25.108 The open space, sports and recreation assessment has identified a need for additional facilities including children's playspace and youth playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.109 Information relating to the improvement of the green network in and around Buxted is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Groombridge

Introduction

25.110 Groombridge is a small village on the B2110 in the High Weald AONB which straddles the border between Kent and East Sussex, about 6.5km north of Crowborough. It has an estimated population of around 1,120[(82)]. The main part of the village lies within Withyham Parish whilst across the border in Kent lies the much smaller and older part of the village.

25.111 Groombridge has an attractive setting within the undulating landscape of the High Weald Area of Outstanding Natural Beauty (AONB). There are fine views from the village out into the surrounding countryside and floodplain of the River Grom, and northwards to the historic Bird in Hand Street and Groombridge Place.

25.112 Within the village there is a tightly-knit older core around Station Road and Corseley Road, whilst to the south there is a number of more extensive estate developments. Along the southern edge of the village the mature gardens, substantial tree cover, embankments and hedgerows all contribute to the more rural character of Corseley Road and Florance Lane.

82 Census 2011

25.113 To the north of the main village, over the Kent border, the special architectural and historic character around Bird in Hand Street and Groombridge Place has been recognised by its designation as a Conservation Area. Groombridge Place is itself a Grade I Listed Building set amidst a Registered Historic Park and Garden. Groombridge Place has become a tourist attraction and is noted for its formal gardens, vineyards and a bird of prey sanctuary. The gardens at Groombridge Place were opened to the public for the first time in 1993, thereby providing a major tourism attraction adjoining the village.

25.114 Groombridge stood on the Three Bridges to Tunbridge Wells Central Line and had a station, which was closed in 1985. The village now forms the southern terminus of the Spa Valley Railway, a heritage railway which runs between Tunbridge Wells west railway station to High Rocks in Groombridge and beyond to Eridge where it links with the Oxted Line. This is a popular visitor attraction in the area. The current Groombridge Station is on the east side of Station Road.

25.115 Tunbridge Wells is the nearest town and offers a wide variety of leisure facilities; retail and business services. The closest train station is at Eridge, 4km to the south of the village, and this offers train services to Tunbridge Wells/London/Crowborough, however if using public transport to reach it you would need to go via Tunbridge Wells, therefore Tunbridge Wells station is more likely to be used. However, Eridge Station does have a car park and is approximately 7mins away from Groombridge by car.

Development Boundary

25.116 The development boundary seeks to prevent an intensification of development in the rural fringe areas of Groombridge, further ribbon development and an outward encroachment of the village into the surrounding open countryside.

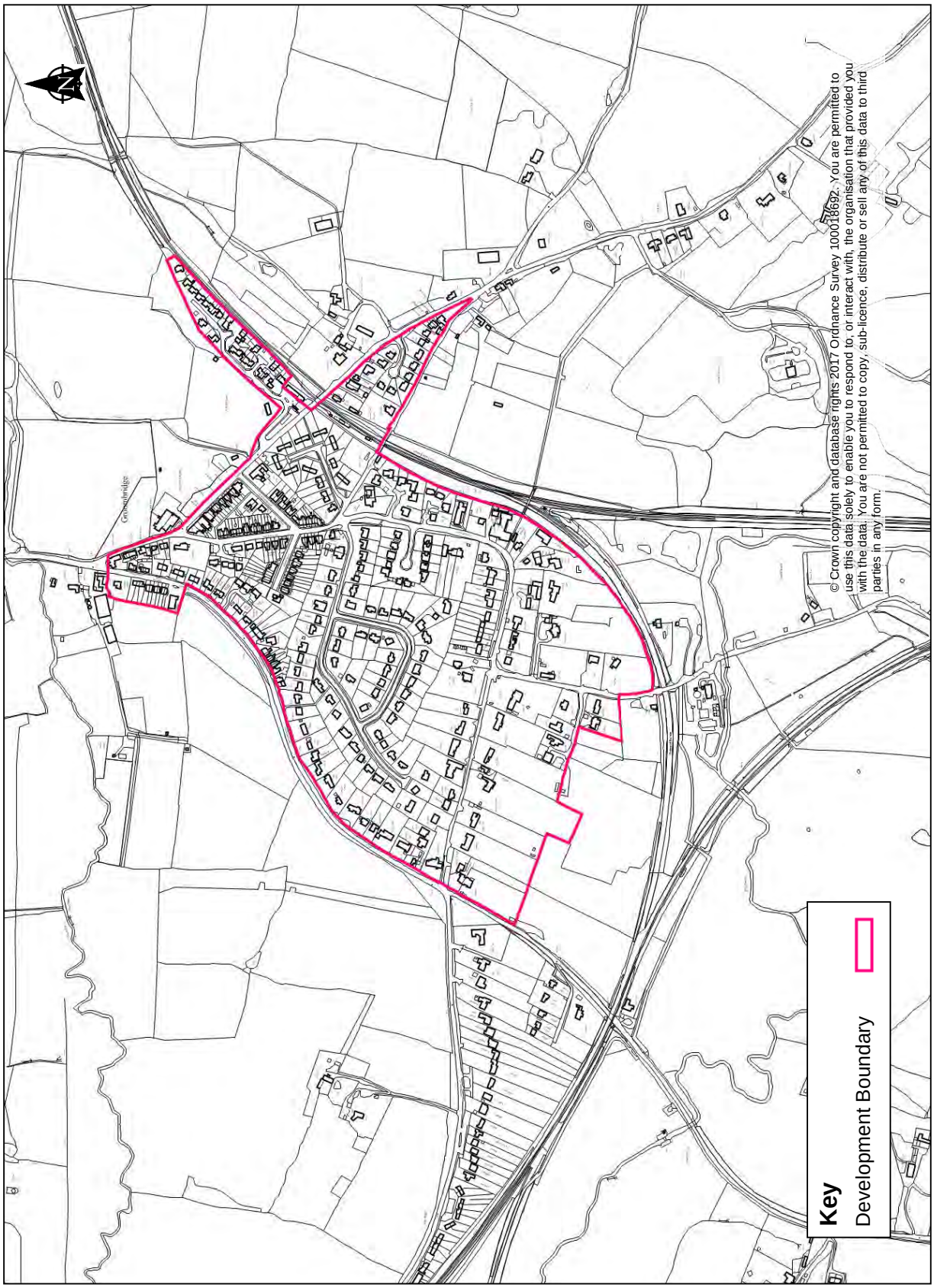
25.117 On the western side of the village, Withyham Road provides a well defined boundary beyond which development would encroach into open countryside and have a detrimental impact. Land to the south of properties along Florence Lane slopes in a southerly direction and any development would be an intrusion on the rural fringe of the village, hence it has been excluded from the development boundary. However, the large curtilages of properties along Florence Lane and Corseley Road have been subject to some recent residential development, albeit restricted to the exiting curtilages, and so they have been included in the development boundary to reflect this. Along Florence Lane the development boundary is drawn tightly to the existing curtilages to prevent any further encroachment into the countryside here. The railway line to the south of Corseley Road provides a well defined boundary beyond which development would be detrimental to the character of the area and adversely impact on the wider landscape. The railway line therefore forms the southern part of the development boundary in the Corseley Road area.

25.118 Station Road and the former railway line east of Corseley Road both form well defined boundaries on the eastern side of the village, beyond which development would encroach into open countryside. For similar reasons the countryside to the south of Station Road and Lealands Close has been excluded from the development boundary.

25.119 The ribbon of development westwards along Withyham Road is excluded from the development boundary to prevent any intensification of development.

25.120 The compact nature of the existing housing within the development boundary provides few opportunities for new housing development other than through the redevelopment of existing sites; backland development and the conversion of non-residential buildings.

Map 48 - Groombridge Development Boundary



Village Centre and Economy

25.121 The main part of the village has a primary school which is associated with the Church of St Thomas; a pub; a village hall; a post office; a car dealership; a small convenience store; an osteopaths and a doctors surgery. The older part of the village has the Church of St John and a pub but no shops. The village is primarily residential and there is very little in the way of employment or retail services in the village.

25.122 The visitor economy is important within the village and there are several attractions with a tourism offer which also provide employment. Groombridge Place and gardens is open throughout the year and offers visitors award winning gardens; an enchanted forest with giant tree swings; boat trips; birds of prey displays and children's play area. There are several outdoor sports companies operating here; Extreme Ventures; and Nuts4Climbing which all offer outdoor rock climbing courses and other outdoor pursuits.

25.123 There is also the Crown Inn pub within the village which offers B&B accommodation together with visitor accommodation at The Crossways and Burrswood Guest House.

25.124 For its small population size, Groombridge provides reasonable facilities and services to serve its population and the wider rural area with Tunbridge Wells and Crowborough just over 6.5km away.

Housing

25.125 The village is relatively compact however the residential character and housing varies. Florence Lane to the south of the village is characterised by essentially large detached dwellings of varying styles, set in spacious grounds with mature tree cover and hedgerows. The majority of the dwellings are set back from the road frontage and the housing density here is very low. There has been some recent backland residential development within the existing plots here, however this has maintained the context and residential character of the area.

25.126 Along Corseley Road the housing is a mixture of detached, semi-detached, terraced and bungalows set in reasonably sized plots. The styles are also a mixture with traditional style terraces and cottages intermingled with more modern housing and cul-de-sac developments. The vast majority of housing within Groombridge is detached and semi-detached but there are areas of terraces along Meadow Road and much newer development along Newton Willows, where the former Groombridge train station used to be.

25.127 The housing on the western and southern sides of the village is less dense that that on the east. Along Withyham Road the housing consists of all detached properties and of various styles and ages.

25.128 Overall, Groombridge has a very high provision of detached and semi-detached properties, a very low provision of one, two and three bedroom properties and a high provision of four and five bedroom dwellings compared with the Wealden averages.

Infrastructure

25.129 Despite its small population, Groombridge has a good provision of services and facilities which include, an infant and junior school, medical centre, community facilities and open space and recreation facilities.

25.130 There is no secondary school provision within the village and secondary age pupils in the area can attend either Beacon Community School in Crowborough or schools in Tunbridge Wells, which is within the Kent Local Education Authority Area. There are also a number of independent schools in nearby settlements.

25.131 Any future windfall development will need to deliver or contribute to any specific required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority.

25.132 In regards to health provision within Groombridge, the High Weald Lewes and Havens Clinical Commissioning Group support the potential reconfiguration of the existing premises at the Groombridge and Hartfield Surgeries to enable additional clinical space.

25.133 The open space, sports and recreation assessment has identified a need for additional facilities within the Parish of Withyham, within which Groombridge is located, which includes allotments, park and recreation grounds, children's play space and youth play space. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.134 Information relating to the improvement of the green network in and around Groombridge is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Hartfield

Introduction

25.135 The village of Hartfield lies 10km south west of Tunbridge Wells where the B2110 between Groombridge and Forest Row meets the B2026 road between Edenbridge and Maresfield. The Ashdown Forest lies to the south of the village. The village grew from its agricultural roots until it became a centre for iron and timber. The wealth from the iron can be seen from the construction of the church and the buildings in the village. Hartfield Village is located in the broad gentle valley of the upper reaches of the River Medway. The central core of the village has been designated a Conservation Area of special architectural and historic interest and was designated in 1983. The current population of the village is 650[(83)].

25.136 Cotchford Farm in Hartfield was the home of A.A Milne, the author of the Winnie the Pooh stories, and was the setting for many of the books. A small bridge was built over the stream at the end of the families land in 1925 and is the place where the game of

83 Census 2011

Poohsticks was invented. There is a shop in the village dedicated to all things connected with Winnie the Pooh, called Pooh Corner, which also contains a tea room. The village is extremely popular as a visitor destination as a result of the associations with Winnie the Pooh, the bridge and Pooh Corner. As a result the centre can get very congested in the summer months due to the fact that access to the village is primarily by car.

25.137 The whole of Hartfield has an attractive setting within the undulating landscape of the High Weald Area of Outstanding Natural Beauty (AONB) near the northern edge of the Ashdown Forest. There are clear views of the surrounding countryside from many parts of the village and this contributes to its more rural character. Within the village there are a large number of Listed Buildings, which together with other attractive buildings, mature trees, hedgerows and open spaces give the settlement its particular character.

25.138 In the north eastern part of the village there is some older estate development around Castlefields and Motte Field whilst to the north west there is a new small estate development at Sackville Lane. This development includes the medical centre and a farm/coffee shop. The historic character and tightly-knit nature of much of the development fronting the High Street and along Church Street is a distinct feature of the village.

Development Boundary

25.139 The development boundary for Hartfield seeks to prevent the outward encroachment of the village into the surrounding countryside and an intensification of development in a number of rural fringe areas and those parts of the village where new development would be detrimental to its special architectural and historic character.

25.140 The development boundary includes the estate development at Castlefields and Motte Field but excludes adjoining land to the north and at Castle Farm. This is to prevent an outward expansion into the countryside, and in particular into the open area separating the estates from the scattered frontage development eastwards along the B2110 or onto the ancient earthworks abutting the estates to the north. Similarly, land adjoining Rectory Field has been excluded from the development boundary in order to prevent outward encroachment. The development boundary is drawn tight around these estates to protect the sensitive urban edge and the wider landscape which is highly sensitive and contains small blocks of woodland and ancient field patterns, which provide a wooded backdrop to views from the village.

25.141 The village green is an important visual and amenity feature, and is therefore excluded from the development boundary.

25.142 The small development at Sackville Lane is included within the development boundary as it is visually and functionally connected to the main village. However, the development boundary follows tightly the curtilages of the properties and medical centre so as to prevent further backland development that would be detrimental to the highly sensitive wider landscape of the High Weald Area of Outstanding Natural Beauty (AONB).

25.143 The recreation ground and pavilion on the north west side of the High Street have been excluded from the development boundary in order to retain their existing use and prevent intrusive development.

25.144 The development boundary includes properties on the west of the High Street and incorporates the full depth of their curtilages, although it follows tightly to these to prevent extensive backland development that would impinge on the wider landscape of the High Weald AONB, characterised here by undulating ridges and valleys. The gap between the post office and Chestner House has been excluded from the development boundary to protect and maintain the attractive views it provides over the open countryside.

25.145 The detached property at the far eastern end of the High Street, on the junction of the B2110 and Jib Jacks Hill, is excluded from the development boundary due to its historic and sensitive setting on the approach to the village from the east. The land opposite this property on the east side of the High Street is also excluded from the development boundary as it contributes towards the rural setting of the village, being open fields and farmland, and this should be protected from intrusive development which would harm the village setting.

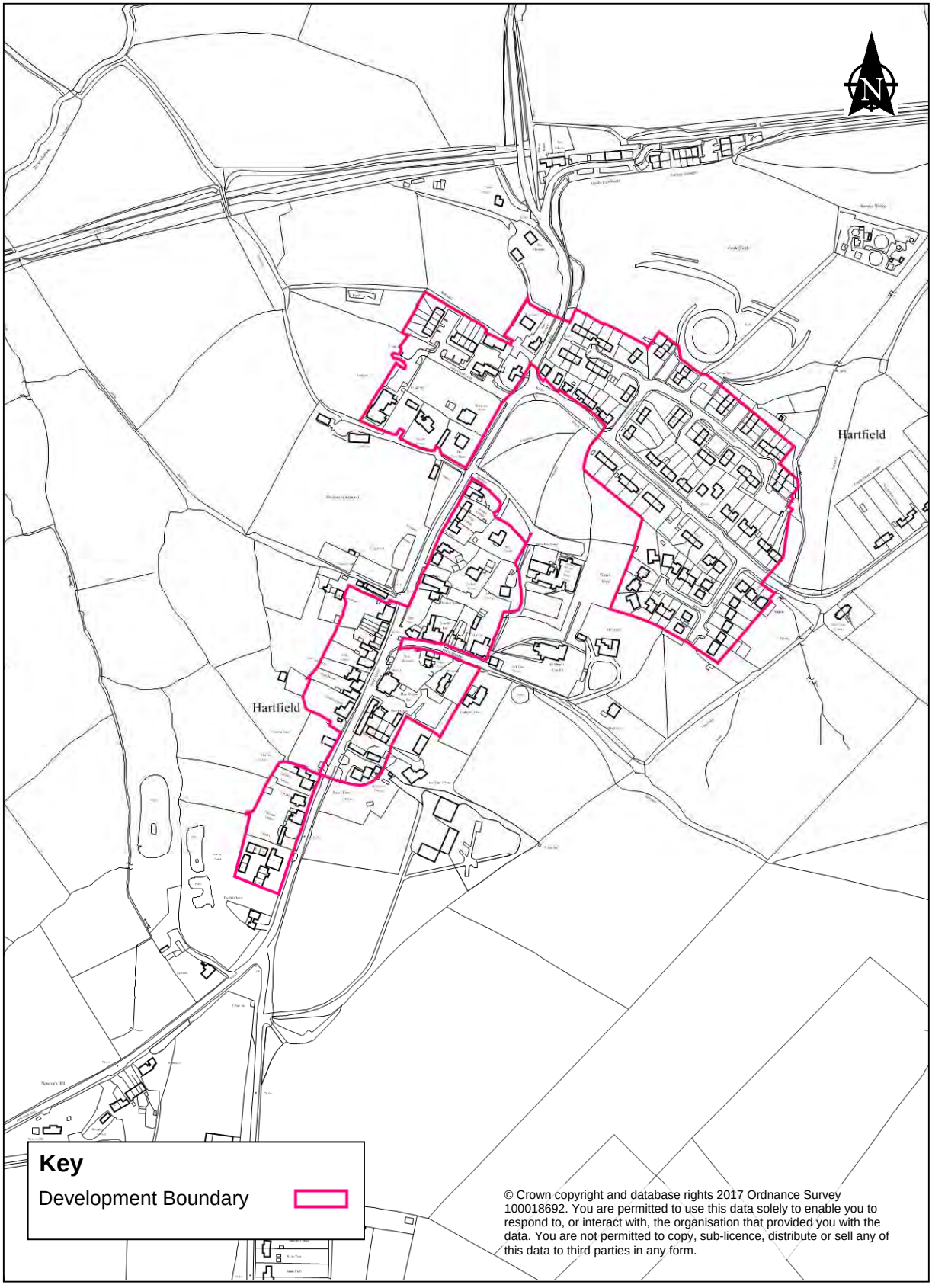
25.146 The development boundary includes properties on the east side of the High Street and extends to incorporate the former Haywagon Pub and its associated car park, the land to the rear of the pub, which has had recent planning permission granted for 1 dwelling and the War Memorial. The boundary tightly follows along the curtilages of these properties. Despite the War Memorial being included within the development boundary, it is considered an important feature at the heart of the Conservation Area and a community asset and therefore should be retained, together with the open space adjoining it which provides its setting.

25.147 The detached property on the south side of Church Street is excluded from the development boundary due to its spacious setting and more rural character and to prevent further encroachment southwards into the open countryside.

25.148 The development boundary includes the properties on the north side of Church Street/east side of High Street (opposite the recreation ground) and this incorporates the Anchor Pub and the St Mary the Virgin Church of England Primary School. Although the built form here is loose knit, it is physically and functionally related to the village, however the development boundary is drawn tight to the curtilages of the properties to prevent further encroachment into the wider sensitive landscape of the High Weald AONB.

25.149 Development on the former coal yard, now called Railway Cottages and situated to the north of the Motte Field estate, is excluded from the development boundary. Despite it being a relatively large scale development for Hartfield, it was a rural exceptions site consisting of 9 affordable houses and is detached from the existing village. The area is excluded so as to prevent any extension of the village through ribbon development along the Edenbridge road and to prevent any encroachment onto the ancient earthworks southwards.

Map 49 - Hartfield Development Boundary



Village Centre and Economy

25.150 Hartfield has quite a few local services for a small village, probably due in part to the number of visitors who come to see the area that A. A. Milne used to live in. Hartfield village has a fine array of rural houses (including some 30 Listed Buildings); the ancient Anglican Church of St. Mary the Virgin built in the 13th century, a thriving Primary School, and a well established and popular playschool.

25.151 The village is a popular tourism destination and the visitor economy is important. The associations with Winnie the Pooh, Pooh Corner and Pooh Bridge draw large numbers of visitors especially during the summer months, which can cause significant congestion within the village itself. Other tourist attractions close by include Groombridge Place and the Ashdown Forest.

25.152 For its small population size, Hartfield provides reasonable facilities and services to serve its population and the wider rural area with Tunbridge Wells 10km to the north east and Crowborough 5km to the south east. However it is primarily residential.

Housing

25.153 Hartfield has developed around the historic core of the High Street and many buildings within it display the local vernacular style of white weather boarding. The village has the highest density of dwellings within the Parish of Hartfield, and includes a Local Authority Housing development (about 45 years old) and the small privately owned estate at Rectory Field.

25.154 Within Motte Field the housing is characterised by estate style terrace and semi-detached housing, mainly brick built but with some properties having the distinctive white weather boarding. The properties towards the southern end of Motte Field have extensive views over the surrounding countryside. Along Castlefields the housing is a mixture of larger semi-detached and detached properties some of which are more traditional in style. Some of the properties here are tile hung on the second storey frontages and others are rendered and painted. Within Rectory Field the properties are more modern and there is a greater degree of large detached properties, although there are some semi-detached properties intermingled with them. Again the style is mixed with some properties reflecting the white weather boarding and others being rendered and painted or tile hung.

25.155 The new development at Sackville Road is a completely modern housing development comprising 9 affordable houses in two terraces. The style of these properties is considered to appropriately reflect local architectural characteristics being built of brick, with partial tile hanging to the gables under steeply pitched roofs.

25.156 The housing along the High Street is of a much more traditional style. Towards the northern end there are some traditional terraced cottages with the distinctive white weather boarding mixed with later large detached tile hung properties. Moving south along the High Street the housing becomes much more traditional with some wood beamed small terraces; some white weather board terraced cottages and then larger detached

tile hung properties. Along Church Street the housing is mainly small terraced or semi-detached cottages with white weather boarding.

25.157 Overall, Hartfield has a high provision of detached and semi-detached properties, a low provision of one, two and three bedroom properties and a high provision of four and five bedroom dwellings compared with the Wealden averages.

Infrastructure

25.158 For its size Hartfield has a good provision of services and facilities. These include an infant and junior school, a medical centre, community facilities, open space and recreation facilities.

25.159 There is no secondary school provision within the village however secondary age pupils attend Beacon Community School in Crowborough. Children may also attend schools in Tunbridge Wells which is within the Kent Local Education Authority Area. There are also several independent school options within the wider locality.

25.160 Future windfall development may need to deliver or contribute to any specific required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. In addition, the Council will seek additional bus routes and services, or seek to improve the existing bus services and infrastructure, to serve the area, as appropriate.

25.161 The Council will work with developers and providers to improve and enable future broadband provision/improvements in the Hartfield area. The open space, sports and recreation assessment has identified a need for additional facilities including allotments, amenity greenspace, park and recreation ground, children's playspace and youth playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.162 Information relating to the improvement of the green network in and around Hartfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Rotherfield

Introduction

25.163 Rotherfield is located in the north of the District approximately 2km to the east of Crowborough town centre and 10km to the south of Tunbridge Wells. Town Row, a small linear settlement is located to the east of Rotherfield extending along the eastern extent of New Road. Rotherfield Parish has a population of 3,208 people[(84)].

25.164 The village is predominantly residential in character, however, a number of shops, services and employment opportunities are provided in the village centre serving

84 Census 2011

the local community. This includes a village hall, churches, a convenience store (with Post Office), primary school and a doctor's surgery. Other amenities and services can be accessed in nearby Crowborough or Tunbridge Wells. The B2100 runs through the centre of the village, connecting Crowborough to Mark Cross on the A267 and further east to Wadhurst and Lamberhurst and via the B2101 with Mayfield and Heathfield.

25.165 The whole of Rotherfield Parish is located within the High Weald AONB and its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting. Rotherfield has a strong historic core with many historic Listed Buildings providing an attractive, tight knit frontage along the High Street and around the Square. St Deny's Church is Grade I Listed and is an important and prominent feature in the surrounding landscape and also provides a focal point within the village. The historic Core is designated as a Conservation Area. The village has ancient features and was mentioned in the Domesday Book and other medieval writings.

Development Boundary

25.166 The development boundary takes full account of the ridge top setting and historic core of the village within the High Weald Area of Outstanding Natural Beauty (AONB). The development boundary seeks to restrict encroachment into the countryside and also to prevent the village from merging with Town Row to the north-east in order to protect the character of both settlements.

25.167 Along Church Road the development boundary excludes the more loose-knit development to avoid intensification of development in this part of the village where the gaps and spaces around buildings contribute to the more rural character of the area. Whilst development has been permitted at Court Farm, including a number of buildings and covered stores, the boundary does not include this area due to its countryside location.

25.168 North of Church Road and west of North Street, the development boundary includes existing development but excludes the full depth of curtilage in some cases to prevent backland development. The open countryside and recreation ground beyond have also been excluded in order to protect an important community facility and prevent any encroachment of development into this attractive rural area. The open countryside to the north of Hornshurst Road has been excluded from the development boundary to prevent encroachment of development beyond the existing edge of the village.

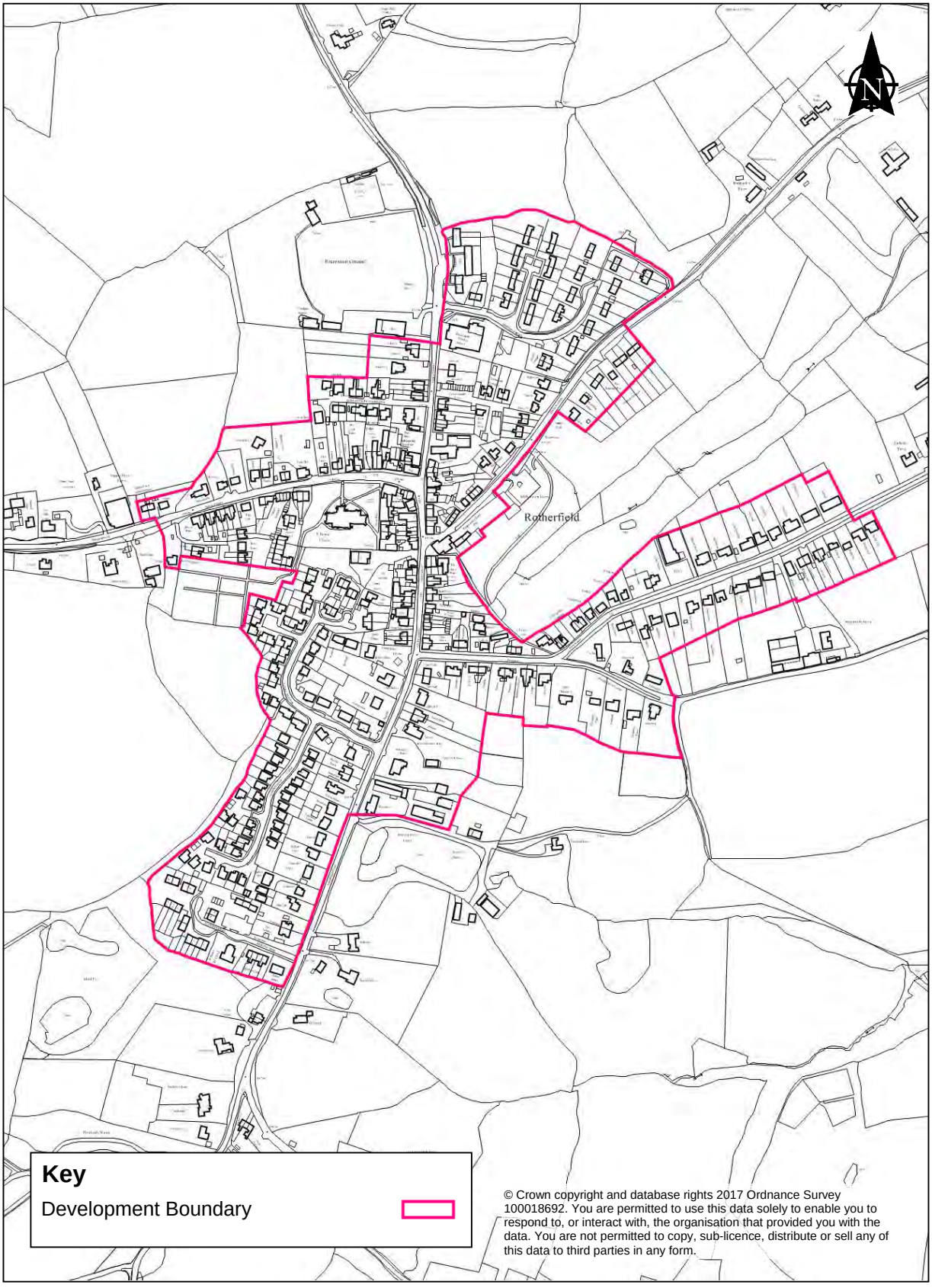
25.169 The development boundary excludes the open countryside between Station Road and the rear of properties along New Road which extends into the heart of the village. It is considered that any development in this sensitive area would be detrimental to both the rural character of the village and the setting of the Conservation Area.

25.170 Beyond the ribbon of development along New Road there is a need to protect the countryside from intrusive development and prevent the coalescence of Rotherfield and Town Row. The development boundary includes properties south of New Road, Horsegrove Lane and around Horsegrove Farm but excludes backland areas and open countryside to the south in order to prevent outward encroachment of development.

25.171 To the south of Horsegrove Farm, the character of the landscape contrasts sharply with development fronting the road to the west. The area has several scattered dwellings but is characterised by the mature tree cover and pond in the grounds of Horsegrove Farm. It is considered that further development would be detrimental to the rural character of this area on the southern approach to the village and it has therefore been excluded from the development boundary.

25.172 In the southern part of the village, the development boundary excludes the more scattered development along Mayfield Road in order to prevent any intensification of development in this rural fringe location. The housing development at St Peter's Mead and at Court Meadow provides a well defined edge to development on the western side of the village beyond which an outward encroachment of development would be intrusive on the open landscape.

Map 50 - Rotherfield Development Boundary



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Village Centre and Economy

25.173 Rotherfield has a number of existing shops and facilities. A number of independent shops are located in and around the High Street including a convenience store and two public houses. Rotherfield has a pre-school and a primary school also. A recreation ground and village hall are located to the north of the village. Rotherfield also has a Millennium Green located to the east adjacent to the public car park.

25.174 The proximity of the village to Crowborough, which is located 2km to the west of the village along the B2100 and the employment centre of Jarvis Brook which is 2.5km to the west of the village, provides the village with many of its services and facilities.

Rotherfield Primary Shopping Area

25.175 The Rotherfield Primary Shopping Area is centred on the High Street with short spurs along Church Road, North Street and Station Road which incorporate the Catts Inn and Kings Arms public houses. This is the central core of the village alongside the imposing and culturally important St Denys' Church.

25.176 Whilst 45% of the units here are in retail use, these are not in a cluster, and are interrupted by non-retail and service uses. In this way, the Shopping Area exhibits qualities of a Secondary Frontage only. 22% of the units were vacant at the time of the survey which points to poor attraction for the centre.

Vision for Rotherfield Primary Shopping Area

By the end of the Plan period, the shop vacancy rate in Rotherfield will be significantly reduced. The Council will also safeguard retail and other important complementary uses in the village, whilst supporting new retail and associated community uses.

Policy VTGA 5

Rotherfield Primary Shopping Area

a) Within the Primary Shopping Area for Rotherfield proposals involving the change of use or redevelopment of ground floor premises from use class A1 to A2 , A3, A4 or A5 will be permitted only where:

1. No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

2. It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

b) Non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that there is no demand for all retail (Use classes A1-A5) uses through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

c) In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

** The Council may seek independent advice to test the veracity of any marketing exercise.*

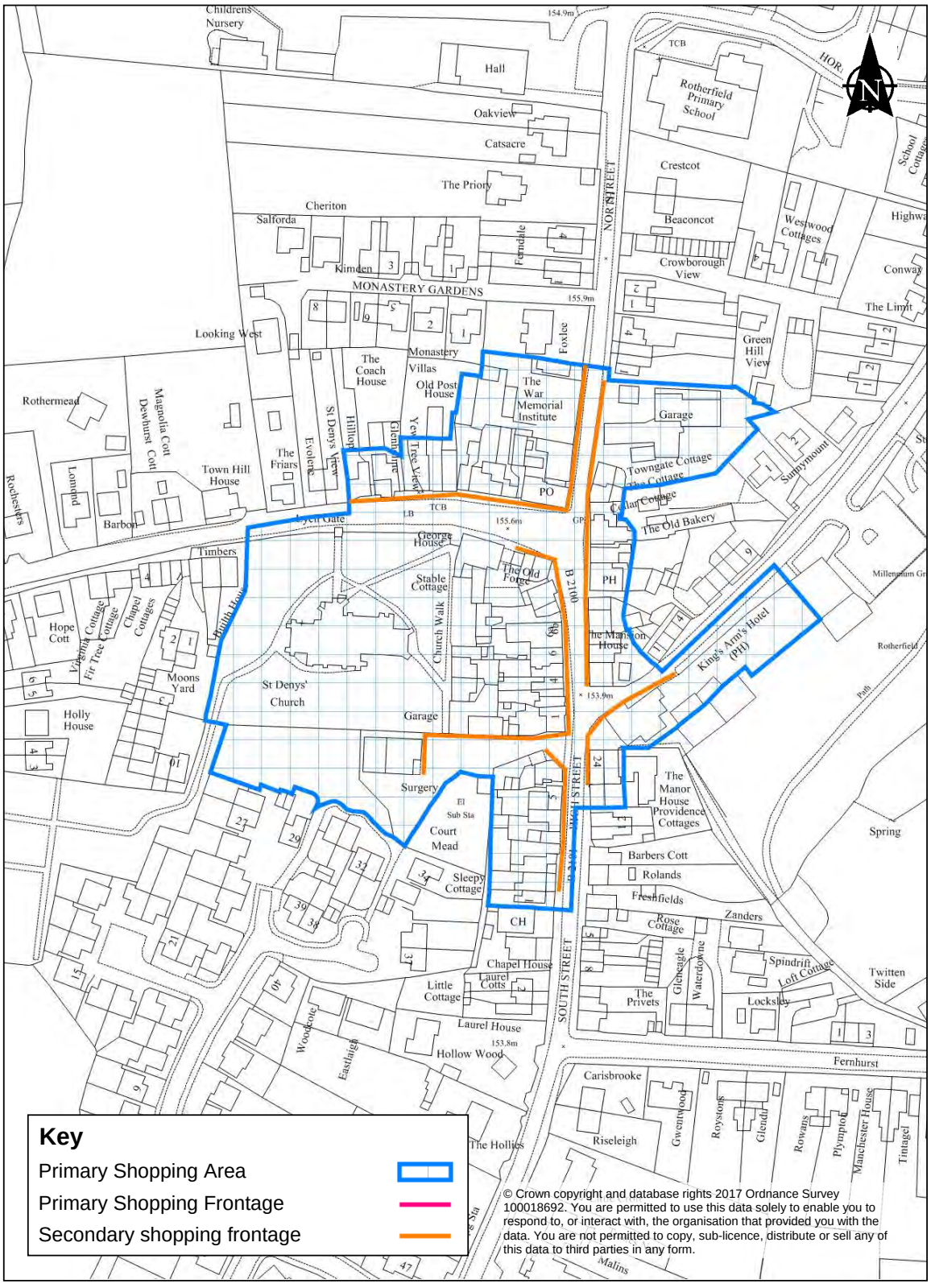
Policy VTGA 5 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Rotherfield

Policy VTGA 5 *Indicator(s):*

- VTGA 08 - Net amount of new retail floorspace within Rotherfield Primary Shopping Area
- VTGA 09 - Number of retail units within the Rotherfield Primary Shopping Area that have been converted to other uses

Map 51 - Rotherfield Primary Shopping Area



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Housing

25.177 Housing accommodation is characterised in Rotherfield as large detached and semi-detached properties with large curtilages which follow a linear ribbon pattern along the B2100 and B2101 roads which run through the centre of the village. The historic core of the village contains a large number of Listed Buildings which provide an attractive, tight knit frontage along the High Street and around The Square. Smaller properties are located along the B2100 and B2010 which forms part of the Conservation Area for the village. From this historic core residential development extends along the frontage of the roads leading into the village with estate development located in the south west (Court Meadow Close) and to the north east (Hornshurst Road) comprising detached and semi-detached dwellings. Linear development also follows the road frontage of New Road which runs east from the B2010.

25.178 Overall, Rotherfield has a very high provision of detached and semi-detached properties, a low provision of one, two and three bedroom properties and a high provision of four bedroom dwellings compared with the Wealden average.

Infrastructure

25.179 Rotherfield is a small settlement and has a reasonable provision of services and facilities including, an infant and junior school, a medical centre and pharmacy, community facilities, open space and recreation facilities.

25.180 Secondary age pupils in the area attend the Beacon Community College in Crowborough. In addition, a range of independent schools is available nearby in Tunbridge Wells.

25.181 Specific transport requirements for individual sites will be identified in relation to any future applications and will need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority.

25.182 The High Weald Lewes and Havens CCG have not currently identified a need for improvements to primary care facilities in the Rotherfield area.

25.183 The open space, sports and recreation assessment has identified a need for additional facilities including youth playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.184 Information relating to the improvement of the green network in and around Rotherfield is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Westham

Introduction

25.185 Westham is a village located on the B2151 to the west of Pevensey and 5km north of Eastbourne. It is situated on a low ridge above the Pevensey Levels and is one of the larger villages in the District with the Parish having a population of 6314 in 2011[(85)]. However, the Parish is larger than the settlement of Westham and also includes the settlement of Stone Cross.

25.186 Pevensey Castle is located to the east of the village and the Pevensey and Westham Conservation Area extends into the eastern edge of the village along the High Street.

25.187 Westham has very good accessibility, with Rattle Road running through it linking the settlement with the A259 to the east and Dittons Road (leading to the A27 and A22) to the west. The B2191 runs through the village from north to south creating strong links with Eastbourne whose boundary is located to the south of the village. There is also a train station located in the south east of the village with services to Hastings and beyond to the east and westwards to Eastbourne and London. There are also several frequent bus services serving Westham most notably from the village into Eastbourne.

25.188 Westham has an elevated position which offers extensive views across the surrounding flat, open countryside. To the north of the village, the wetlands of the Pevensey Levels Ramsar site and Special Area of Conservation (SAC) form an area of great landscape and wildlife value. Immediately to the east, Pevensey Castle is a scheduled Ancient Monument, while to the south there are views across the Mountney Levels towards the sea.

25.189 Whilst the character of Westham has inevitably been altered by new housing estates, it retains its historic core beside the West Gate of Pevensey Castle.

25.190 A number of attractive Listed Buildings front the High Street between the Castle and Peelings Lane, and the special architectural and historic character of this part of the village has been recognised by its inclusion within the Pevensey and Westham Conservation Area which was originally designated in 1976.

Development Boundary

25.191 In order to protect the sensitive landscape setting of Westham and to preserve the rural character of its historic core, it is important to resist significant outward encroachment of development into the surrounding countryside or intensification of development in the more rural fringe areas. Accordingly, the development boundary is tightly drawn around the main confines of the village.

25.192 At the northern edge of Westham, the scatter of dwellings north of Peelings Lane have been excluded in view of their more rural character and sensitive rural fringe

85 2011 Census

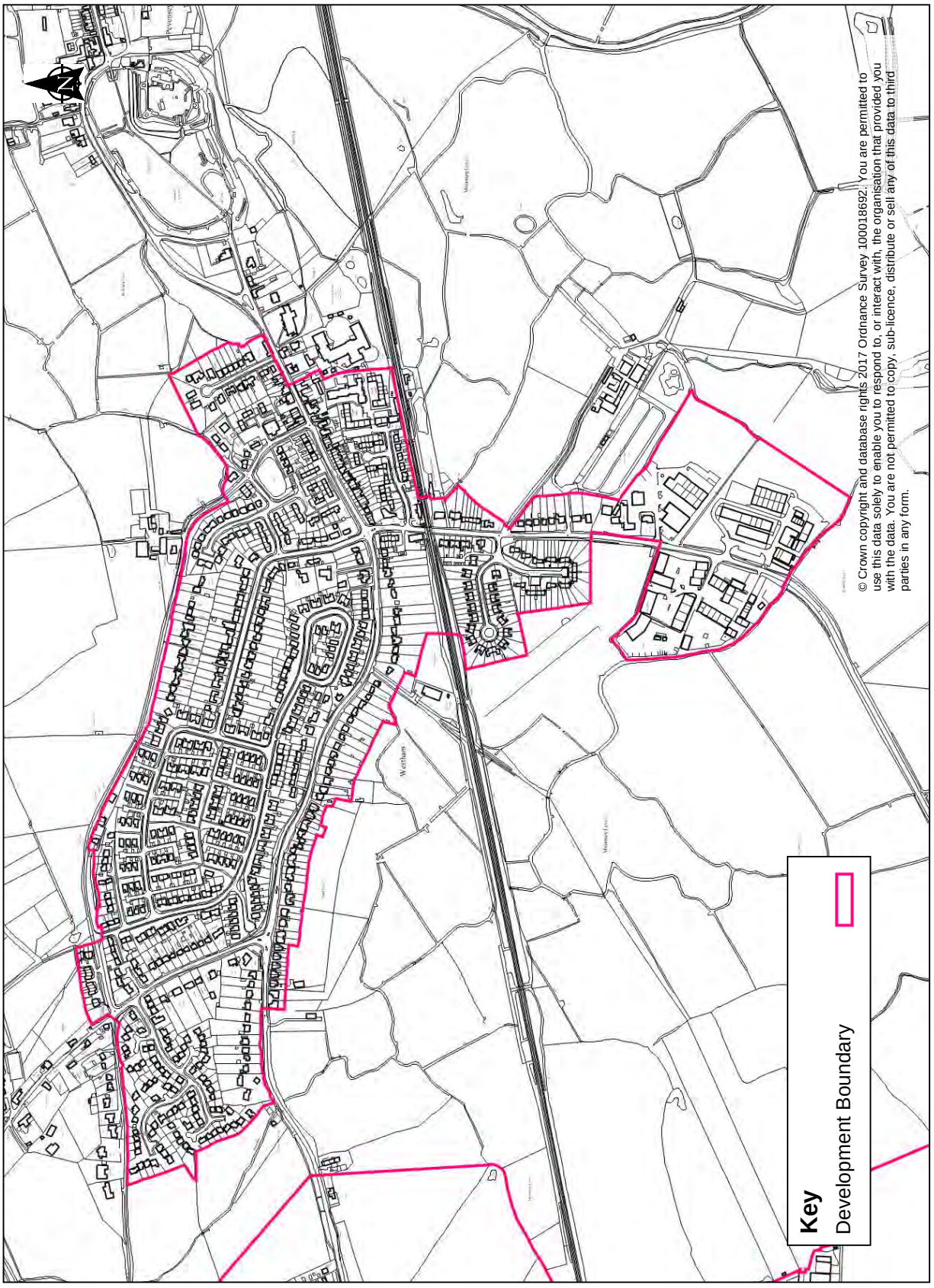
location and the development boundary drawn tight along Peelings Lane to the north of the village to protect this sensitive urban edge. To the west, the land beyond housing on Ash Grove and Oaklands is a sensitive urban edge. It is an integral part of the open countryside gap separating Westham and Stone Cross.

25.193 Along the south side of Rattle Road west of the B2191 Eastbourne Road, the development boundary is defined so as to prevent backland development extending to beyond the established road frontage and impinging upon the adjacent open countryside. South of the railway, the development boundary follows the rear curtilages of residential properties off Eastbourne Road, extending to incorporate the Westham Business Park and Mountney Bridge Business Park situated on the southern edge of the built up area. In view of the highly exposed nature of the land surrounding the business parks and their prominent urban edge it is considered important to restrict the outward expansion of the industrial areas.

25.194 The business areas are contained on its southern, western and eastern edges by the Mountney Sewer and a caravan park is located to the north of Westham Business Park which forms a physical limit to the north. The field to the north of the industrial estate on the western side of Eastbourne Road provides a gap in development and an important amenity buffer. It has therefore been excluded from the development boundary.

25.195 At its eastern extremity, the village retains much of its medieval setting intact, with the historic High Street aligned to the Roman West Gate of Pevensey Castle and flanked by open countryside to the north and south. The development boundary includes dwellings off Church Avenue and Church Bailey, but excludes open land further west in recognition of its contribution to the historic setting of the Castle and the Conservation Area, as well as to the countryside gap separating Westham from Pevensey. The majority of Listed Buildings and adjacent properties fronting the south side of the High Street are also excluded since it is considered that further intensification of development in this location would be detrimental to the character and appearance of the Conservation Area.

Map 52 - Westham Development Boundary



Village Centre and Economy

25.196 Westham has two business parks located to the south of the built up area: Mountney Bridge Business Park; and Westham Business Park which provide a range of business concerns and local employment opportunities which serve not only the village but the wider area. There are approximately 92 units of different sizes and uses. There are a limited amount of local shops and services along the High Street and on the B2191 close to the railway station. There is a large caravan and camping site located to the south east of the village providing tourism facilities.

Housing

25.197 Accommodation in Westham is characterised by detached and semi-detached dwellings. The area to the north of Rattle Road contains the majority of the residential development in Westham, characterised by cul-de-sac and estate type development. The western end of this sector is less densely developed than the centre and eastern end. Towards the east end, development lies within the Pevensey & Westham Conservation Area. The area to the south of Rattle Road follows a linear form along Rattle Road and then branches off southwards along the B2191 Eastbourne Road. Properties to the west of the B2191 are primarily large detached houses on sizable plots. To the east of the B2191 properties are predominantly semi-detached and terraced.

25.198 Overall, Westham has a very high provision of detached and semi-detached properties, a low provision of one, two and three bedroom properties and a high provision of four bedroom dwellings compared with the Wealden average.

25.199 With close links to Eastbourne to the south of the village and good rail links house prices in Westham have been increasing year on year with the majority of sales in Westham during the last year being detached properties, selling for an average price of £351,441. The overall average house price of £300,129 was more expensive than nearby Eastbourne (£240,511), Sovereign Harbour (£247,653) and Pevensey Bay (£240,408). This causes problems where people may need to move from the area if they wish for smaller more affordable accommodation. To address the disparity an opportunity exists through the future provision of homes to increase the housing mix and to provide for those wishing to downsize or for those who would like more modest accommodation, such as the young or elderly. The provision of smaller housing units would also provide opportunities for those who may wish to live or remain in the area.

Infrastructure

25.200 Westham is well provided for in terms of services and facilities including a primary school with early years facilities and a medical centre located close to the railway station. Community facilities include a church, a post office, a pub, and a community hall. There is no secondary school provision within the village however secondary age pupils attend Willingdon School and Causeway School in Eastbourne.

25.201 Open space is minimal in the village with a recreation ground located to the south of Pelham Close in the south of the village and a large pond located off Montfort

Road in the centre of the village. The Mountney Levels surround the urban area of the village from the east to the west and Pevensey Levels surround the urban area to the north which provide public access along designated footpaths and open countryside. The open space, sports and recreation assessment has identified a need for additional facilities including allotments, amenity greenspace, park and recreation, children's playspace and youth playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

25.202 Information relating to the improvement of the green network in and around Westham is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Pevensey Bay

Introduction

25.203 Pevensey Bay has developed along a gently curving bay that extends from Langney Point in the west to Bexhill in the east. From the edge of the village there are far-reaching views both along the coast towards Eastbourne and Hastings, and inland across the low-lying countryside of the Coastal Levels to the Herstmonceux ridge. To the north, the Pevensey Levels Special Area of Conservation, Site of Special Scientific Interest, National Nature Reserve and Ramsar Site is an area of great landscape and wildlife value.

25.204 The village itself has a strongly linear form, with 3.2km of almost continuously built-up frontage along the beach. The settlement mainly comprises inter-War bungalow development, much of it set on an exposed shingle bank along the sea-front, but with further estate development extending inland onto the low-lying Levels. Two Martello towers, constructed in 1806 as a Napoleonic coastal defence, form distinctive landmarks within the village. There are several large caravan and camping sites which are located either side of the A259 Eastbourne Road, reflecting the area's popularity as a tourism destination during the summer months.

25.205 The Parish of Pevensey, which includes Pevensey Bay, has a resident population of 3,153 people [(86)]. The settlement hierarchy for the District identifies Pevensey Bay as a Neighbourhood Settlement which means it has some facilities but poor accessibility and therefore an unsustainable settlement.

25.206 Owing to the exposed location of Pevensey Bay between the sea and the Pevensey Levels, much of the settlement is at risk from flooding if a breach of the sea defences should occur. The shingle beach at Pevensey Bay provides crucial defence against flooding and storm damage from the sea for a large area of low-lying land beyond. The expansion of Pevensey Bay into the surrounding Levels and along the shingle bank would be inappropriate because of the flood risk.

86 2011 Census

25.207 In light of the flooding constraints and inaccessibility of the settlement, the Council is not proposing any growth in this area, nor designating a development boundary.

Village Centre and Economy

25.208 Whilst the Plan does not propose any growth at Pevensey Bay, it is categorised as a neighbourhood area and contains at least one small supermarket/ convenience store alongside other local service outlets including pubs, takeaways and local niche operators. The Council acknowledges that whilst the centres may not provide the same extent of shops and services as the main town centre, it does still cater for the needs of people in the local area and contribute towards maintaining sustainable communities. The shops are also a key component to the rural economy and supports the settlement as a tourism destination.

25.209 It is therefore important to protect the function of Pevensey Bay through policies which seek to resist the loss of retail (A1) use premises.

Pevensey Bay Primary Shopping Area

25.210 The Primary Shopping Area at Pevensey Bay is focused on the A259 Eastbourne Road between the Castle Inn (to the south-west) and Sea Road (to the north-west). The public car parks at North Road and at Sea Road are also included.

25.211 At the time of survey, there were 29 units in the Primary Area at Pevensey Bay. Of these, 12 were in retail use, 6 were social uses, 10 were service based uses and 1 unit was empty. At 41%, retail offer is the dominant use.

Vision for Pevensey Bay Primary Shopping Area

The Council will support and protect the range of shopping, service and community facilities here. The centre performs an important role in terms of providing the day-to-day needs of local residents, particularly the less mobile, enabling different needs to be met in a single trip, and providing a focal point for the community. During the summer months, the services here are critical to continued success of Pevensey Bay as a tourism destination.

Policy VTGA 6

Pevensey Bay Primary Shopping Area

a) Within the defined Pevensey Bay Primary Shopping Area, proposals involving the change of use or redevelopment of ground floor premises from Use Class A1 to A2 , A3, A4 or A5 will be permitted only where:

1. No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and

2. It can be shown that there is no demand for retail (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

b) Non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that there is no demand for all retail (Use classes A1-A5) uses through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.

c) In all cases, the design of the frontage should be compatible with the use of the premises and the surrounding area. Additionally, the proposals must not adversely affect the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems.

** The Council may seek independent advice to test the veracity of any marketing exercise.*

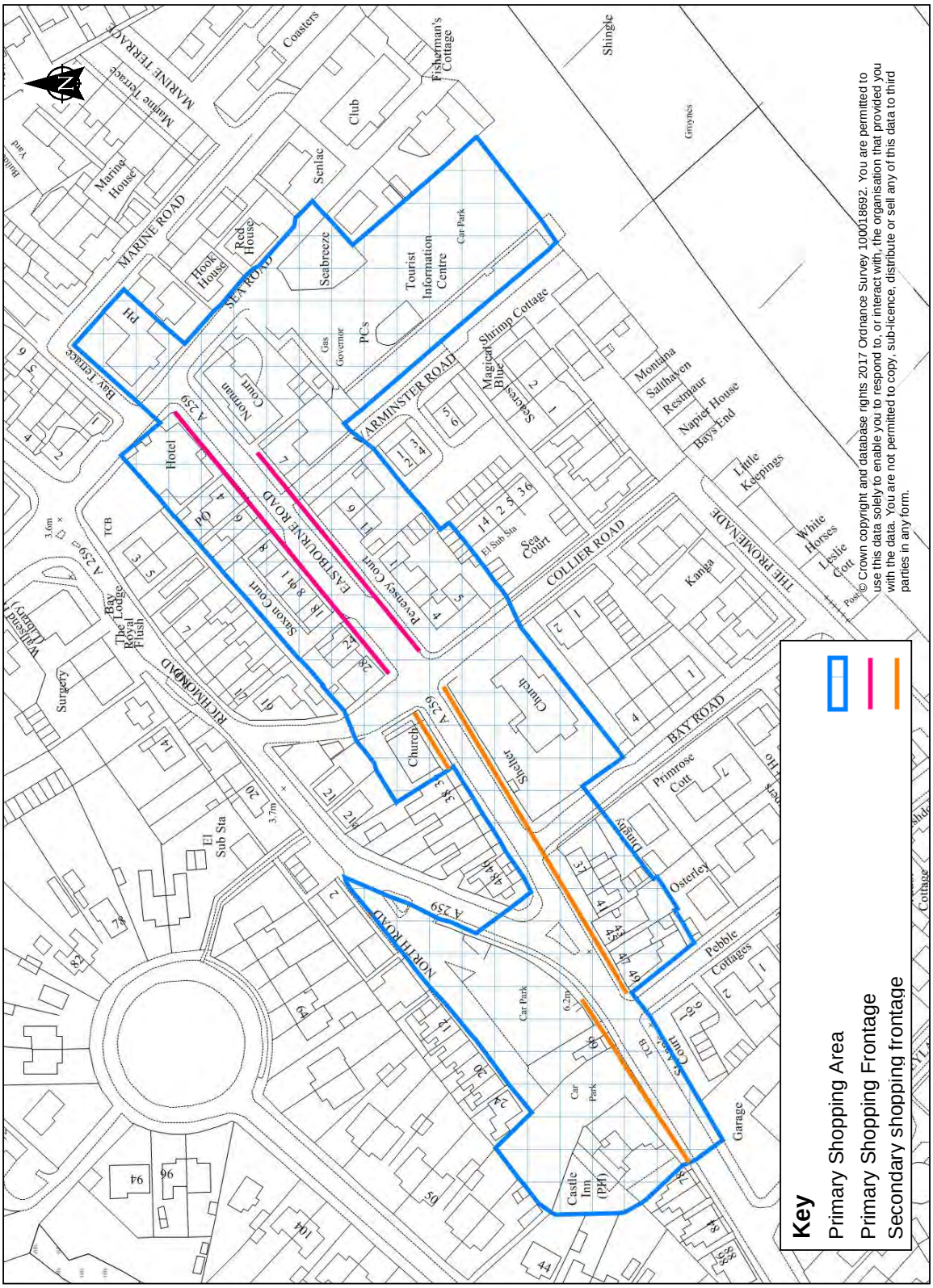
Policy VTGA 6 *Target(s):*

- To maintain or increase present levels of retail floorspace within the Primary Shopping Area of Pevensey Bay

Policy VTGA 6 *Indicator(s):*

- VTGA 010 - Net amount of new retail floorspace within Pevensey Bay Primary Shopping Area
- VTGA 011 - Number of retail units within the Pevensey Bay Primary Shopping Area that have been converted to other uses

Map 53 - Pevensey Bay Primary Shopping Area



East Hoathly

Introduction

25.212 East Hoathly is located approximately 6.5km south east of Uckfield and 10km northwest of Hailsham. The village is located just east of the A22. East Hoathly is located in the Low Weald landscape which is between the High Weald and the South Downs. Its slightly elevated position affords wide ranging views southwards to the South Downs National Park. The appearance of the village is enhanced by its provision of green assets including Moat Wood an area of Ancient Woodland that lies to the south west.

25.213 East Hoathly has a historic interest with the village dating back to Anglo Saxon times and contains a number of Listed Buildings within its original linear settlement form and it has a designated Conservation Area. Post war development has taken place to the east and west of South Street and the High Street.

25.214 Uckfield is the nearest town centre in which services and facilities can be accessed. The nearest secondary school and train station is located in Uckfield also. There is a regular daily bus service providing access to Uckfield, Tunbridge Wells, Brighton, Polegate, Hailsham and Eastbourne. Uckfield train station provides regular and direct trains to London.

25.215 The Parish of East Hoathly and Halland has a population of 1,600. The 2011 Census results shows that the population structure of East Hoathly with Halland differed slightly from the population structure of the District averages. Those aged between 15-29 (13.9%), 30-44 (16.0%) and those aged 65 and over (19.0%) are slightly lower than the District averages (14.3%, 16.8% and 22.9% respectively), however the proportion of those aged between 0-14 (17.4%) and 45-64 (33.7%) are higher than the respective averages (16.5% and 29.5%).

Development Boundary

25.216 The development boundary at East Hoathly seeks to prevent significant outward encroachment of development into the surrounding open countryside. To the south, the development boundary follows the clear physical edge to development backed by Moat Wood and open fields. The isolated ribbon of development fronting the A22 to the south of Park Lodge has been excluded since the intervening open land is considered to be an important and integral part of the countryside surrounding East Hoathly where any extension or consolidation of development would be harmful to the character and landscape setting of the village.

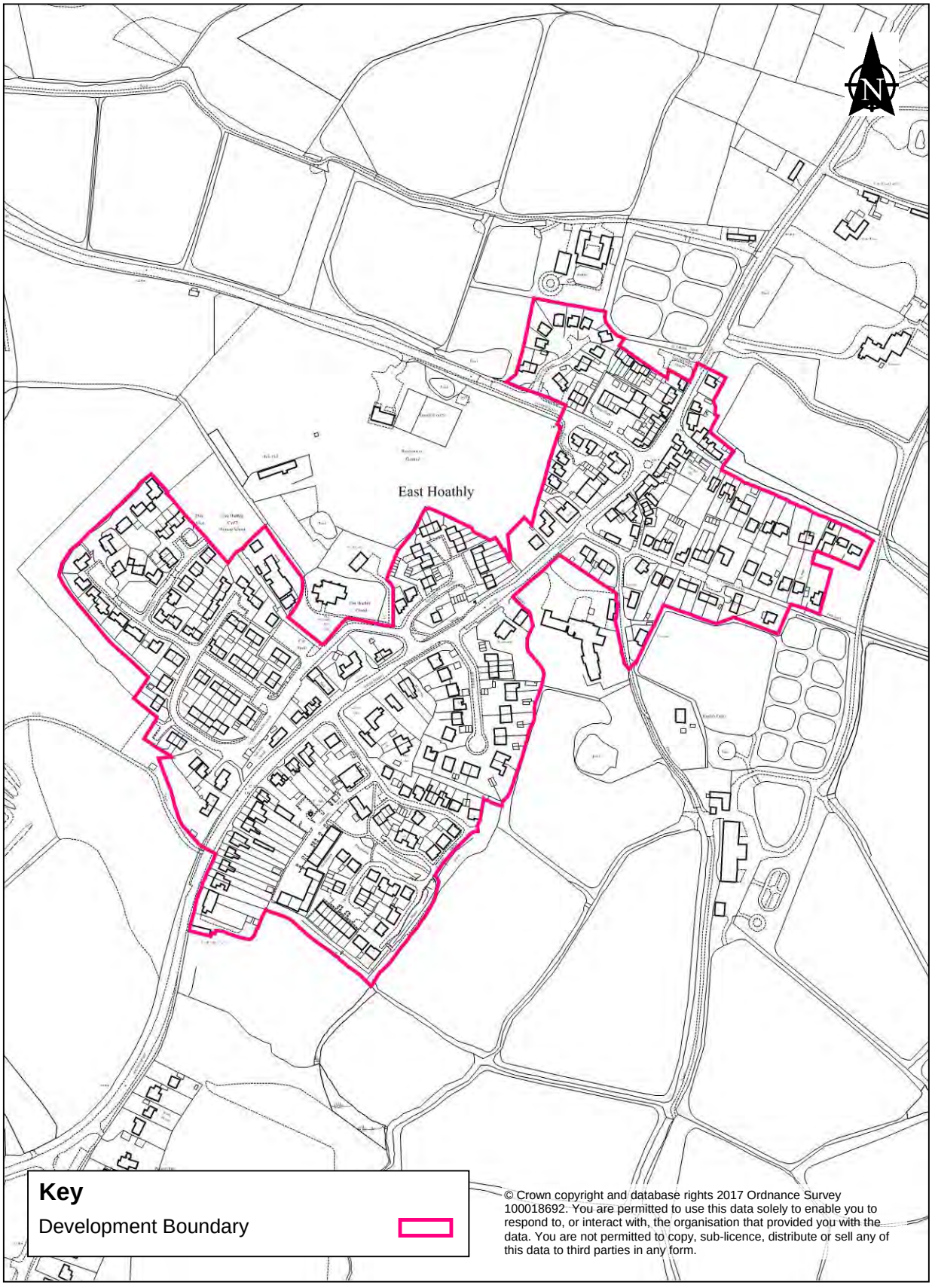
25.217 West of South Street, the development boundary is drawn tightly around existing development. Elsewhere, the recreation ground clearly defines the edge of the built up part of the village and provides a visual link with the countryside beyond.

25.218 To the north of the village, the development boundary includes Thomas Turner Drive and Carpenters Croft. Large houses set well back from the road in extensive,

landscaped grounds have been excluded from the development boundary, since further building in this area would conflict with its essentially rural character.

25.219 To the east, the development boundary includes dwellings in the block formed by Mill Lane and Buttsfield Land. However, further outward expansion onto adjoining land would not be considered acceptable due to significant highway constraints.

Map 54 - East Hoathly Development Boundary



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Housing

25.220 Accommodation in East Hoathly is characterised by detached properties with a lower proportion of semi-detached and terraced properties where the 2011 Census identifies that the Parish has a much larger proportion of detached dwellings (50.4%) and a significantly smaller proportion of flats (5.3%) compared to the District averages (44.5% and 11.5% respectively). The percentage of semi-detached dwellings (29.7%) and terraced dwellings (13.6%) are similar to those of the respective District averages (30.0% and 12.7%). In terms of number of bedrooms, East Hoathly with Halland has a lower proportion of one and two bedroom dwellings and much larger proportion of dwellings with three, four and five (or more) bedrooms compared to the Wealden averages. The Census indicates that 2.4% of the housing stock has one less room than needed, which was below the District average (3.8%) and that 73.2% of dwellings that have two rooms more than required was significantly greater than the District average (63.3%). East Hoathly with Halland has a smaller proportion of one person households (22.4%) and a larger proportion of family households (72.4%) compared to the District averages (27.6% and 67.2% respectively).

25.221 Over the last decade new development has taken place at Juziers Drive and at Nightingales. Both of these new developments provide a mix of property types but with a higher proportion of large detached dwellings. In terms of future provision the Parish Council would like to see the provision of affordable housing. It would also be sensible to consider an increase in housing mix and size through the provision of smaller units to accommodate those wishing to access the housing market or for those who would benefit from down-sizing to smaller accommodation.

Infrastructure

25.222 East Hoathly has a good provision of services and facilities including a primary school, a medical centre and community facilities. The village also has open space and recreation facilities including allotments and a recreation ground with tennis courts, a cricket pitch, football pitch and children's play area. There are a range of secondary schools in nearby settlements including Heathfield, Uckfield and Hailsham. There are also a range of independent schools available in the wider locality.

25.223 Any future windfall development may need to deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority. Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies. Where necessary, financial contributions towards infrastructure will be secured through planning obligations (Section 106 / Section 178) where this is necessary to make development acceptable in planning terms. The Council's Community Infrastructure Levy (CIL) is also payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

25.224 The open space, sports and recreation assessment (2016) identifies that there is a current deficit in open space, sports and recreation provision in East Hoathly. The study identifies a need for additional facilities including youth facilities and multi-functional

greenspace [87]. In considering current deficiencies all open space, sports and recreation facilities are protected under Policy HWB1.

25.225 Information relating to the improvement of the green network in and around East Hoathly is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

87 Multi-functional greenspace includes parks, pitch sports provision and amenity greenspace.

25 Village and Towns with Development Boundaries

26 Rural Area Strategy

26.1 The settlement hierarchy considers all known settlements within the District. In addition to sustainable settlements, the settlement hierarchy classifies settlements which have some sustainability attributes, but which are not considered sustainable for the purposes of presumption in favour of sustainable development. These two sub categories include Local Settlements and Neighbourhood Settlements. The settlements which are categorised as Local Settlements and Neighbourhood Settlements are provided in Table 1, Chapter 3.

26.2 Government policy is clear that Local Plan Policy should support economic growth to promote a strong and prosperous rural economy. A small amount of economic growth in rural areas could help to make the smaller settlements more sustainable by reducing the need to travel. However, this would need to be offset by the requirement for any new business to service its customers. We have sought the views of Parish Councils and the two main issues raised are ensuring the vitality of the settlement through community facilities and services, and the need for smaller and relatively cheaper houses to meet local need. The villages within Wealden District tend to have the higher value houses. The need to accommodate local people within housing stock provided at a reasonable price, but not necessarily affordable housing, is a common issue. Limited growth within settlements without development boundaries may help meet local housing need, facilitate downsizing and help sustain the limited infrastructure of the area.

26 Rural Area Strategy

27 Core Areas

27.1 The following settlements without Development Boundaries are identified settlements where some limited growth may help meet local housing need, encourage economic growth and sustainability and allow the retention of the vitality and vibrancy of the area if Policy AF1 allows. These settlements have been provided with a Core Area to help provide certainty for future development.

Table 3 : Core Areas

Arlington	Balls Green	Bells Yew Green	Berwick Station
Blackboys	Boreham Street	Broad Oak	Chelwood Common
Chiddingly	Cross In Hand	Danehill	Five Ash Down
Five Ashes	Framfield	Frant	Hadlow Down
Halland	Hankham	Hellingly	High Hurstwood
Isfield	Laughton	Lower Horsebridge	Magham Down
Maresfield	Marks Cross	Maynards Green	Muddles Green
Pevensey	Punnetts Town	Ripe & Chalvington	Rushlake Green
Town Row	Upper Dicker	Windmill Hill	

Policy RAS 1

Core Areas

Development will only be permitted within and adjacent to the Core Areas, identified within this Policy, up to the settlement capacity identified for each Core Area and subject to Policies WLP 7 and AF1. The settlement capacity may only be exceeded if development is on suitable brownfield land, in accordance with Policy WLP 10. Any brownfield land development that takes place in accordance with this policy will count towards development for the purpose of considering whether the settlement capacity has been met.

Settlements identified with a settlement capacity up to 20 dwellings may, subject to Policy WLP7 and AF1, accommodate small individual housing developments of up to 2 dwellings/live work units, within and adjacent to the Core Area. These dwellings/units must be small scale with 1 or 2 bedrooms. Permission will be subject to design policies, policies that protect the environment and the prevention of coalescence of new development within and adjacent to Core Areas.

Settlements identified with a settlement capacity between 21 and 40 dwellings may, subject to Policy WLP 7 and AF1, accommodate small individual housing development of up to 5 dwellings/live work units, within and adjacent to the Core Area. These

dwellings/units must be small scale with 1 or 2 bedrooms. Permission will be subject to certain design policies, policies that protect the environment and the prevention of coalescence of new development within and adjacent to Core Areas.

Settlements identified with a settlement capacity between 41 and 50 dwellings may, subject to Policy WLP 7 and AF1, accommodate small individual housing developments of up to 10 dwellings/live work units, within and adjacent to the Core Area. These dwellings/units must be small scale with 1 or 2 bedrooms. Permission will be subject to certain design policies, policies that protect the environment and the prevention of coalescence of new development within and adjacent to Core Areas.

Settlement Capacity and Windfall Development for Core Areas

The following table provides information on the distribution of Core Areas across the District in relation to Middle Super Output Areas (MSOA). The windfall allowance is derived from Policy WLP 7[(88)]. The settlement capacity, which may be different than the windfall allowance, for each of the Core Areas is clearly defined below to prevent uncontrolled development within the Core Areas.

Where the windfall allowance to a Core Area equates to the settlement capacity, the settlement capacity is calculated from 1st October 2017. In the case of Berwick Station and Lower Horsebridge the allocations identified in Policy WLP 7 do not form part of the capacity. Where there is a settlement capacity without a windfall allowance or in the case of Frant and Windmill Hill this capacity is calculated from April 2013.

MSOA	Core Areas	Settlement Capacity for Each Core Area	Windfall Allowance for each Core Area
Wealden 002 NORTHEAST	Bells Yew Green	20	0
	Frant	50	15
Wealden 002 SOUTH	Mark Cross	5	5
	Town Row	10	10
Wealden 002 NORTHWEST	Balls Green	5	5
Wealden 007 WEST	Chelwood Common	5	5
	Danehill	21	21
Wealden 008 NORTH	Hadlow Down	10	10
	Five Ash Down (2)	10	0
	High Hurstwood	10	0

88 The windfall allowance constitutes 'identified development' for the purposes of Policy AF1 Air Quality and Wealden Local Plan Growth.

MSOA	Core Areas	Settlement Capacity for Each Core Area	Windfall Allowance for each Core Area
Wealden 008 SOUTH	Framfield	20	20
	Blackboys	20	20
Wealden 011 SOUTH	Maynards Green	20	0
Wealden 011 NORTH	Broad Oak	50	50
	Cross In Hand (1)	20	0
	Five Ashes	40	0
	Punnetts Town (3)	40	40
Wealden 013 NORTH	Maresfield	33	33
Wealden 013 CENTRAL	Isfield	30	29
Wealden 013 SOUTH	Chiddingly	10	0
	Halland	30	0
	Laughton	10	0
	Muddles Green	10	0
Wealden 014 NORTH	Rushlake Green	10	10
	Windmill Hill	50	20
Wealden 014 SOUTH	Boreham Street	10	0
Wealden 015	Magham Down	25	0
Wealden 018 NORTH	Hellingly	30	0
	Lower Horsebridge	25	25
Wealden 018 CENTRAL	Arlington	10	5
	Berwick Station	50	50
	Ripe & Chalvington	15	15
	Upper Dicker	25	25
Wealden 020	Hankham	20	20
	Pevensey	10	0

Notes: (1) Cross in Hand is primarily contained within 011 North, but also is partly located in 010. (2) Five Ash Down is primarily contained within 008 North, but is partly located in 013 North. (3) Punnetts Town is primarily contained within 011 North, but is partly located in 014 North.

Policy RAS 1 *Target(s):*

- See table above contained in Policy RAS1 that gives breakdown of settlement capacity and windfall allowance for each Core Area within the District

Policy RAS 1 *Indicator(s):*

- RAS 01 - Housing completions per annum by Core Area (cumulative)

Arlington Core Area

27.2 Arlington is a small settlement situated within the Low Weald to the south-west of Hailsham. It is positioned on the left bank of the River Cuckmere on a minor road off the A27 between Polegate and Lewes. It is a small hamlet (population 770 in 2011[89]) which has developed around a historic core centred on the cross roads and to the west around St Pancras Church.

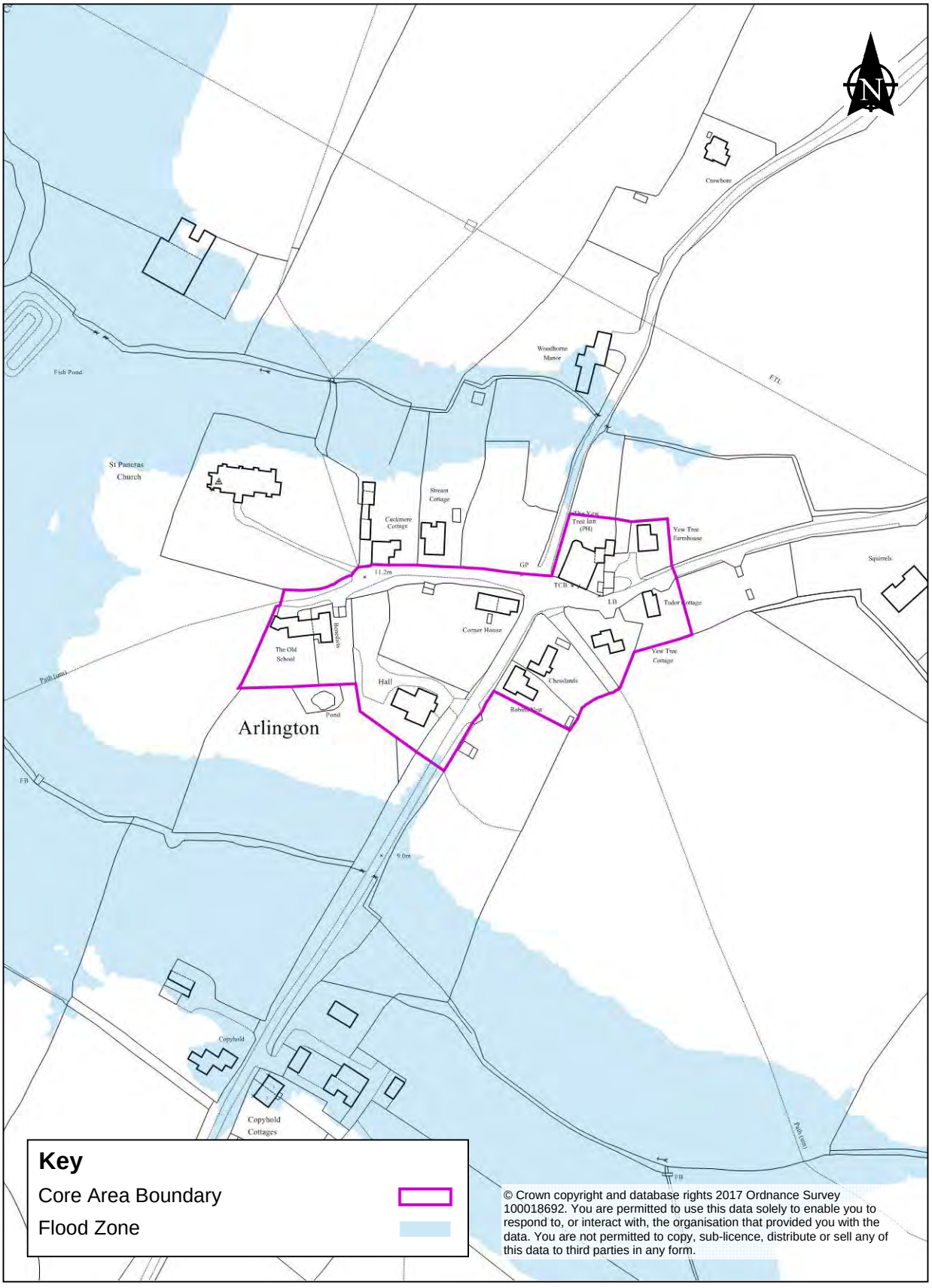
27.3 There is a village hall at Arlington which holds regular clubs and functions for the Parish. Other amenities include The Yew Tree Inn situated near the church and The Old Oak Inn in Caneheath (a hamlet to the east of Arlington). Tourism features include Arlington Tea Garden on Wilbees Road, the Speedway, Bluebell and Abbot's Wood. Arlington Reservoir, on the opposite side of the Cuckmere (opened 1971), is also a key local landmark. It supplies water to the local area, including Eastbourne and is a Local Nature Reserve and a Site of Special Scientific Interest.

27.4 The majority of the built form retains a strong intrinsic architectural or historic merit, contributing to a high visual character of the village. The character of the village maintains its rural nature, with little incursion of modern boundary features.

27.5 The nearest town is Hailsham (7.5km north-west) which has all amenities, including the nearest secondary schools. There is only one bus service through Arlington, on Wednesday, from Berwick to Hailsham thereby making the village virtually inaccessible by public transport.

89 2011 Census

Map 55 - Arlington Core Area



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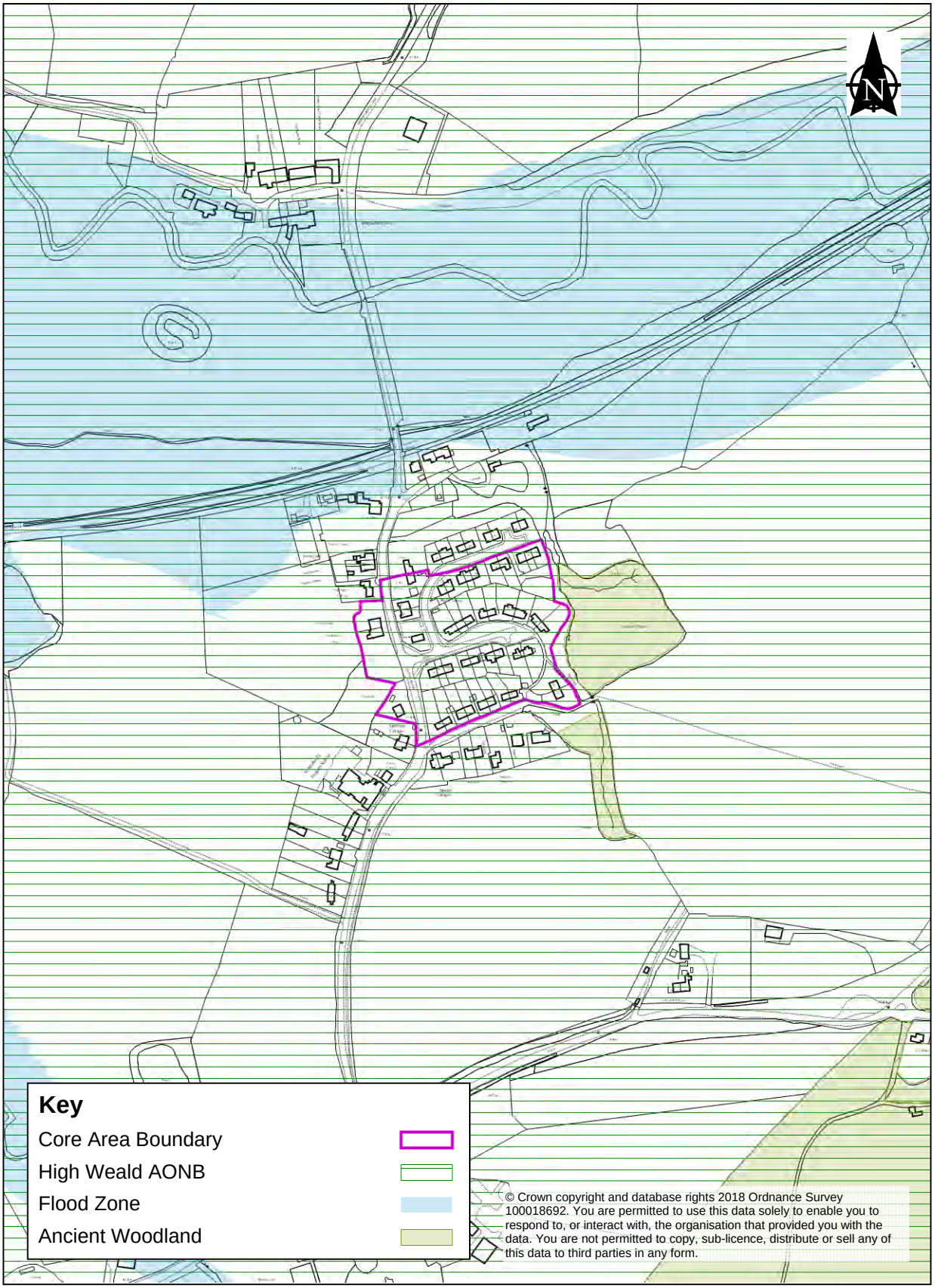
Balls Green Core Area

27.6 Balls Green is a small village located close to the settlement of Withyham. The village and the surrounding countryside lie within the undulating landscape of the High Weald Area of Outstanding Natural Beauty. The village has a compact form and future development must be sensitively managed taking into account the environmental constraints such as flood zones to the north and north west and its important countryside setting.

27.7 The boundary for the Core Area has been drawn to reflect the main built form of the village, and excludes allotment land to the north, the school and its grounds.

Map 56 - Balls Green Core Area



Bells Yew Green Core Area

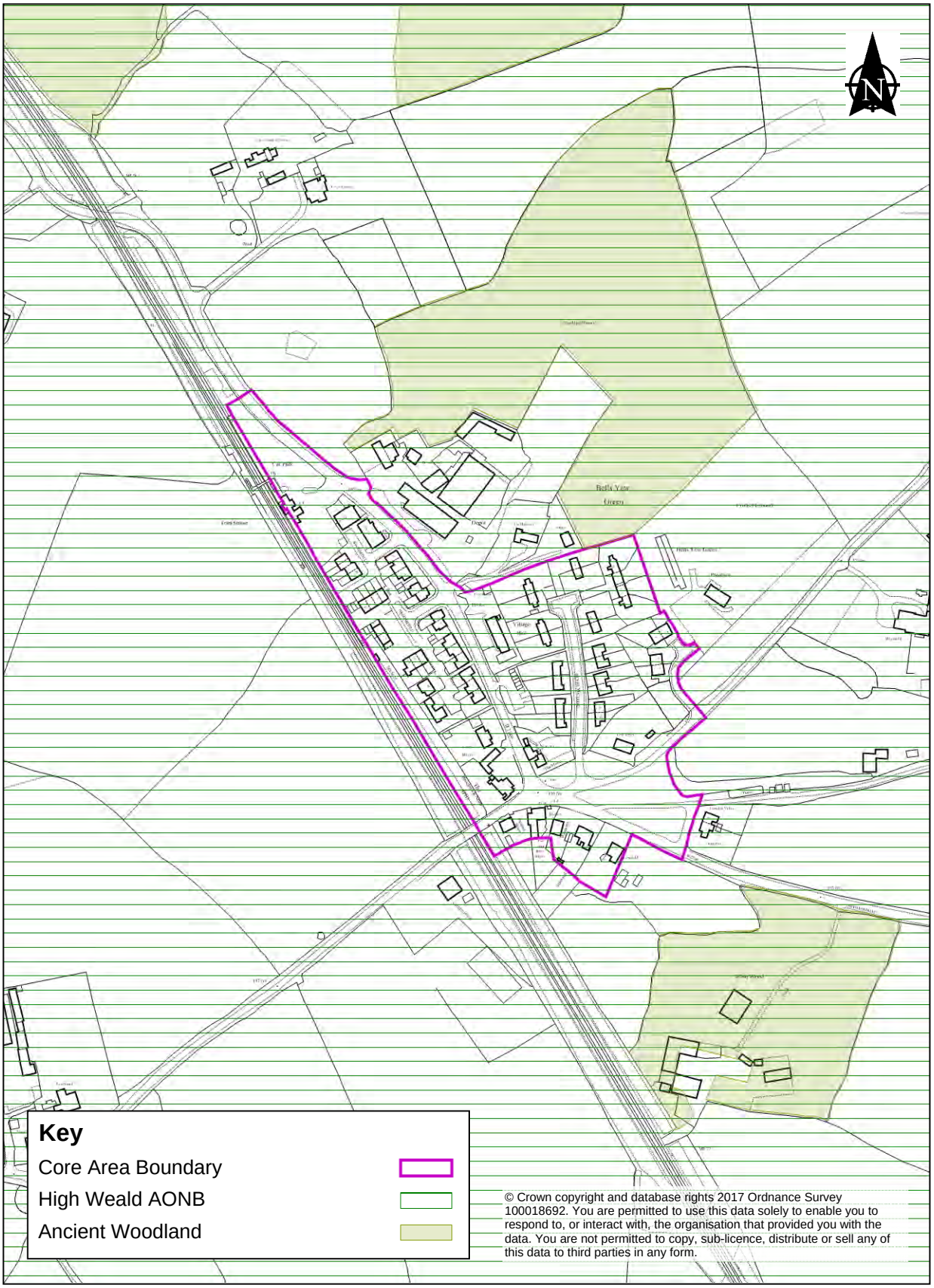
27.8 Bells Yew Green (population unknown (1,645 with Frant)[(90)]) is a small settlement located on the B2169 Tunbridge Wells Road and has a railway station on the London to Hastings line. It lies within the attractive undulating landscape of the High Weald Area of Outstanding Natural Beauty, its rural setting enhanced by groups of trees and woodland to the north, south and east.

27.9 Maps from the 19th century show very little historic development existed in the Bells Yew Green area, with only a very small amount of development concentrated around the Green. With the arrival of the train line, the village developed considerably with a substantial amount of modern development infilling between older properties, or in the form of cul-de-sac development.

27.10 Apart from the cricket club north of the settlement, the village is focused west of the cross roads with the B2169 Tunbridge Wells Road and either side of the road. Here there is the prominent Brecknock Arms public house, chapel, village hall, some commercial units and then the railway station and its car park. In 2005, permission was granted to redevelop the former Rawsons commercial site with a high density housing estate with small shop, which also has a cash machine. The train station is called Frant but is situated in Bells Yew Green. Services run seven days a week with links to London, Hastings and Eastbourne (via Hastings).

90 2011 Census

Map 57 - Bells Yew Green Core Area



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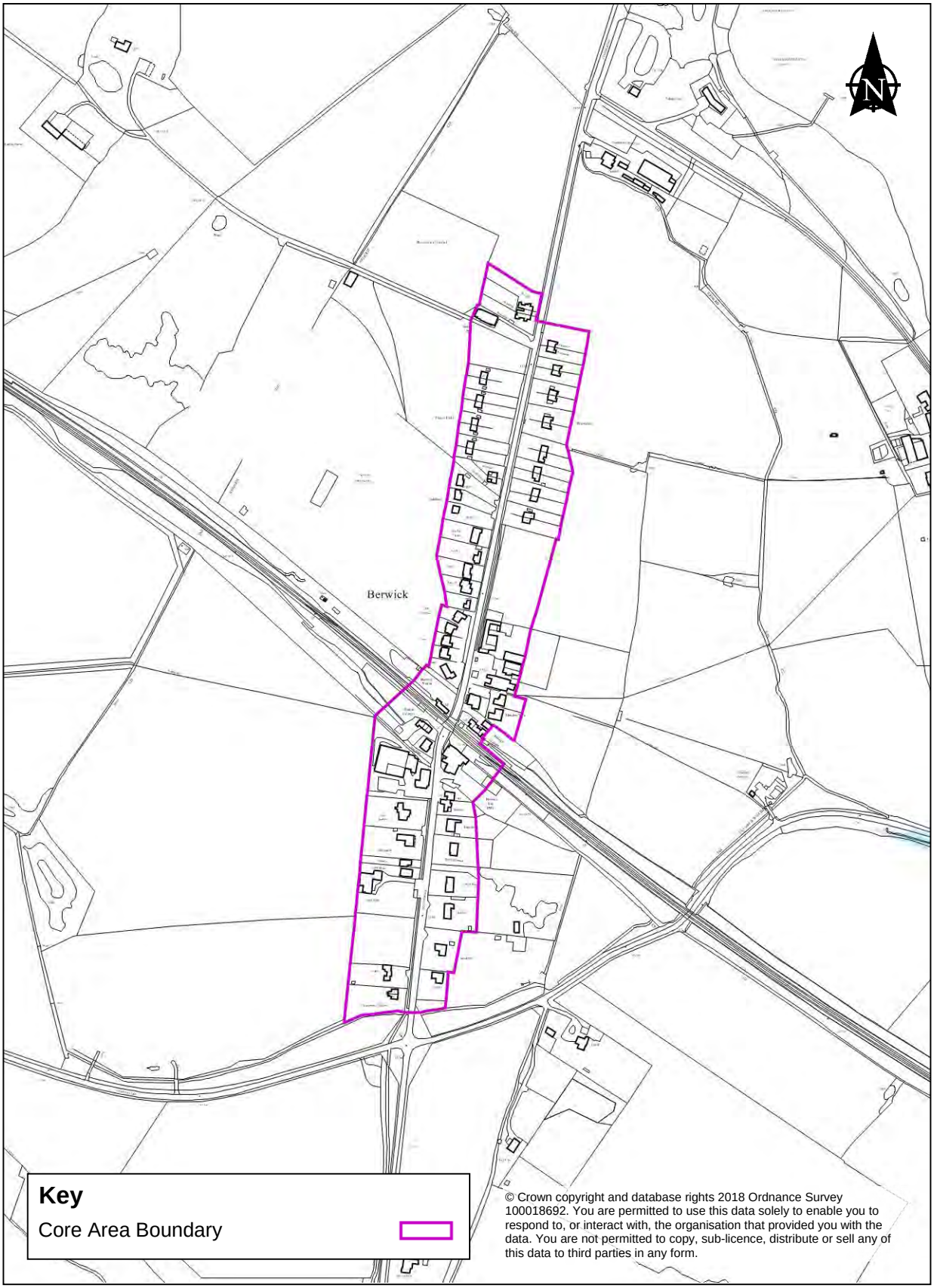
Berwick Station Core Area

27.11 Berwick Station is a small, primarily residential settlement to the north of the A27 in the south of the District. It has developed in a linear form along Station Road, either side of the Eastbourne to Brighton railway line with a railway station located in the centre of the settlement. Set within the attractive, gently rolling open countryside of the Low Weald, Berwick Station comprises essentially frontage development along the Alfriston to Upper Dicker Road. The single depth frontage is punctuated by incursions of open agricultural land forming gaps in development. There are attractive outward views, particularly towards the South Downs National Park which is located to the south of the settlement. A little to the north-east of the village lies Arlington Reservoir, a designated Site of Special Scientific Interest which is managed as a Local Nature Reserve because of its ornithological importance. The Core Area is centred around the junction of the railway line and Station Road which is considered to be the focal point of the settlement and follows the linear development which runs north to south along Station Road from the train station.

Map 58 - Berwick Station Core Area



Blackboys Core Area

27.12 Blackboys (population 1,983 including Framfield Parish)[91] is located midway between Uckfield and Heathfield on the southern edge of the High Weald Area of Outstanding Natural Beauty. The village is primarily residential in character but also provides some local services for its community and the surrounding rural area. Permission has been granted to redevelop the service station and garage.

27.13 Blackboys is bounded to the north, south and east by the undulating landscape of the High Weald which, together with the recreation ground to the west and other areas of attractive countryside, impose clear constraints to outward growth.

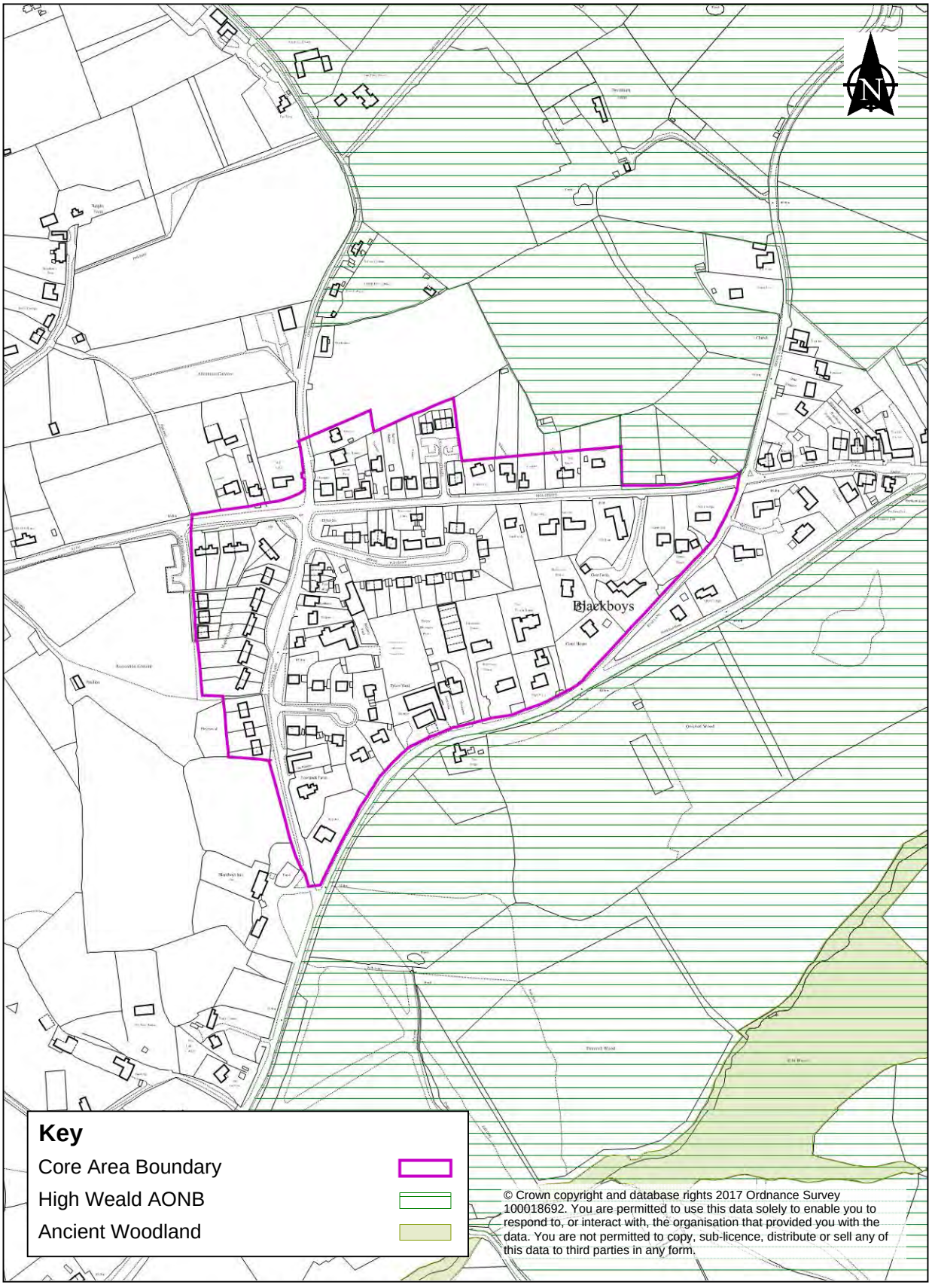
27.14 The village developed originally along the B2102 road with later development extending southwards to the B2192 road. Its position on the western edge of a ridge, which runs through Cross-in-Hand and Heathfield, affords extensive views across the surrounding countryside, particularly to the north. There are impressive distant views from the junctions of Gun Hill Road and Chapel Lane.

27.15 The central and southern parts of the village have many large properties set in extensive curtilages. In contrast older development at the eastern end of the village is more tightly-knit.

27.16 The nearest town is Uckfield (6km to the west) which has all amenities including the schools.

91 2011 Census

Map 59 - Blackboys Core Area



Boreham Street Core Area

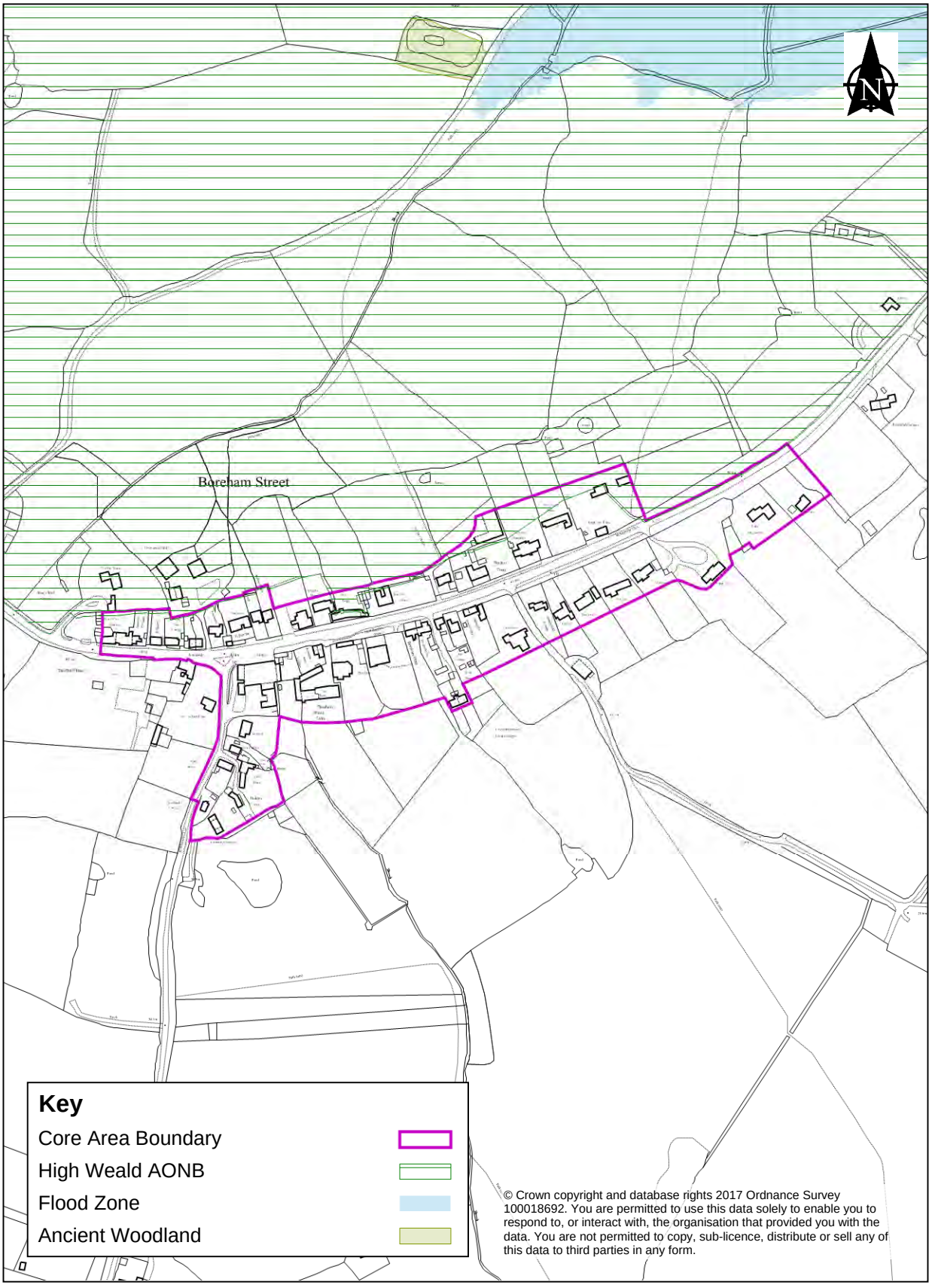
27.17 Boreham Street (population 446 as part of the parish of Wartling)[92], is a linear settlement in a prominent position situated on either side of the A271 ridgetop route from Ninfield to Hailsham next to the High Weald Area of Outstanding Natural Beauty. Historic development has been focused along the main road through the village.

27.18 Amenities include a church, village hall and public house. The historic core of the village extends along the main ridgetop road and has not altered significantly through the intrusion of modern development. The remaining buildings are primarily those shown on the Tithe Map and the late 19th century Ordnance Survey Maps. The relationship between buildings, their setting and adjoining open space has changed little. The Council is proposing a Conservation Area here.

27.19 Herstmonceux Castle is the nearest tourist attraction. The closest town is Hailsham (10.5km south-west) which has all amenities including the nearest secondary school in Hailsham.

92 2011Census

Map 60 - Boreham Street Core Area



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Broad Oak Core Area

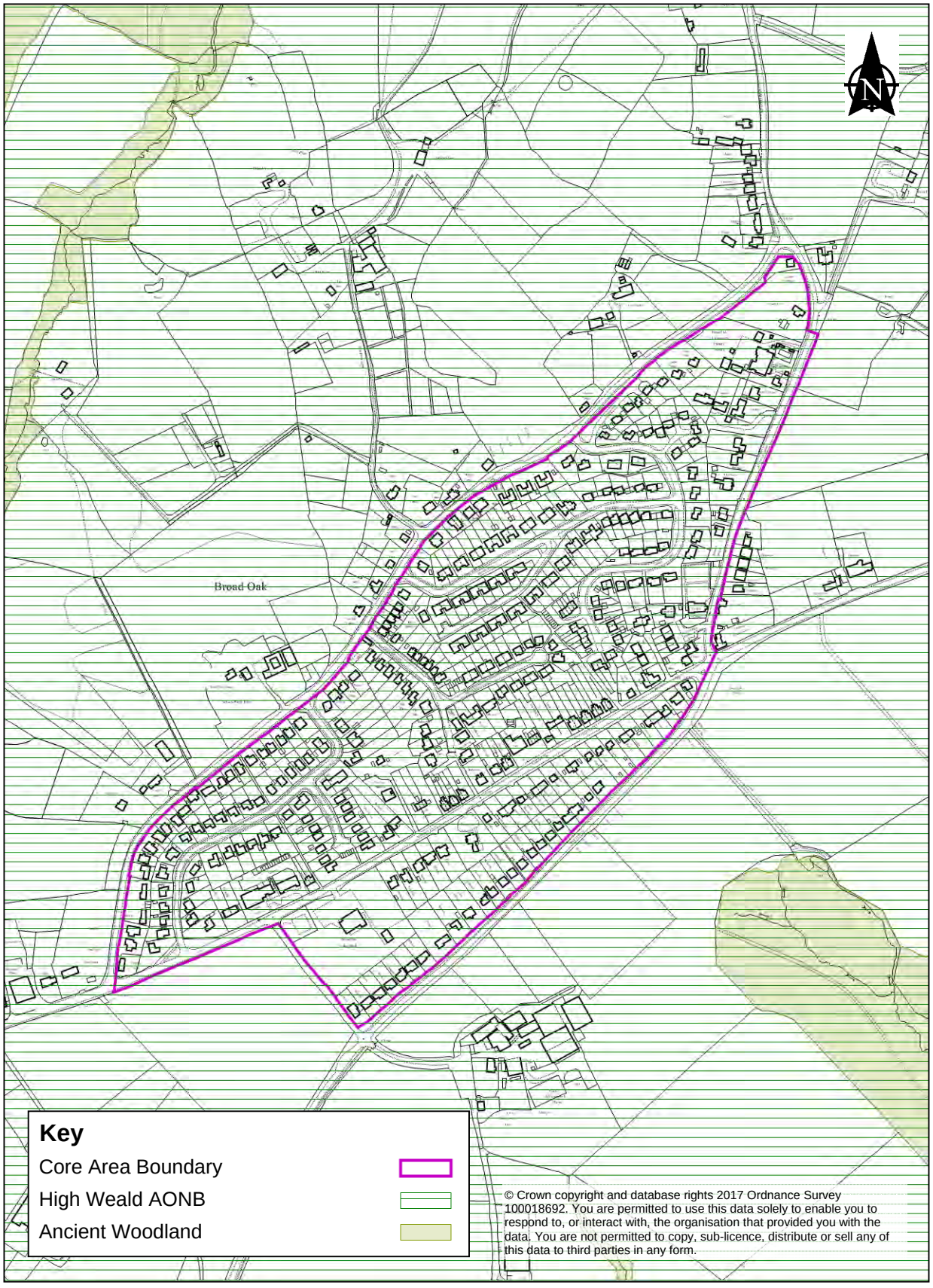
27.20 Broad Oak (population 1,146[93]) occupies a prominent hilltop location within the High Weald Area of Outstanding Natural Beauty about 2.5km north-east of Heathfield on the A265.

27.21 The elevated ridgeline position means the village has extensive views out over the Upper Rother Valley to the north and southwards across the wooded slopes of the Dudwell Valley towards the South Downs. The village has developed around the A265 Burwash Road with the main part of the village lying to the north. It is essentially a perimeter block formed by Halley Road, Scotsford Road and Street End Lane. However, development does extend in two short ribbons, along the A265 towards Heathfield to the west and along Scotsford Road to the north. A number of more recent estate developments has consolidated existing frontage development. Towards the junction of Scotsford Road and Street End Lane, development is of a lower density.

27.22 The village benefits from a number of local community facilities. This includes a small convenience store, church, primary school, a village hall (with Pre-School) and a post office. The proximity and ease of access to Heathfield means there is also reliance on the main facilities available there, including main shopping and employment opportunities.

93 2011 Census

Map 61 - Broad Oak Core Area

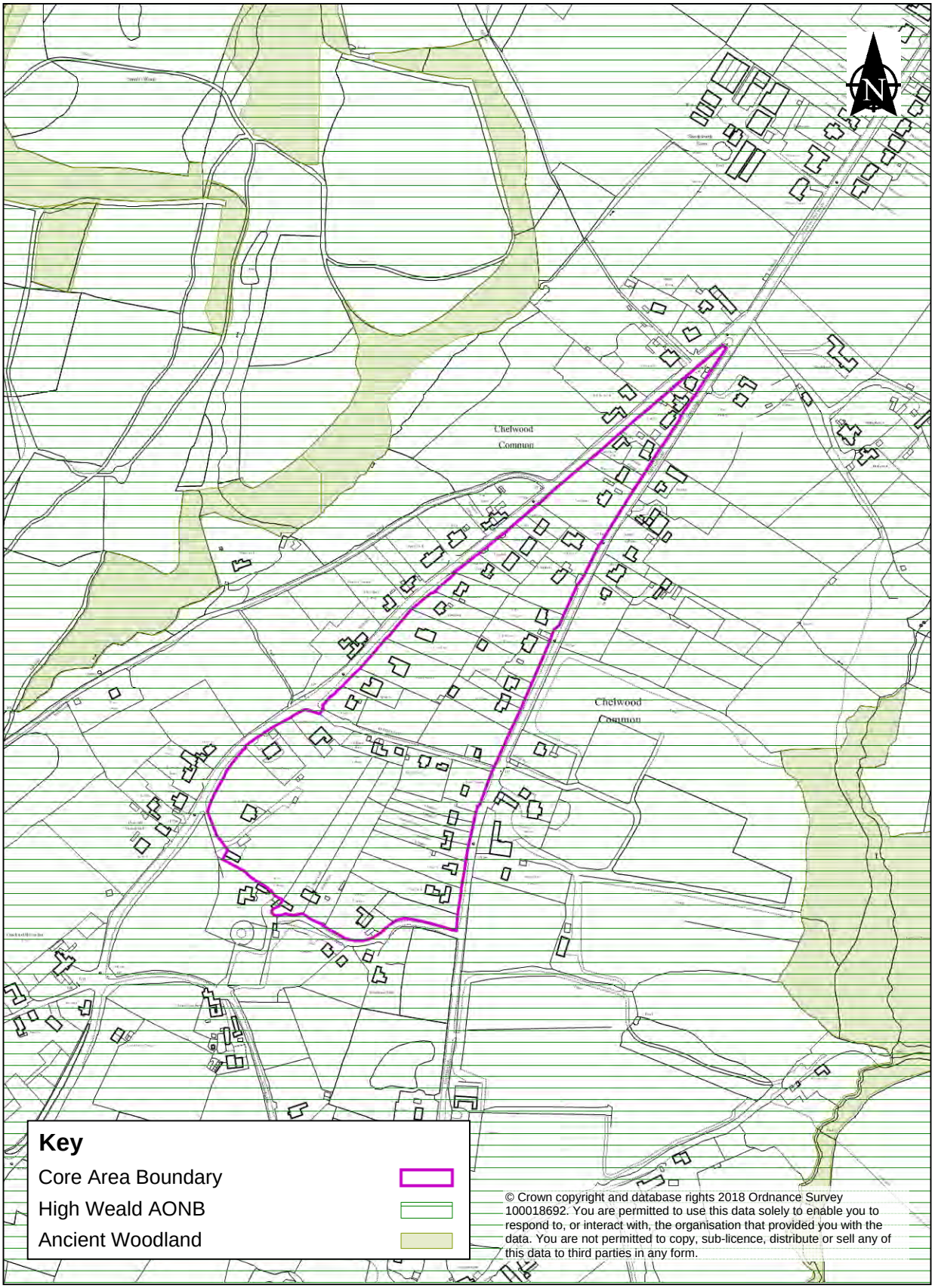


Chelwood Common Core Area

27.23 Chelwood Common is a small settlement located between Danehill and Chelwood Gate, within the parish of Danehill. It has an attractive rural setting within the High Weald Area of Outstanding Natural Beauty on the southern edge of Ashdown Forest. The village centre is visually separated from the rest of the settlement, and as such is the focus area for the Core Area boundary.

27.24 The Core Area boundary has been drawn to reflect and maintain the open village green opposite the Coach & Horse Public House and reflects the generally enclosed plots in the centre of settlement, enclosed around Stone Quarry and Tanyard Lane.

Map 62 - Chelwood Common Core Area



Chiddingly Core Area

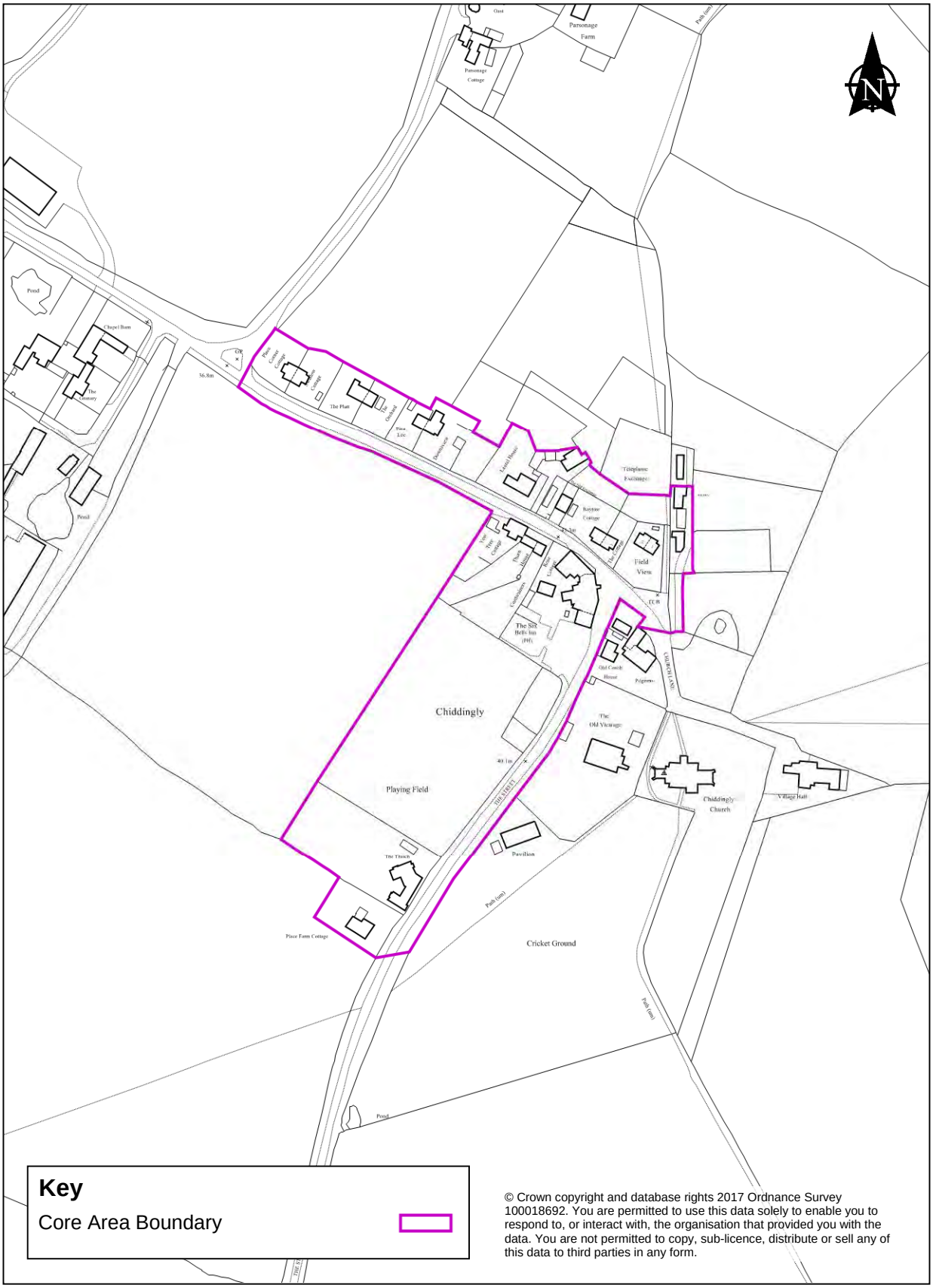
27.25 Chiddingly (population 1,021 including Parish)[(94)] is a small village situated in open countryside within the Low Weald and was once a busy centre of the Wealden iron industry. The Parish Church, the Six Bells Inn Public House, the concentration of listed buildings (some of which are high grade), and other attractive buildings gives Chiddingly a distinctive character and charm. This is reflected in the designated Conservation Area which covers a significant area of the village.

27.26 Hailsham (8.7 km south-east) is the nearest town and has all amenities and the closest secondary school. Chiddingly has a primary school, albeit that it is situated to the south in the small hamlet of Muddles Green.

27.27 Chiddingly is not accessible by nor serviced by any public transport. The nearest place for public transport is in Golden Cross which is 2.25 km away.

94 2011 Census

Map 63 - Chiddingly Core Area



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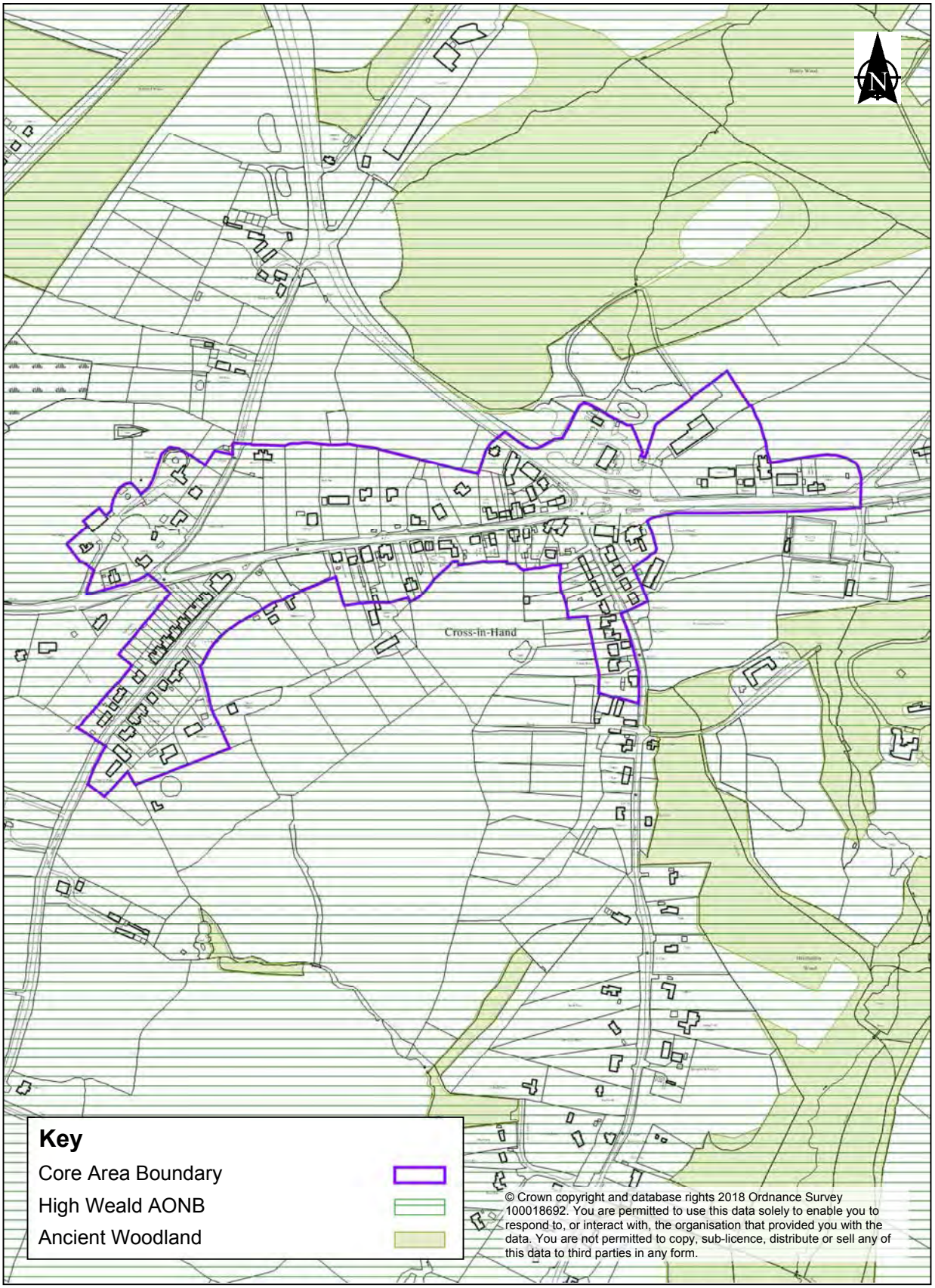
Cross in Hand Core Area

27.28 Cross in Hand is a small, largely dispersed settlement outside of Heathfield Town. It has developed principally along the B2101 Uckfield Road adjacent to its junction with the main A267. However it extends outwards in all directions into the surrounding countryside. The village is residential in nature, but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade.

27.29 The settlement has an attractive elevated situation, on a principal ridge within the High Weald Area of Outstanding Natural Beauty. Extensive views are afforded from the village to the south towards the South Downs. The Cross-In-Hand Windmill is a prominent local landmark. The dispersed form of development, interspersed with open fields and wooded areas enables the village and especially its fringe areas to retain an essentially rural character.

Map 64 - Cross in Hand Core Area

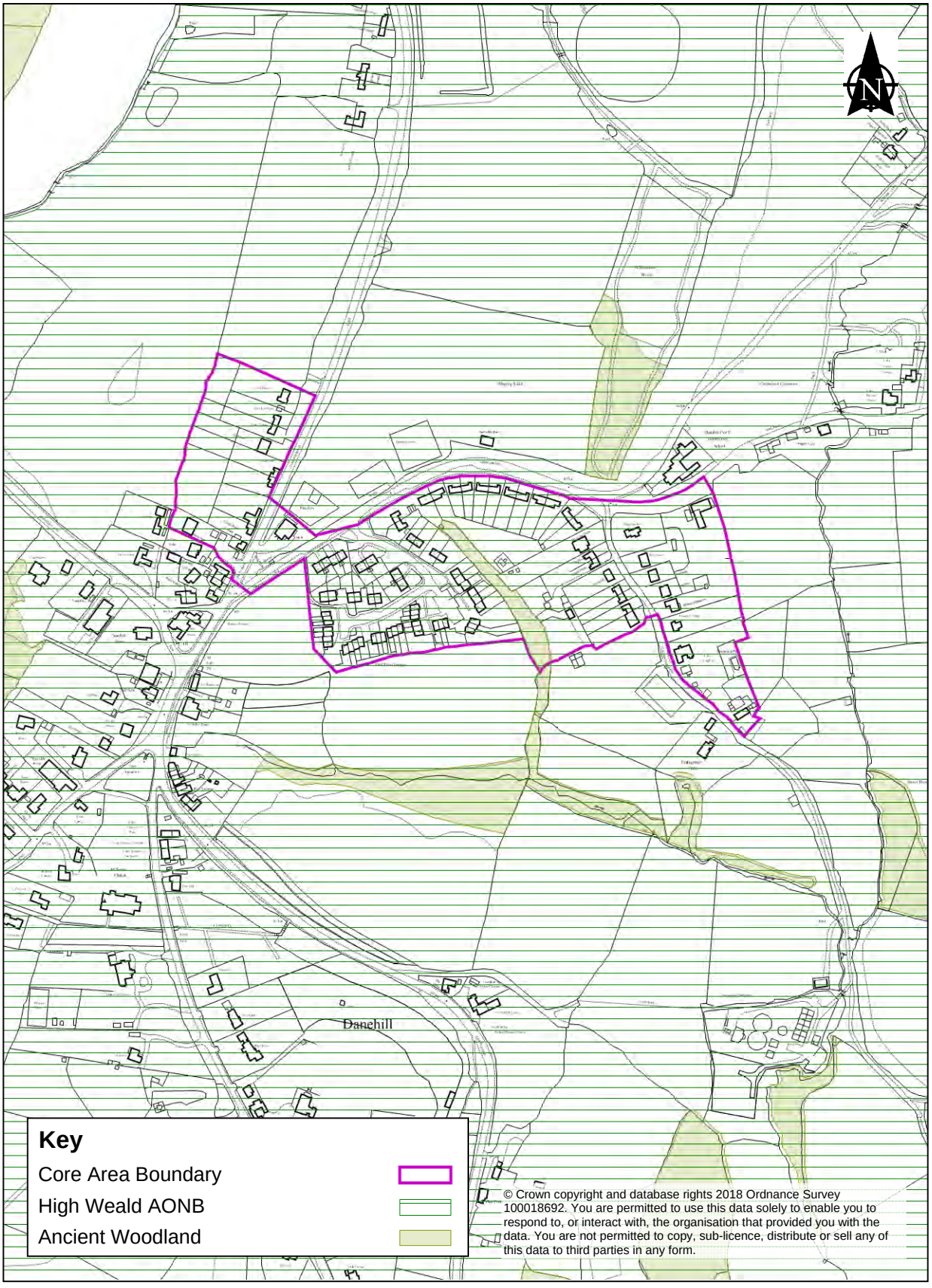


Danehill Core Area

27.30 Danehill is located on the A275 Wych Cross to Lewes Road. It lies on a ridge within the High Weald Area of Outstanding Natural Beauty and its elevated position affords extensive views. Danehill contains a number of listed buildings around the junction of Freshfield Lane, Church Lane and Lewes Road which together with other notable buildings, tree groups and important features have been recognised by the designation of a Conservation Area. Some residential development has taken place on infill sites, including affordable housing development, with the countryside setting of the settlement being maintained.

27.31 The Core Area boundary has been defined to include the more intensive and modern parts of the village, excluding the Conservation Area and dense cluster of high grade Listed Buildings. It also excludes open space at the centre of the village to ensure safeguarding of the playing fields. The Core Area does include some ancient woodland and dense tree cover in the low valley to the east of Oak Tree Cottages which will be maintained, but no other significant tree cover can be found within the Core Area boundary.

Map 65 - Danehill Core Area



Five Ash Down Core Area

27.32 Five Ash Down is a small linear village in the parish of Maresfield. The nearest town is Uckfield which lies to the south of the village. The settlement lies on the A26 road between Uckfield and Crowborough and is primarily residential in character with a limited number of local services.

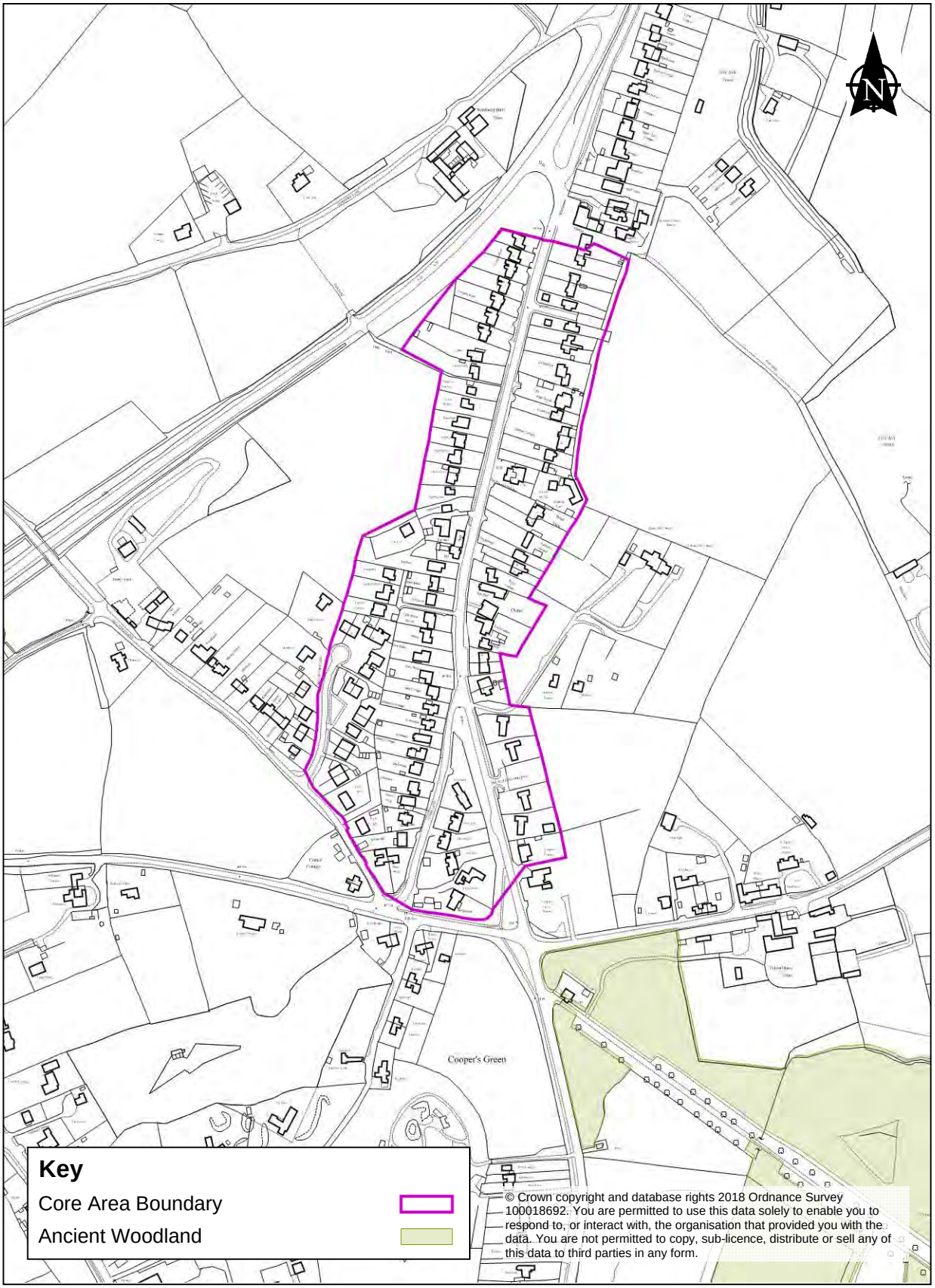
27.33 Five Ash Down is set within the gently undulating woodland and farmland of the Low Weald. Long distance views are afforded from the northern part of the village towards the Sussex Downs to the south. Buxted Park, which is a listed Historic Park and Garden, is located to the south-east of the village.

27.34 The principally linear pattern of frontage development is indicative of the village's historical development along the route of the former A26 Uckfield-Crowborough road, immediately to the north of its junction with the A272 at Coopers Green. A number of the buildings in the southern part of the village and along the A272 are listed as being of special architectural and historic interest, and date from the 18th and 19th Centuries.

27.35 The compact built-up appearance of the village contrasts with the more loose-knit form of development south of the A272. The areas of woodland, trees and hedgerows all give this area around Coopers Green more of a rural character.

27.36 The Core Area boundary has been defined to reflect the core of the settlement on the main road, centred on the Post Office, village hall and the Pig and Butchers Public House, stretching down the cross roads by Buxted Park. The junction with Five Ash Down and the A26 turn off to the north, visually provides a break point and divides the settlement in two.

Map 66 - Five Ash Down Core Area



Five Ashes Core Area

27.37 Five Ashes (population 507[95]) is essentially residential in character though amenities include a church, village hall, primary school and Five Ashes Inn public house. In the north is an independent preparatory school set into the slopes of the north facing ridge in the High Weald Area of Outstanding Natural Beauty.

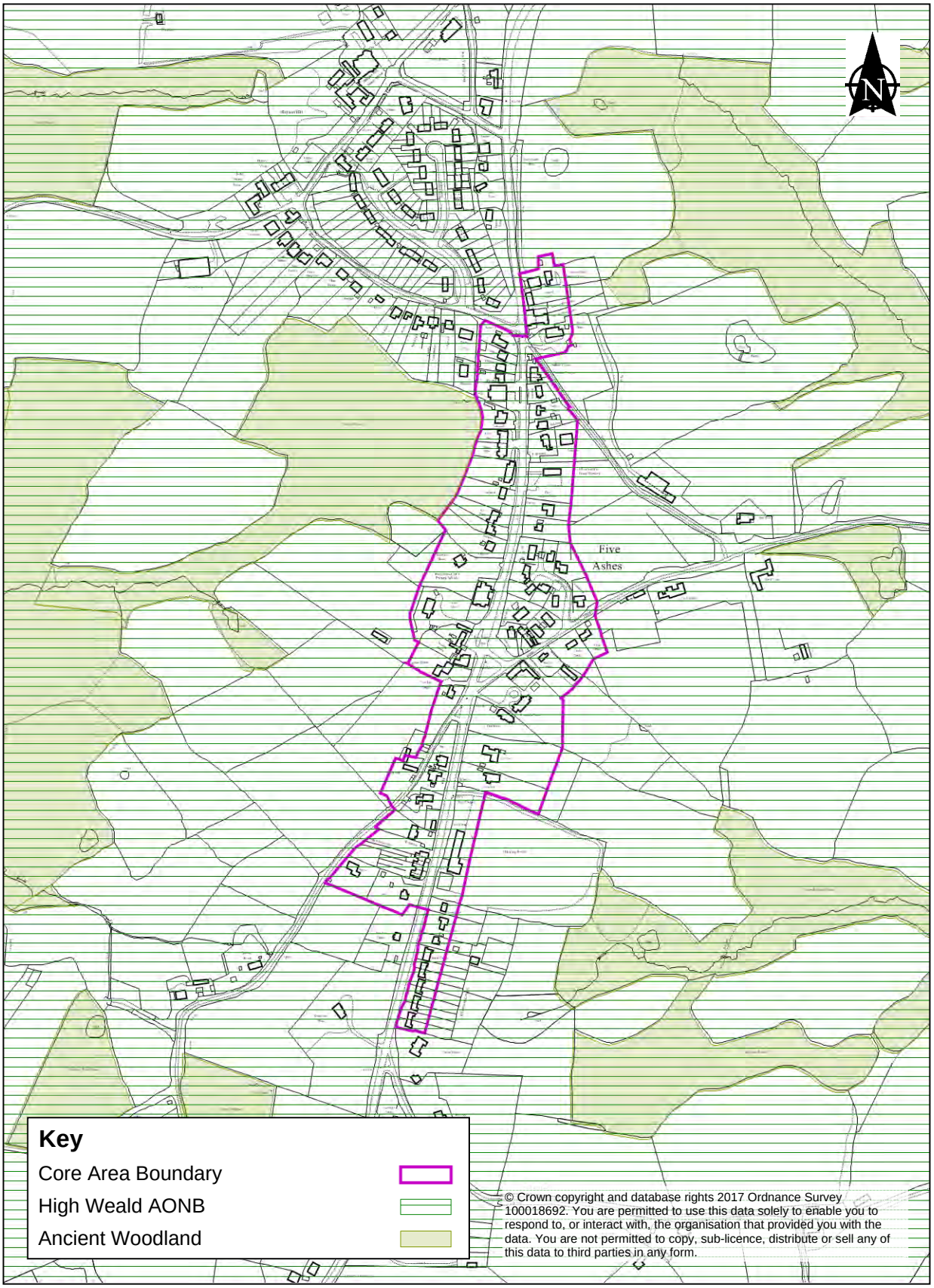
27.38 The village has developed in a linear form on the A267, along the crest of a ridge within the steeply undulating and wooded countryside of the High Weald Area of Outstanding Natural Beauty. There are extensive views from the eastern side of the village, in particular across the village hall and playing fields site, over the surrounding countryside. The village's prominent ridge-top setting imposes a clear constraint to further outward growth and new development.

27.39 The village comprises several distinct character areas with two estate developments in the north and to the south frontage development on the A267, where mature tree cover, hedgerows and embankments give it a more rural character. There is an older historic core around the village green, while to the south the pattern of development is more loosely knit and scattered, which contributes to the essentially rural character of this part of Five Ashes.

27.40 Heathfield is the nearest town (11km to the south) and has all amenities.

95 2011 Census

Map 67 - Five Ashes Core Area



Framfield Core Area

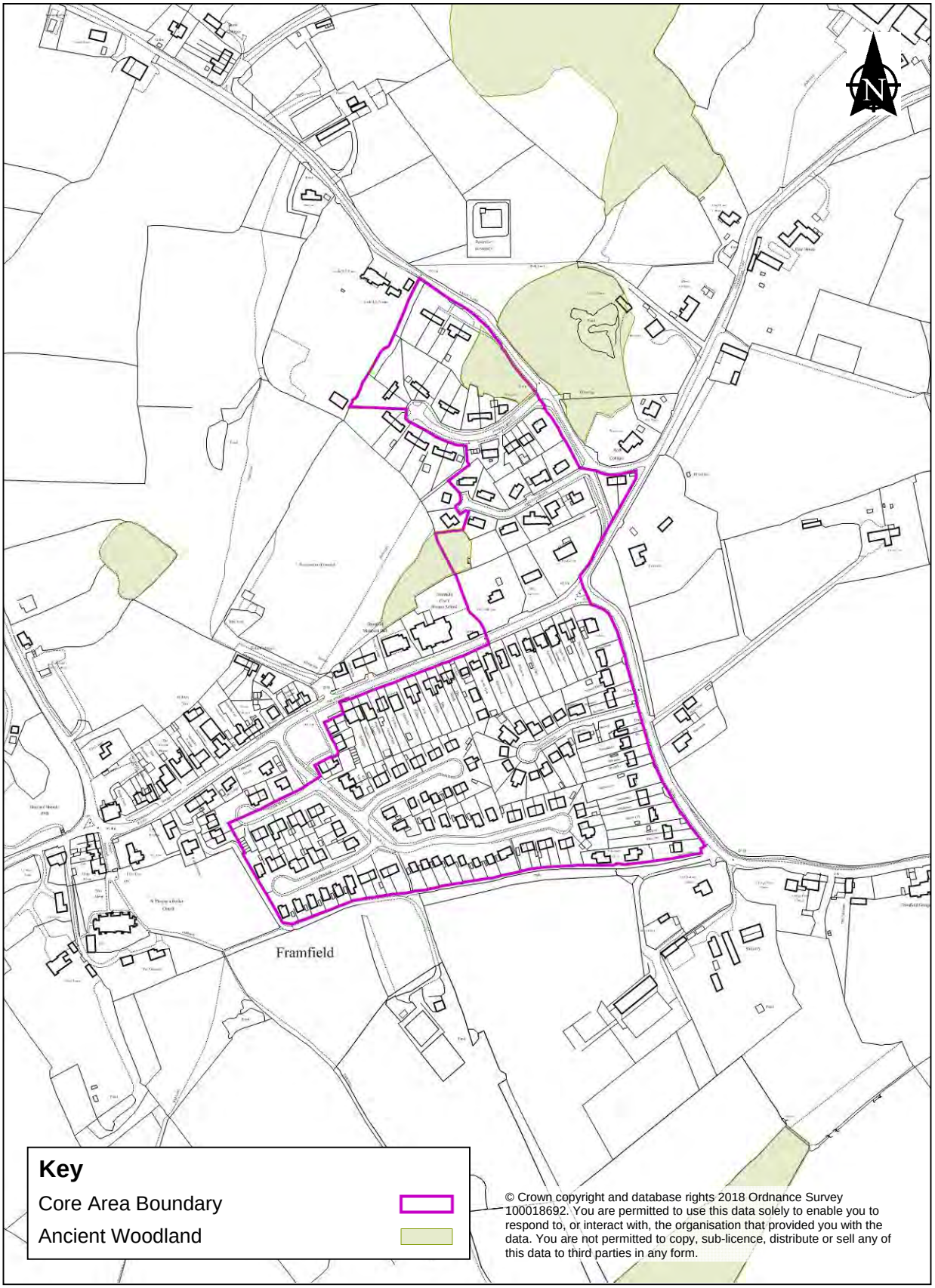
27.41 Framfield is located approximately two miles south east of Uckfield on the B2102 road and is primarily residential in character. The village is set within attractive countryside and has developed in a relatively compact form from an historic core.

27.42 The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village.

27.43 Framfield has an historic core centred around St Thomas-a-Becket Church and Church Approach. The special architectural and historic character of the area has been recognised by the designation of a Conservation Area. From this historic core the village developed eastwards along the B2102 Uckfield to Blackboys Road, with principally frontage development in contrast, to the south of The Street and along Sandy Lane, there has been more recent estate development, the largest being at Beckets Way.

27.44 The Core Area has been defined to include the most built up 'urban' part of the village and excludes the historic core to the Conservation Area and groupings of Listed Buildings.

Map 68 - Framfield Core Area



Frant Core Area

27.45 Frant (population 781[96]) is a small, attractive village located within the High Weald Area of Outstanding Natural Beauty, 4km south of Tunbridge Wells. It lies in an elevated ridge-top position which affords extensive views across the surrounding countryside. The majority of the village is located to the east of the A267 road, but also includes some buildings fronting onto the west side of the road. The historic core of the village is centred around the church of St. Alban, the High Street and around the village green.

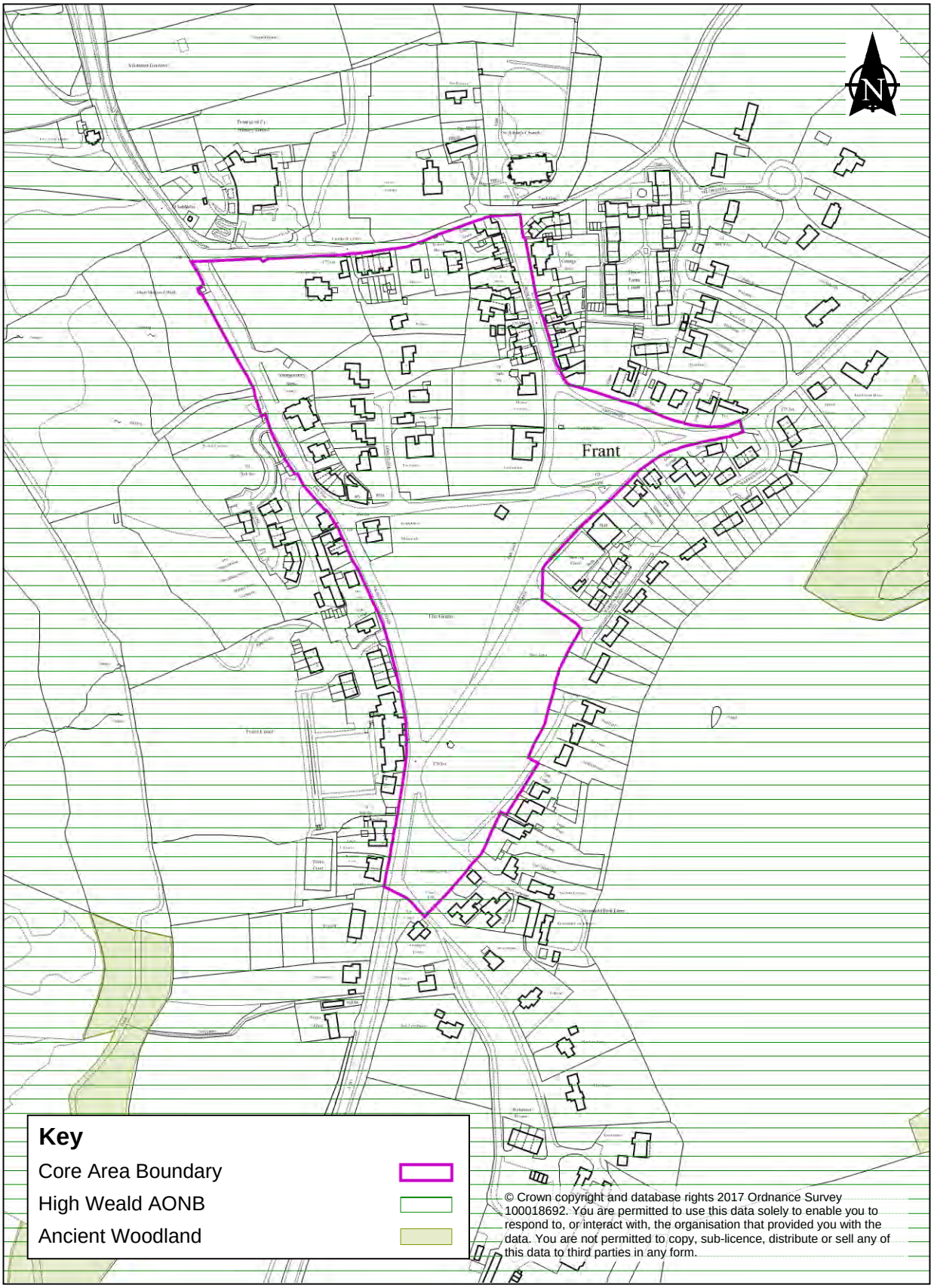
27.46 There are a high number of listed buildings in the village and, in recognition of its special architectural and historic character; the majority of the settlement is a designated Conservation Area.

27.47 In addition to the church, amenities include two pubs, primary school, convenience store and post office. There are a handful of other shops including a hairdressers and an independent furniture and fabric shop. The school is a new build at the end of Church Street, close to the junction with the A267. The village relies on other settlements close by including Bells Yew Green (for the train station) but predominantly Tunbridge Wells for key services including employment, main retail and leisure.

27.48 Tunbridge Wells is the nearest town and has all amenities. Bus routes provide links between Frant and Tunbridge Wells, but also Frant Station in Bells Yew Green, as well as Wadhurst.

96 2011 Census

Map 69 - Frant Core Area



Hadlow Down Core Area

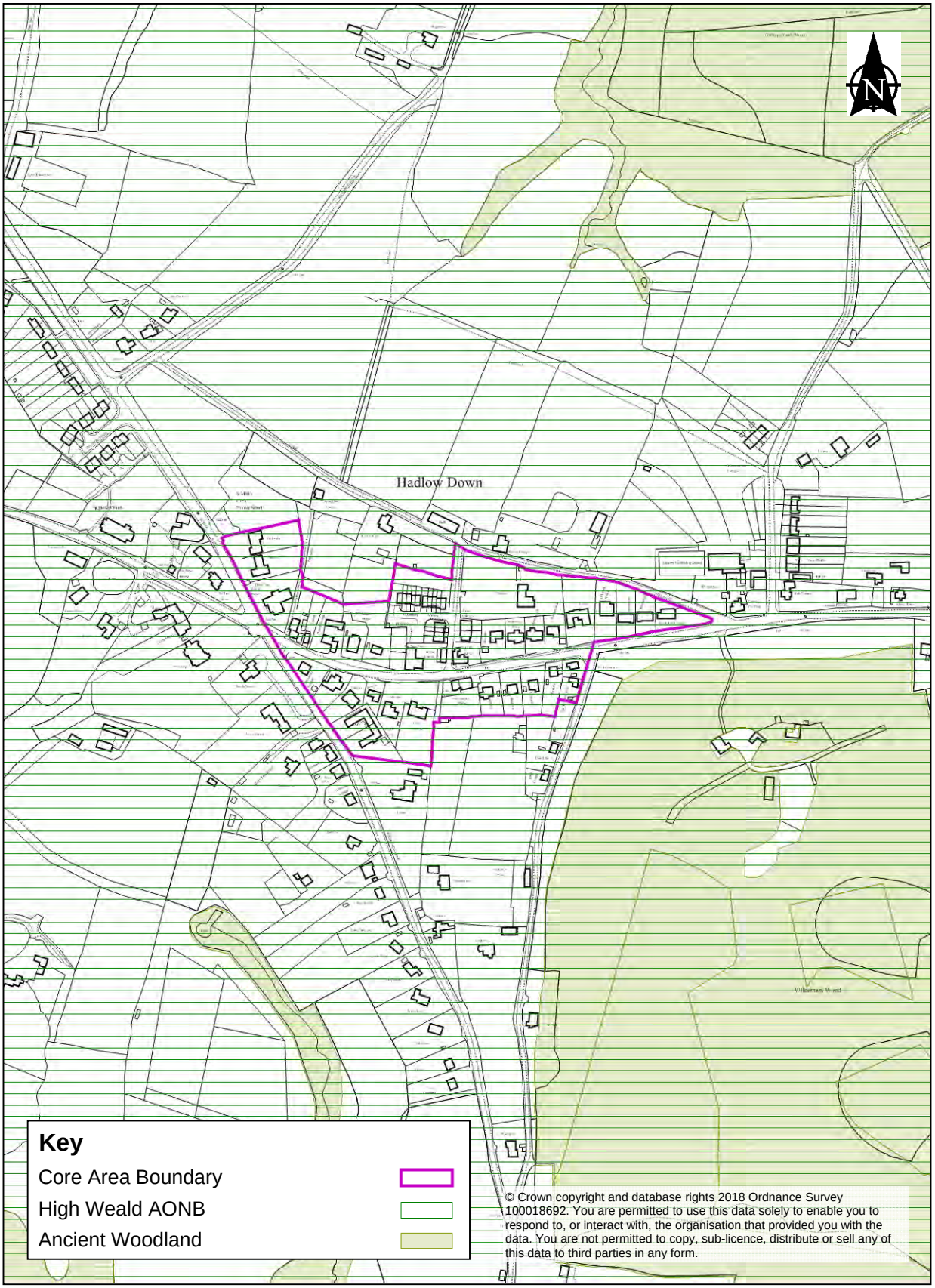
27.49 Hadlow Down is a small village located on the A272 between Five Ashes and Buxted approximately five miles south of Crowborough. The village is primarily residential in nature with only limited local services.

27.50 Hadlow Down is situated on an east-west ridge which affords attractive long-distance views over open farmland, woodland and scattered buildings within the undulating landscape of the High Weald Area of Outstanding Natural Beauty. In a northerly direction there are distant views of Crowborough and Rotherfield, while to the south the Sussex Downs are clearly visible.

27.51 Development within the village is essentially linear in its form and largely characterised by detached properties fronting the A272 and Wilderness Lane. The main core of development occurs around the junction of the A272 with School Lane and Wilderness Lane and along the A272 frontage as far as the junction with the Old Main Road. Elsewhere, a more loose-knit scattering of development exists along Wheelers Lane and further east along the A272, with a small grouping of houses along School Lane. It is this pattern of development, interspersed with areas of farmland, glebeland and other open land, together with extensive mature tree cover, hedgerows and landscaped gardens, which gives the village its strong rural character notwithstanding being on a busy cross-country route
for traffic.

27.52 The Core Area has been defined to include the centre of the village, main frontages and side garden area to plots. This includes a small number of Listed Buildings and sensitive tree cover in more open plots, some of which have Tree Preservation Orders.

Map 70 - Hadlow Down Core Area



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Halland Core Area

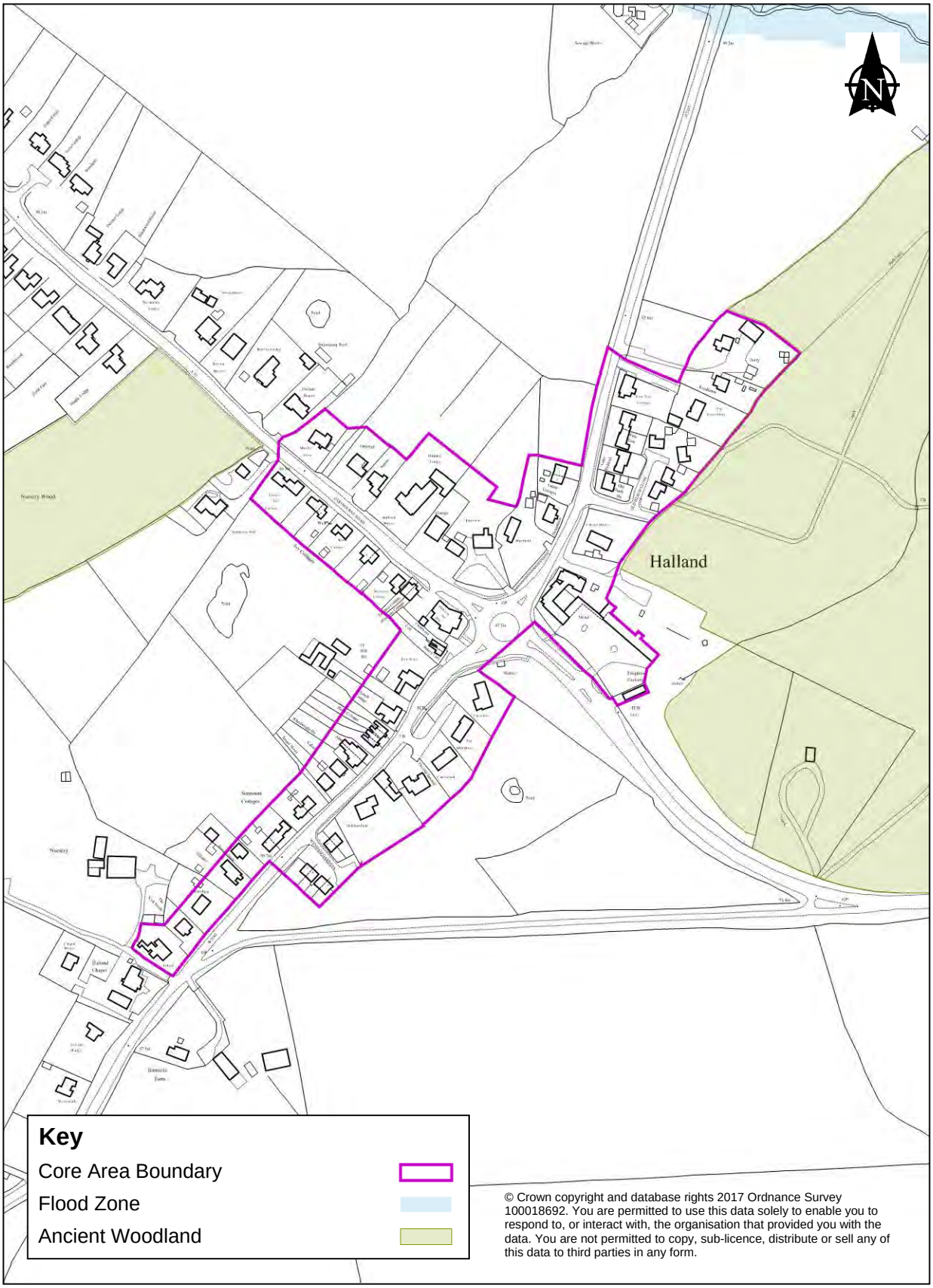
27.53 Halland (population 1,600 East Hoathly with Halland Parish[97]) is a small, linear settlement 4.8km south of Uckfield located at the roundabout junction of the A22 London to Eastbourne Road and the B2192 to Lewes. It is essentially residential in character with limited facilities and services. Amenities include a hotel, restaurant, church and The Black Lion Public House. There is a large roadside nursery to the north and a car dealership/garage close to the roundabout.

27.54 The settlement consists largely of comparatively modern frontage development along the A22 and the B2192 roads. The major part of the settlement lies to the west of the crossroads where a linear ribbon of houses extends some way along the A22 towards Uckfield. The village is surrounded by farmland and woods, the land falling gently to the north and rising to a low ridge in the south, although the roundabout crossroads lies in a shallow dip in the landscape. The A22 carries a large volume of traffic.

27.55 Uckfield is the nearest town (3km west) and has all amenities including the closest secondary school.

97 2011 Census

Map 71 - Halland Core Area



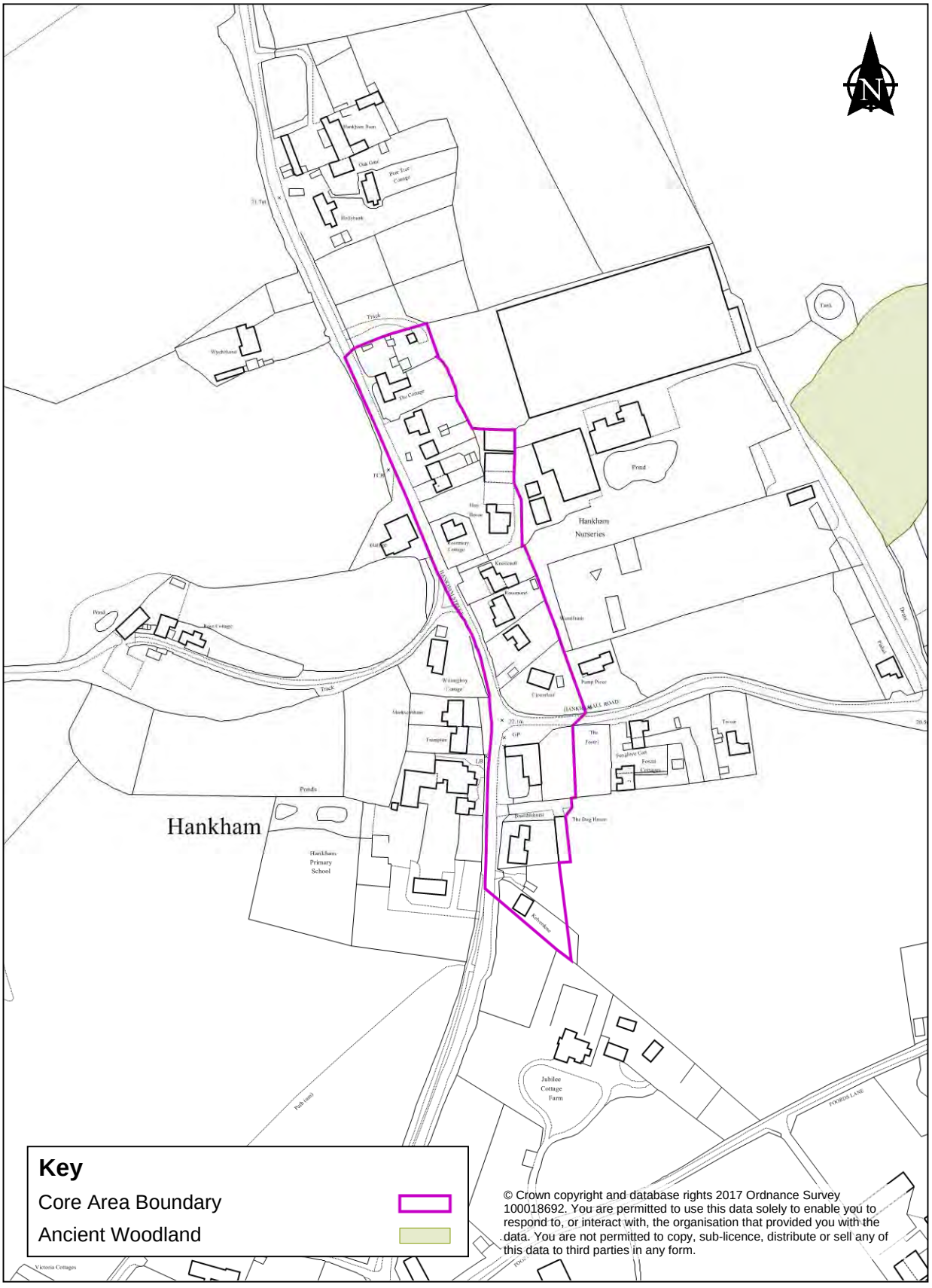
Hankham Core Area

27.56 Hankham (population unknown (6,314 Parish of Westham[98]) is a small, generally dispersed settlement located just to the north of Westham and Stone Cross, on the edge of the Pevensey Levels. The physical focus of the village occurs along Hankham Street in the vicinity of the primary school. There are no amenities except for the primary school and as such, the settlement relies upon facilities in adjacent settlements. Elsewhere, development is more scattered and interspersed with farmland and market gardens. There are strong landscaping defining plots together with distant and impressive views to the scarp edge of the South Downs National Park.

27.57 Hailsham is the nearest town physically (7.7km north-west) which has all amenities, but Eastbourne (only slightly further away at 8.5km) has more amenities as it is a larger town. The nearest secondary schools are in Eastbourne. There are no buses that service Hankham, which makes it inaccessible by public transport.

98 2011 Census

Map 72 - Hankham Core Area



Hellingly Core Area

27.58 Hellingly (population 286[99]) is a small, picturesque village located on the banks of the River Cuckmere, to the east of the A267 road just north of Hailsham and off the Cuckoo Trail. The historic core of the village is focused on the ancient Church of St. Peter and St. Paul, with some dispersed development in the surrounding landscape. Other amenities (village hall and school) are beyond the historic core, but close by at North Street which links to Lower Horsebridge. There are no other amenities here, though the very close proximity of Hailsham offers ready access to key services. Hellingly Parish has bus services providing transport into Heathfield, Hailsham and Eastbourne.

27.59 The historic core of the village is designated as a Conservation Area in recognition of its special architectural and historic character. The Council is proposing to significantly expand the Conservation Area boundary.

99 2011 Census

Map 73 - Hellingly Core Area

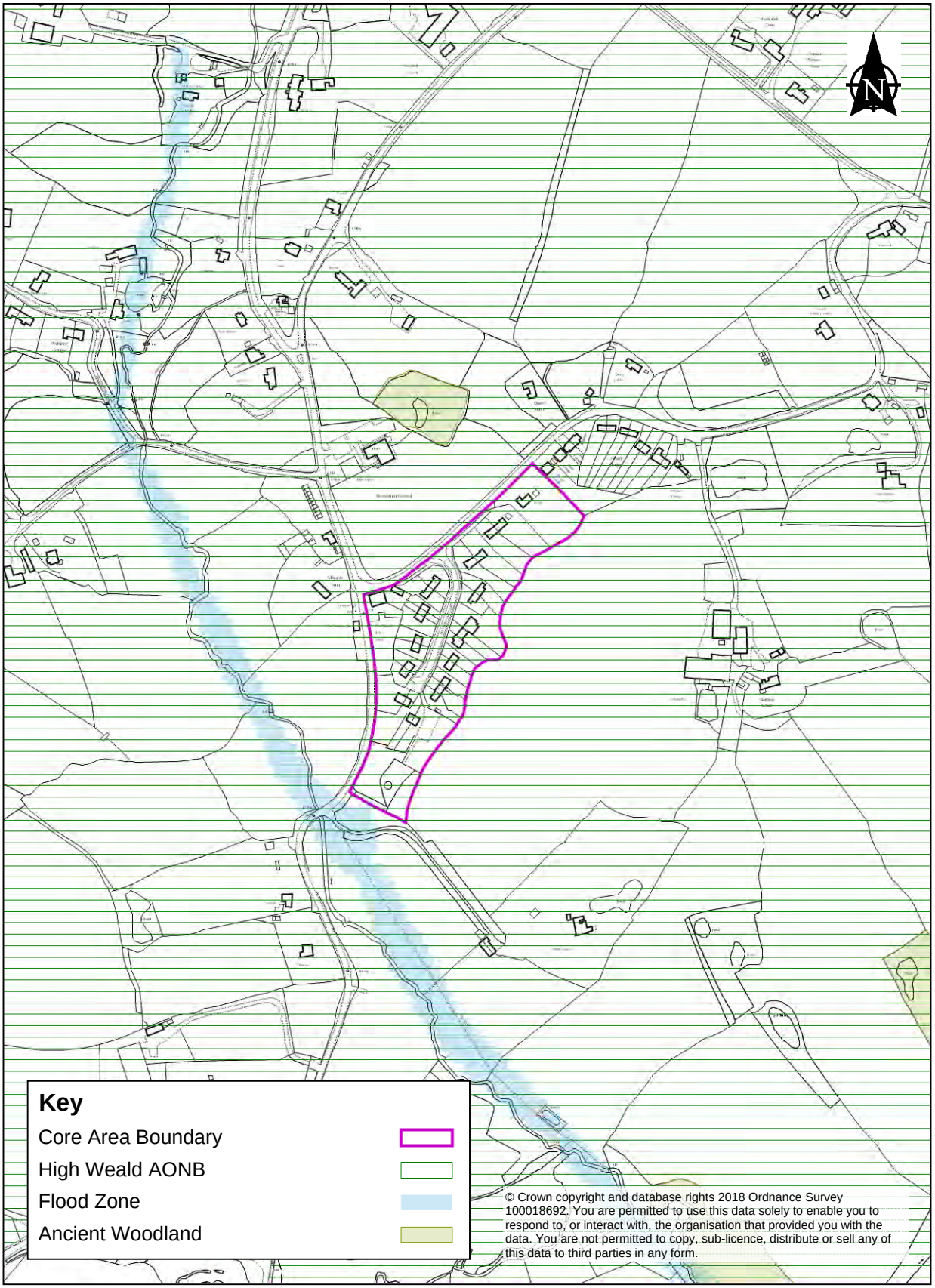


High Hurstwood Core Area

27.60 High Hurstwood is a small, fairly dispersed settlement located within the High Weald Area of Outstanding Natural Beauty, south-west of Crowborough. It mainly comprises detached houses and cottages scattered or grouped along the network of narrow lanes between Crowborough and Uckfield. Key features and assets in the village are divided by significant distances. For example, the school and church are to the north on Chillies Lane, but the pub, recreation ground and new village hall are all concentrated below the junction with Perrymans Lane at Royal Oak Lane.

27.61 The Core Area has been defined by the junction at the heart of the village at the Royal Oak Lane junction away from the flood risk zones to the east of the settlement. The Cherry Garden development on Royal Oak Lane is considered to be visually dislocated from the recreational ground and public house and as such has been excluded.

Map 74 - High Hurstwood Core Area



Isfield Core Area

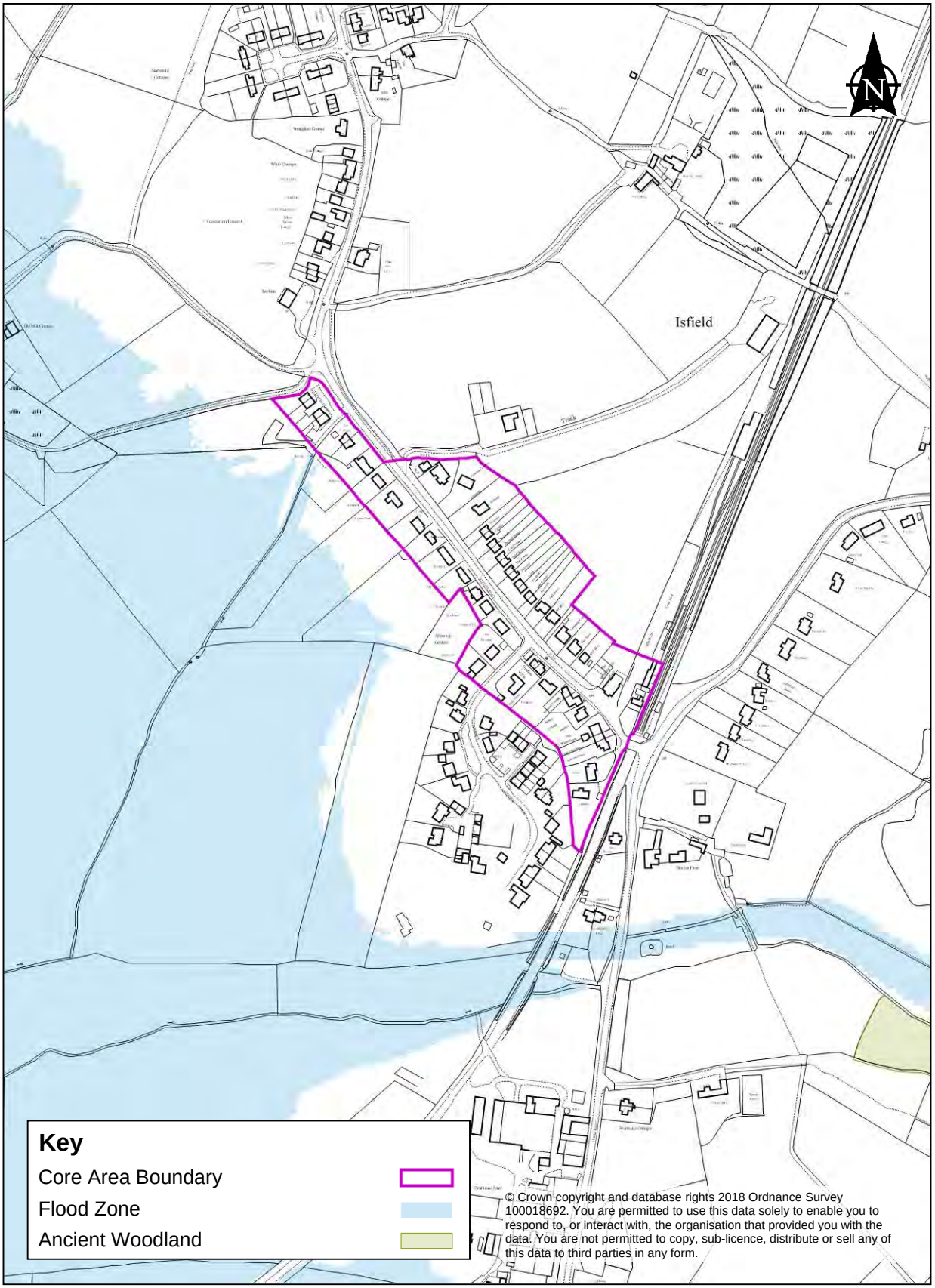
27.62 Isfield, located to the south-west of Uckfield, is a relatively small linear settlement which has developed along the minor C9 road, extending north-west from the A26 Uckfield to Lewes road.

27.63 Isfield is situated within attractive open countryside east of the River Ouse and south of the River Uck. The village comprises three distinct areas separated by tracts of open countryside which provide long distance views out of the village, enhancing its rural setting.

27.64 The northern part of the village consists mainly of frontage development whereas the central area has some cul-de-sac development at Northfield Cottages. The completion of the housing development at Tile Barn Farm has further consolidated development in this part of the village. The southern part of the village is larger by comparison, having grown around the railway station.

27.65 The Core Area has been defined as centering around the cross roads at Station Road Lees Road at the Laughing Fish Public House away from flood sensitive land to the south west of the settlement.

Map 75 - Isfield Core Area



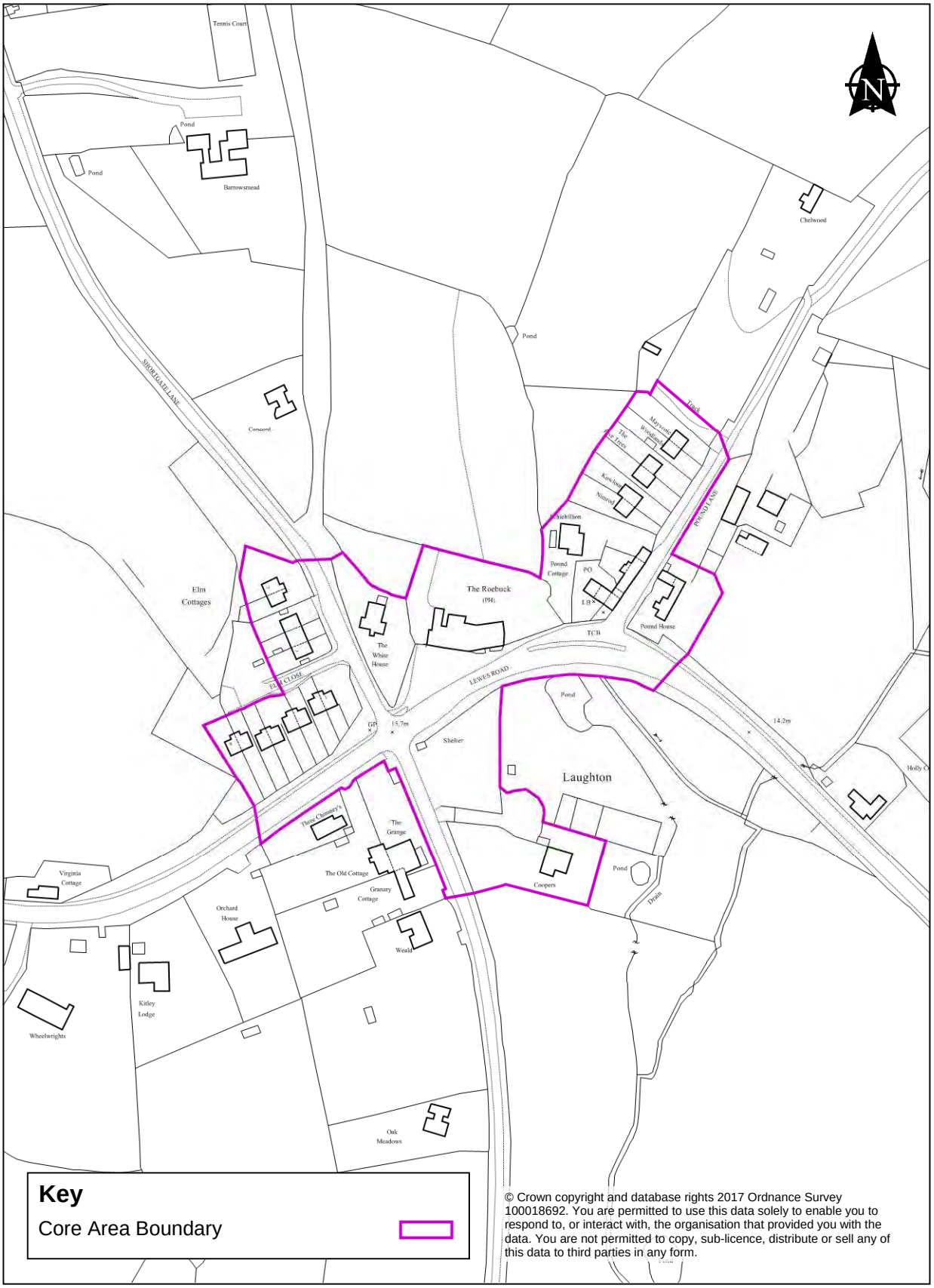
Laughton Core Area

27.66 Laughton (population 599 with Laughton Parish[(100)]) is a small, fairly dispersed settlement located either side of the B2124 Lewes Road. There is a concentration of buildings around The Roebuck Inn Public House, village store and post office which occupies a position adjacent to the road. The Roebuck has a large and prominent space - used for functions and seating - in front of the building which is opposite the village green. Other amenities are to the south of the B2124 (church, vicarage, recreation ground and primary school). This gives the settlement two distinct character areas, with significant gaps in development affording attractive views across the farmland and woods of the Low Weald. The village owes much of its charm to this unspoilt countryside setting, which is enhanced by extensive tree groups and mature hedgerows.

27.67 Lewes/Uckfield/Hailsham are the nearest towns (11km south-west/10km north-west/10.1km south-east) and have all amenities.

100 2011 Census

Map 76 - Laughton Core Area



Lower Horsebridge Core Area

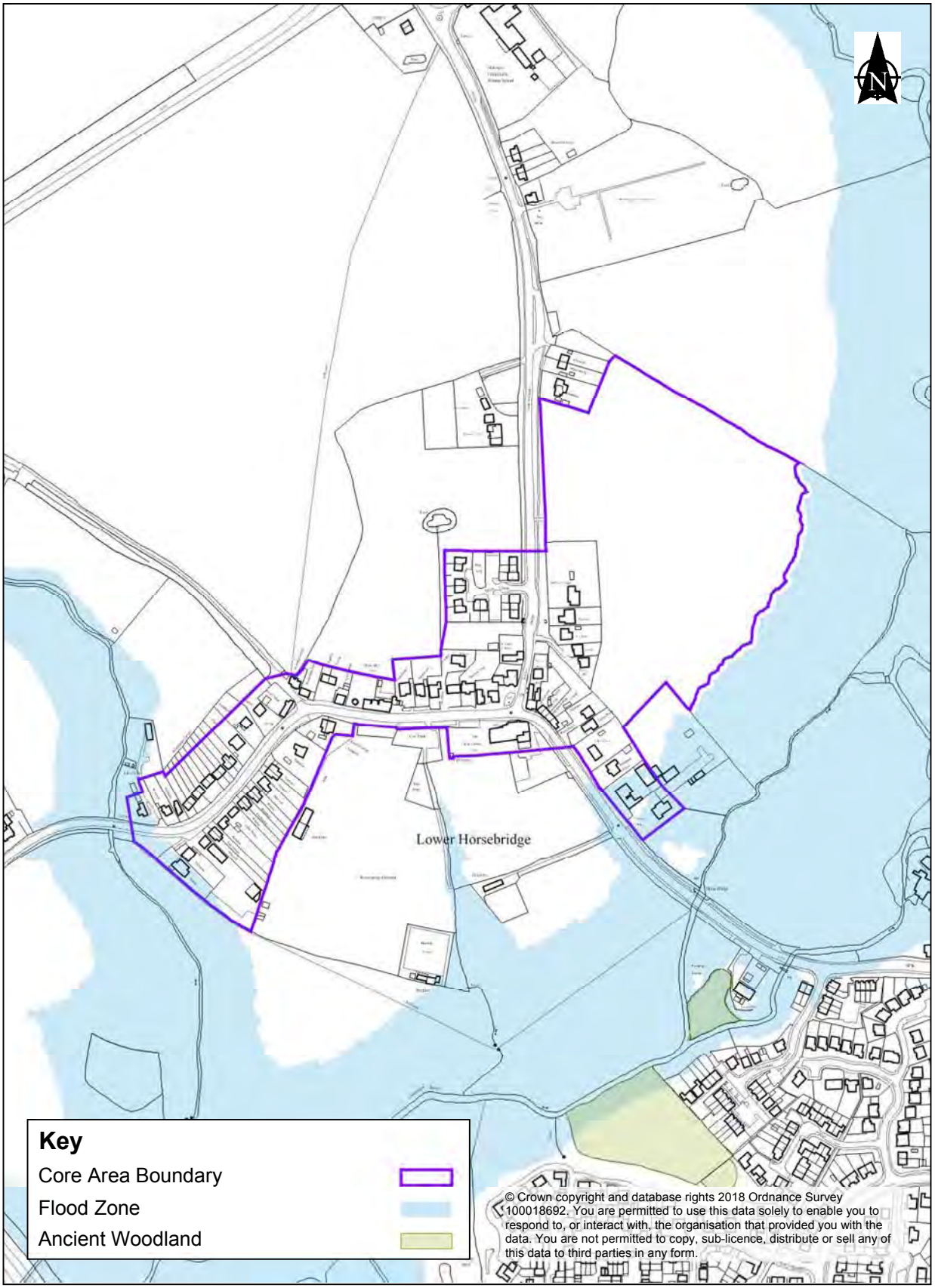
27.68 Lower Horsebridge is a settlement closely associated, but not contiguous, with Hellingly Village on the outskirts of Hailsham town. It mainly consists of linear development and is separated from Hailsham by the River Cuckmere Flood plain. Within Lower Horsebridge there are two public houses and a veterinary practice but otherwise no businesses. It is served by the nearby Hellingly Primary School. But in order to access other facilities such as secondary school provision or GP services it is necessary to access Hailsham Town Centre. This settlement, similar to Hellingly Village, is in itself not considered to be sustainable but it is acknowledged that there are close links to Hailsham, albeit at the very margins.

27.69 The settlement of Lower Horsebridge is dissected by the A271 which is one of the main access routes from north Hailsham and settlements to the east of Hailsham including Herstmonceux and Ninfield. The A271 at Lower Horsebridge meanders through this settlement which restricts traffic movement. It is close to Boship Roundabout which provides the link to follow on journeys to the A22 and A267 including access to Lewes, Uckfield, Crowborough and Tunbridge Wells. The Boship Roundabout has acknowledged issues at peak times and additional development at Lower Horsebridge in combination with Sector North Hailsham 1 has the potential to exacerbate issues of capacity further.

27.70 A planning application to extend a commitment of 32 dwellings to 110 dwellings has been substantially progressed, although not determined (planning application reference WD/2016/1948). This development proposal is not included within the allocation Lower Horsebridge (LH). Based on consideration of the settlement and its geography between flood zones, the location relative to Hailsham and the rural character to the north of the settlement, it is not considered that further allocations or potential development areas are appropriate.

27.71 Information relating to the improvement of the green network in and around Lower Horsebridge is contained in the Green Infrastructure Study. This document forms the evidence which will assist the production of a District wide Green Infrastructure Strategy and Supplementary Planning Document.

Map 77 - Lower Horsebridge Core Area



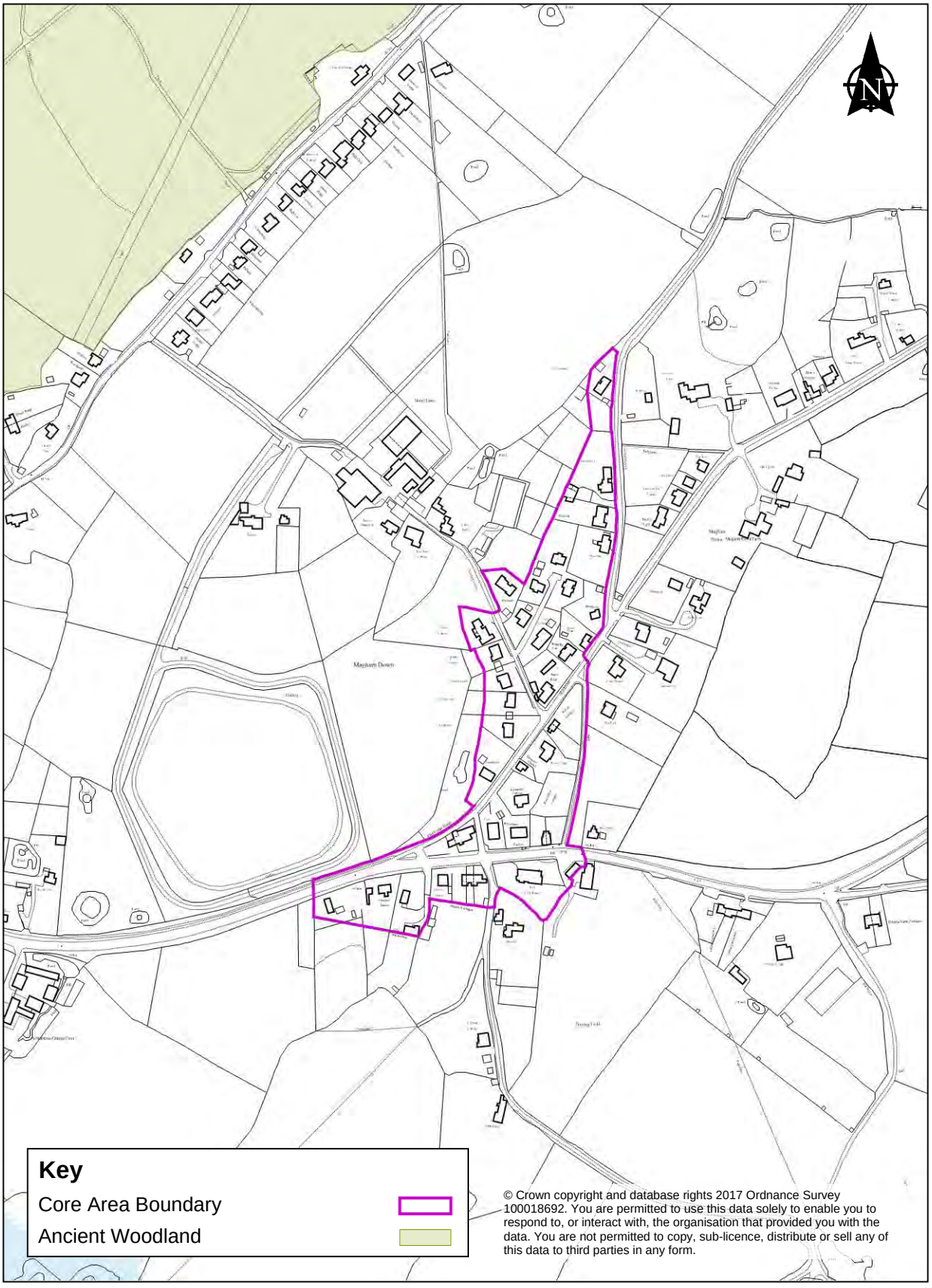
Magham Down Core Area

27.72 Magham Down (population unknown, but 20,436 Hailsham Parish[101]) is a small settlement located 4.8km north-west of Hailsham. It mainly comprises detached houses and bungalows loosely scattered along a network of narrow lanes that extends north of the A271 Hailsham to Bexhill road. Mature hedgerows and grass banks, together with the agricultural land and open paddocks between the dwellings, contribute towards the attractive, rural character of the village.

27.73 There are now no facilities here, but the very close proximity to Hailsham (3.2km) means Magham Down is able to draw on the services and amenities of this Large Sustainable Settlement.

101 2011 Census

Map 78 - Magham Down Core Area



Maresfield Core Area

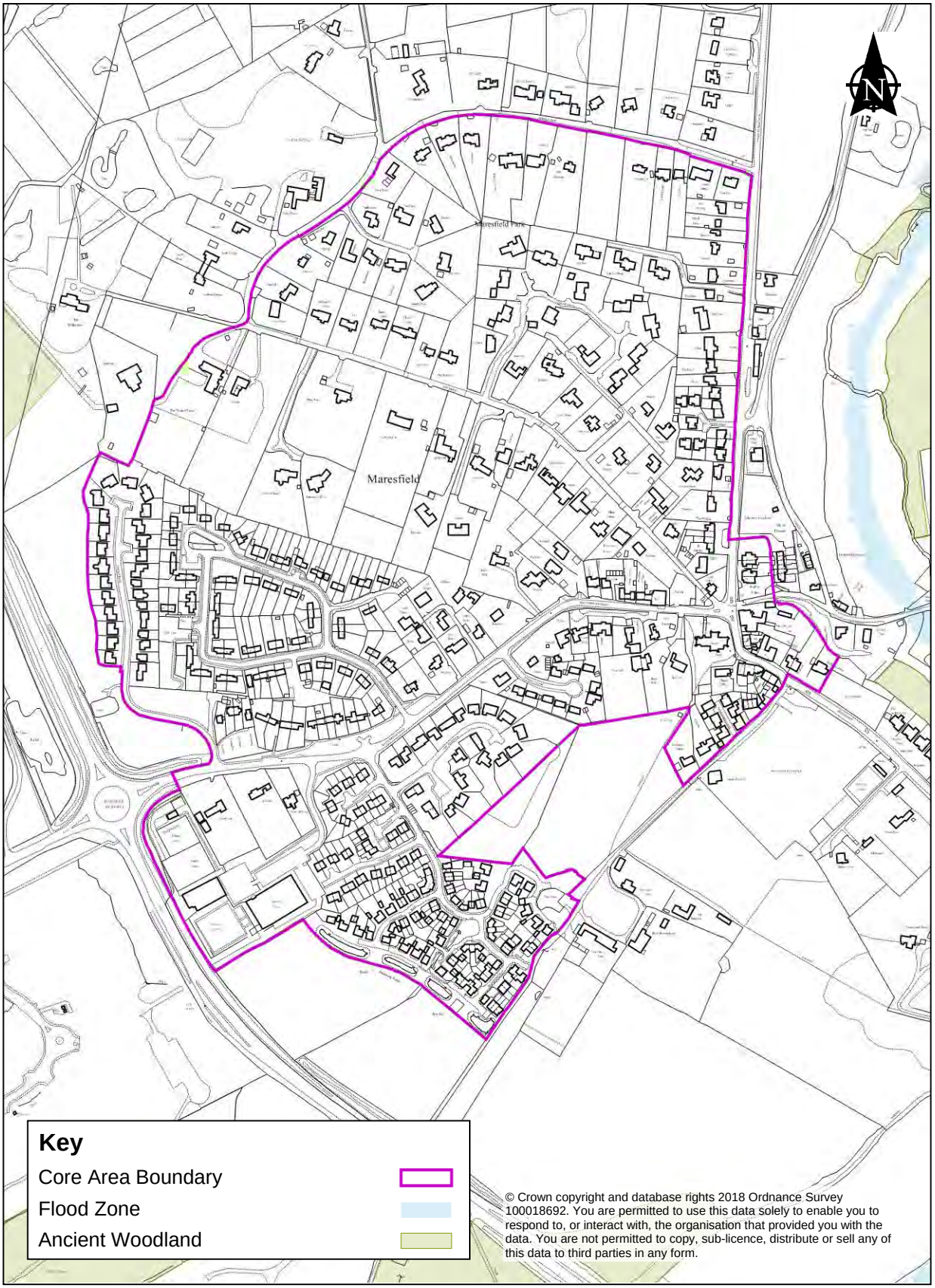
27.74 Maresfield is a relatively large village located about a mile to the north-west of Uckfield and is primarily residential in character. The village, now bypassed, has developed from an historic core to the north and west of the former A272 and A22 routes. There is a range of local services and recreational facilities.

27.75 The village is bounded to the south and east by open countryside of the Low Weald while to the north and west, areas of open land, mature tree cover and scattered dwellings display a strong rural character. This setting provides a clear constraint to outward growth.

27.76 The historic core of the village is located around the junction of London Road and Batts Bridge Road where several of the fine old buildings date from the 17th and 18th Centuries. The special architectural and historic character of the centre of the village has been recognised by its designation as a Conservation Area.

27.77 Maresfield Park is an extensive area of low density housing to the north-west of the village centre where large detached properties in extensive curtilages, together with mature tree cover and landscaping, create a high quality parkland environment. In contrast, development to the north of Batts Bridge Road has been in the form of an in-depth estate, originally of local authority housing, whereas to the south of the road, more limited cul-de-sac development has taken place.

Map 79 - Maresfield Core Area



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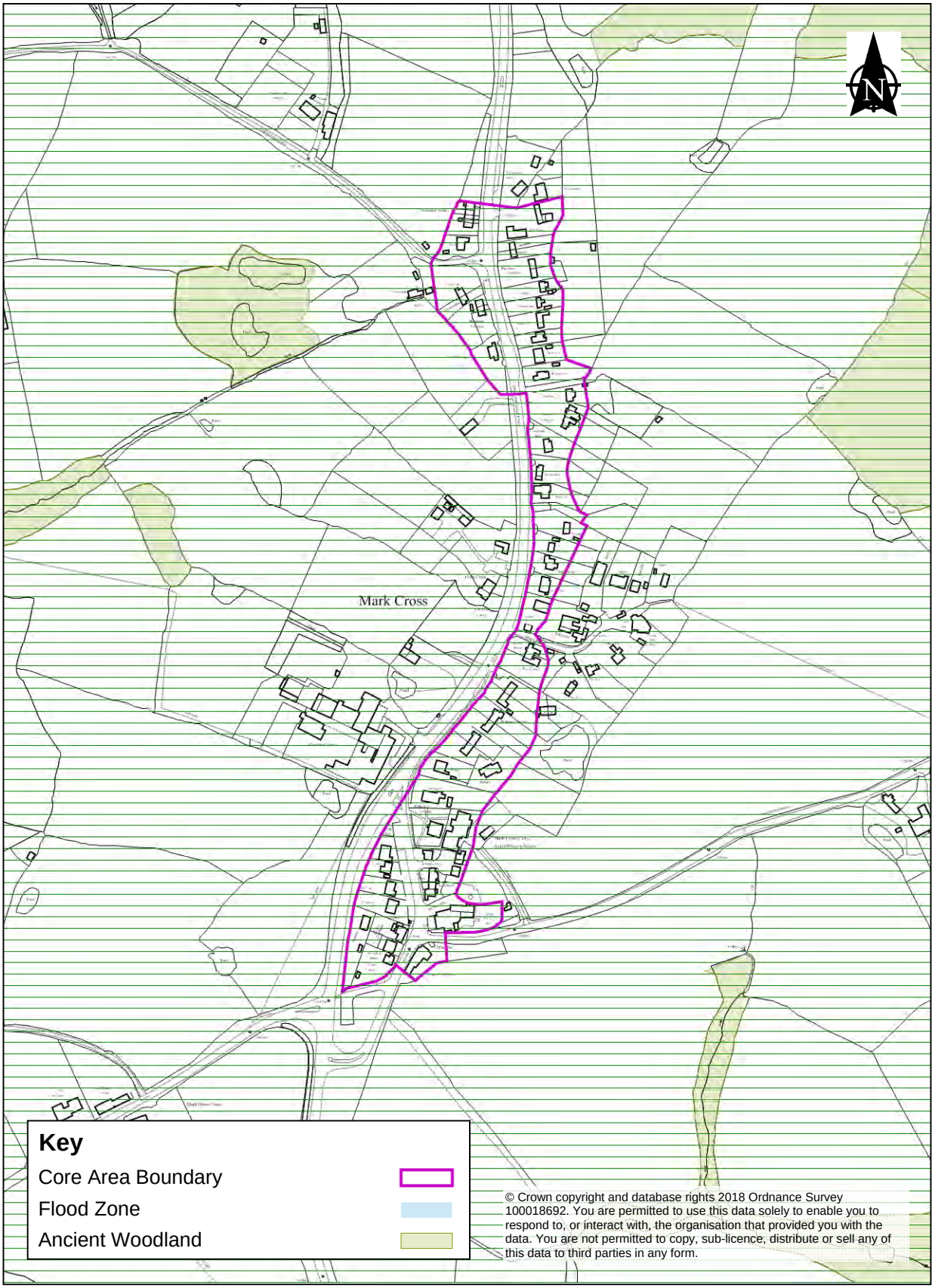
Mark Cross Core Area

27.78 Mark Cross is a small village located on the A267 Eastbourne to Tunbridge Wells road, north of the junction with the B2100 Wadhurst to Rotherfield road. The village is essentially a residential settlement with limited facilities and services.

27.79 The village has developed in a linear fashion along the A267, principally on the east side of the road, with only limited in-depth development. There are extensive views to the west across to the Crowborough ridge. Many of the dwellings are single-storey and many have particularly deep front gardens giving a distinctive character to the settlement.

27.80 The whole village and its immediate setting lie within the High Weald Area of Outstanding Natural Beauty which, together with its elevated setting, impose clear constraints to outward growth and new development.

Map 80 - Mark Cross Core Area



Maynards Green Core Area

27.81 Maynards Green (population unknown but 2,642 with Horam Parish[102]) has an exposed ridge-top setting which straddles the B2203 Heathfield-Horam road about 1.2km to the north of Horam. The settlement is primarily residential in character. Its attractive and elevated rural setting within the High Weald Area of Outstanding Natural Beauty affords extensive views out to the east and west. To the west the land falls away steeply past the disused railway, now forming part of the Cuckoo Trail, to the Waldron Ghyll beyond.

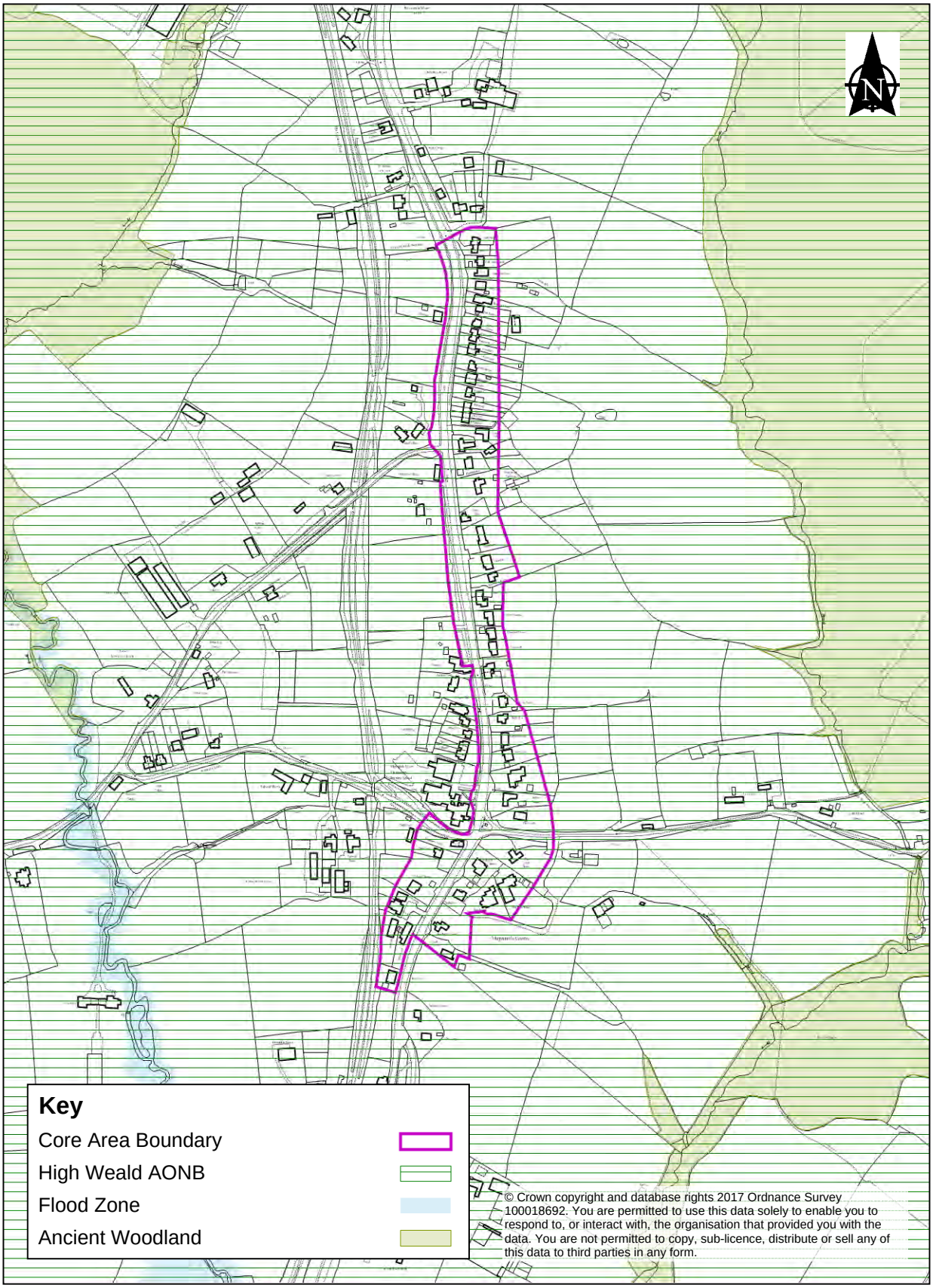
27.82 The settlement has developed around the junction of the B2203 with Tubwell Lane and Sicklehatch Lane, with well consolidated frontage development extending northwards on the eastern side of the main road. Maynards Green primary school occupies a prominent position here on this junction.

27.83 Further north, in the Parish of Heathfield and Waldron, limited development has occurred around the Runt Tin Tun public house, the allotments and cemetery at Theobolds Green. The pattern of development is principally linear, as is characteristic of many of the High Weald ridge villages.

27.84 There is reliance on the amenities of Heathfield which is the nearest town (2.5km north) which has all facilities including secondary school.

102 2011 Census

Map 81 - Maynards Green Core Area



Muddles Green Core Area

27.85 Muddles Green (population unknown, 1,021 including Chiddingly Parish)[(103)] is a small, relatively secluded hamlet located north-west of Hailsham and approximately 1km to the south-east of Chiddingly.

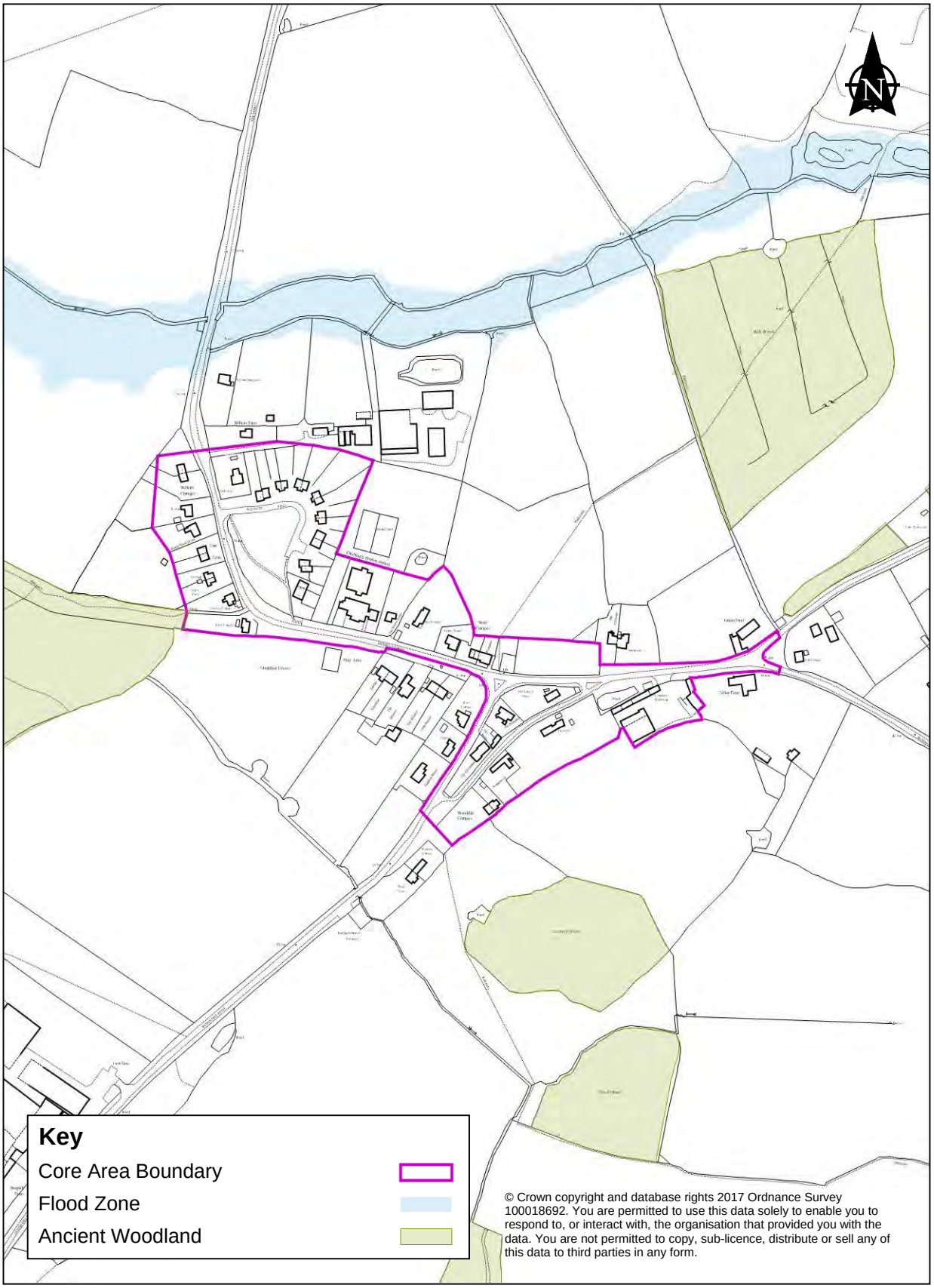
27.86 It has grown from a scatter of cottages and farms, loosely grouped around a minor road junction, to a fairly compact settlement. Within the eastern part of the village, there has been little modern development with the historic plan form of the settlement around the historic road layout still evident. To the west, is Chiddingly Primary School and the Jubilee Field. Beyond this, a modern low density housing estate faces onto an open green.

27.87 The historic core of the village of Muddles Green centred around the triangular area of land enclosed by the historic road layout, and along the east towards Farley Farm. Farley Farmhouse – Home of the Surrealists - is a tourist attraction. It displays works from leading artists in a selection that regularly changes as items are loaned to exhibitions around the world.

27.88 There are few amenities here and the settlement is not served by bus, making the hamlet inaccessible by public transport. The nearest place to catch a bus is Golden Cross (1.1km) where there is also a petrol filling station with small shop. Hailsham is the nearest town (7.5km south-east) and has all amenities.

103 2011 Census

Map 82 - Muddles Green Core Area



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Pevensey Core Area

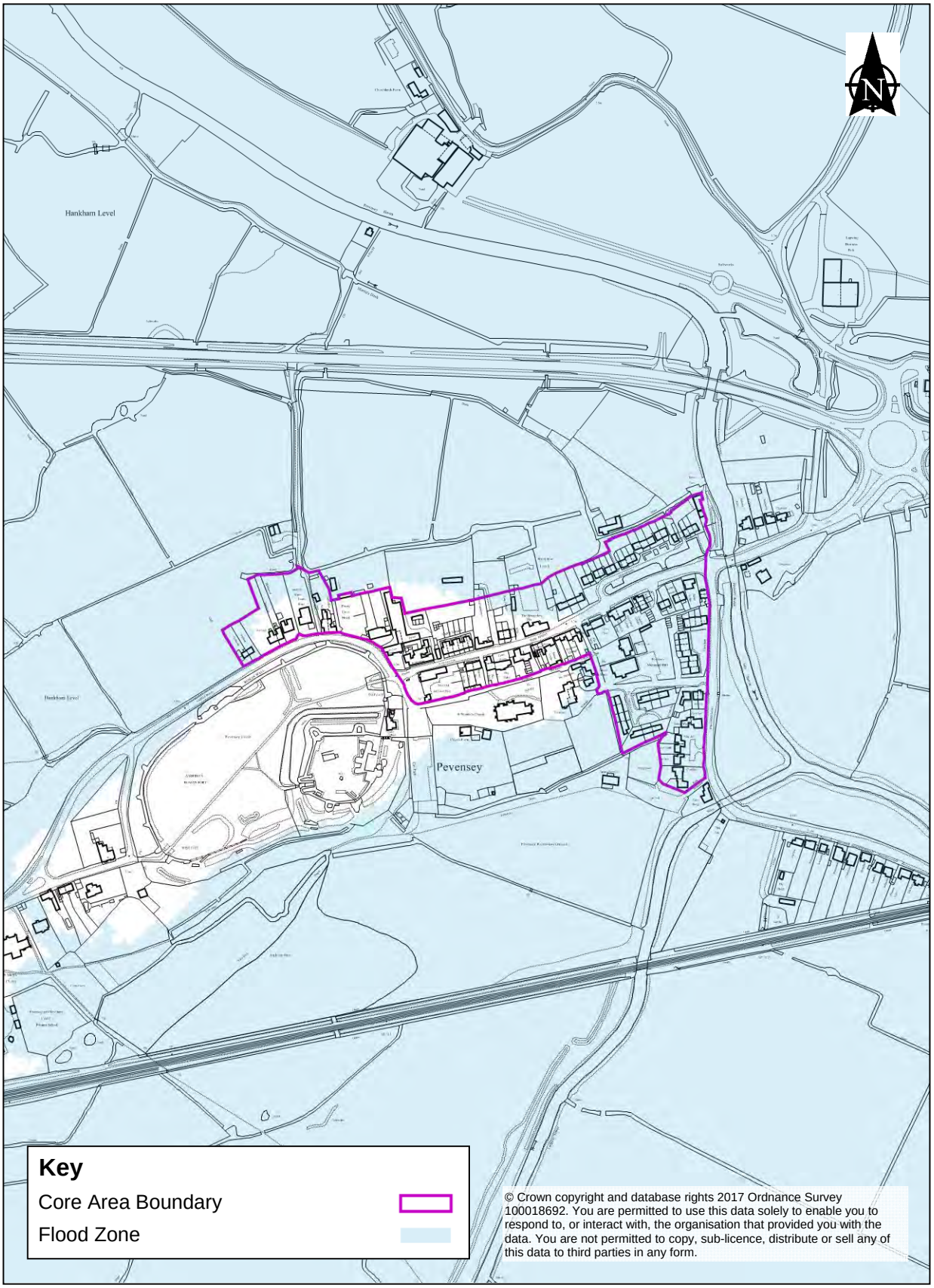
27.89 Pevensey (population 3,153 (including Pevensey Bay[104]) is a small historic village located on the edge of the Coastal Levels, within an area of reclaimed marshland, 6.5km north-east of Eastbourne.

27.90 The settlement is located to the east of Pevensey Castle along the High Street that used to extend through the Castle and now diverts around its northern wall. Most of the modern development in the villages has occurred outside the historic core on the eastern and western peripheries of the villages. The current designated Conservation Area boundary includes the historic extent of the villages around the churches of St. Nicholas, with Pevensey Castle at the core.

27.91 By virtue of Pevensey Castle and its proximity to the coast, the village attracts large numbers of visitors. Consequently, it has a range of facilities catering for local needs and tourists. However, the village itself remains essentially residential in nature. Amenities include two pubs, a village hall and a church. Pevensey & Westham and Pevensey Bay train stations lie at either end of the settlement. Eastbourne is the nearest town (8.9km south-west) and has all amenities. The nearest secondary school is in Eastbourne.

104 2011 Census

Map 83 - Pevensey Core Area



Punnetts Town Core Area

27.92 Punnetts Town (population 632[105]) is a linear ridge village which straddles the B2096 Heathfield-Battle Road 4.8km to the south-east of Heathfield. The village is primarily residential in character with a limited number of local services.

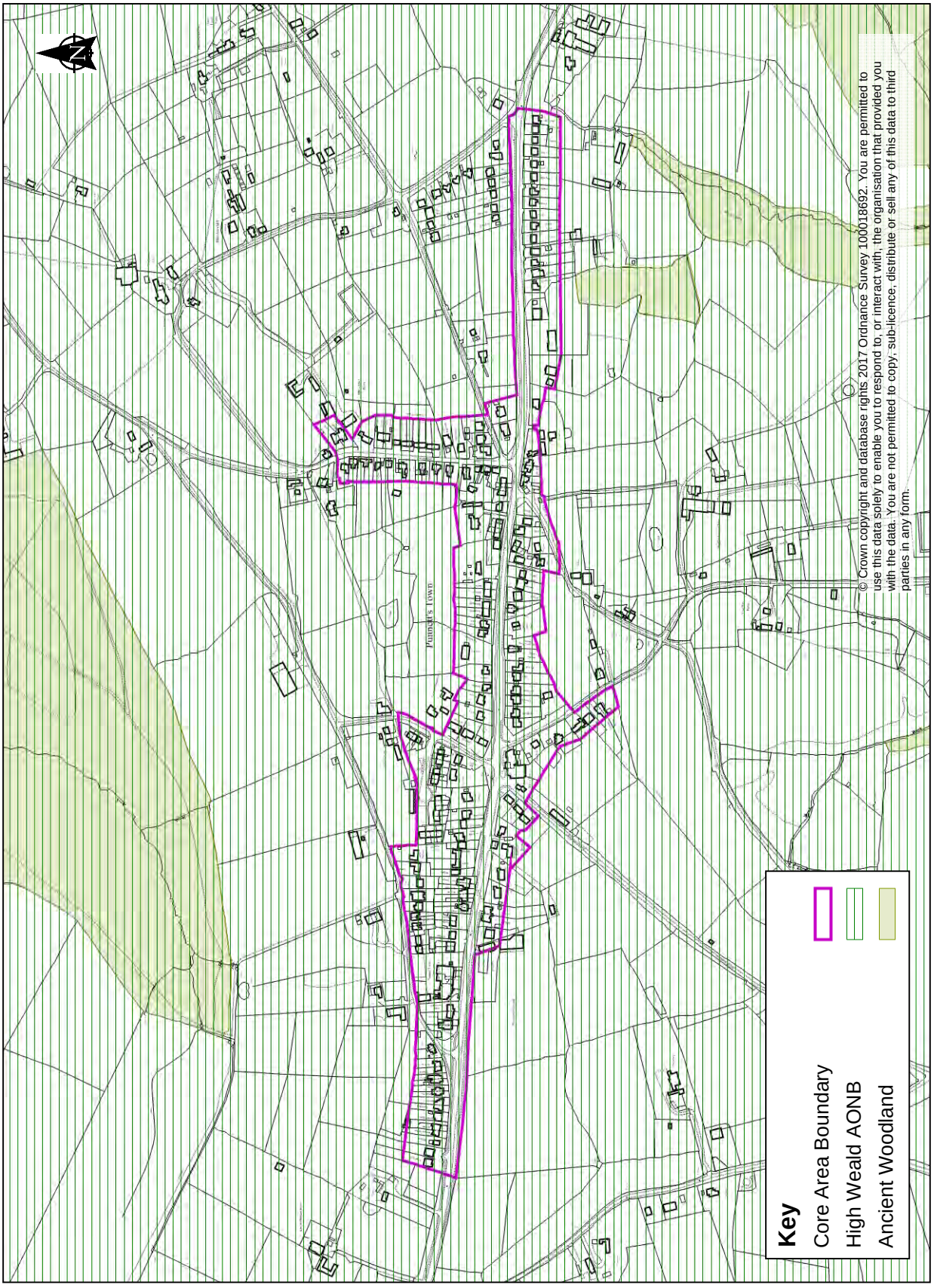
27.93 The village has a particularly attractive elevated setting on a principal ridge within the High Weald Area of Outstanding Natural Beauty. Extensive views are afforded out over the valleys and woodland of the Weald to the north, and over the Pevensey Levels towards the coast to the south. Blackdown Windmill, north of Punnetts Town, is a very prominent landmark in the area and is Grade II Listed.

27.94 As is characteristic of the High Weald ridge villages, the pattern of development is principally linear, being concentrated along the B2096. Development has also taken place along the narrow country lanes which extend from the B2096 to the north and south, with more extensive frontage development along North Street and Upper Greenwoods Lane. An exception to this overall linear form of development is a small 1960s cul-de-sac development at Pont Close.

27.95 There is a primary school, village hall, health centre together with recreation ground. Heathfield is the nearest town (6km north-west) and has all amenities including the closest secondary school. The limited bus service makes this village virtually inaccessible by public transport.

105 2011 Census

Map 84 - Punnetts Town Core Area



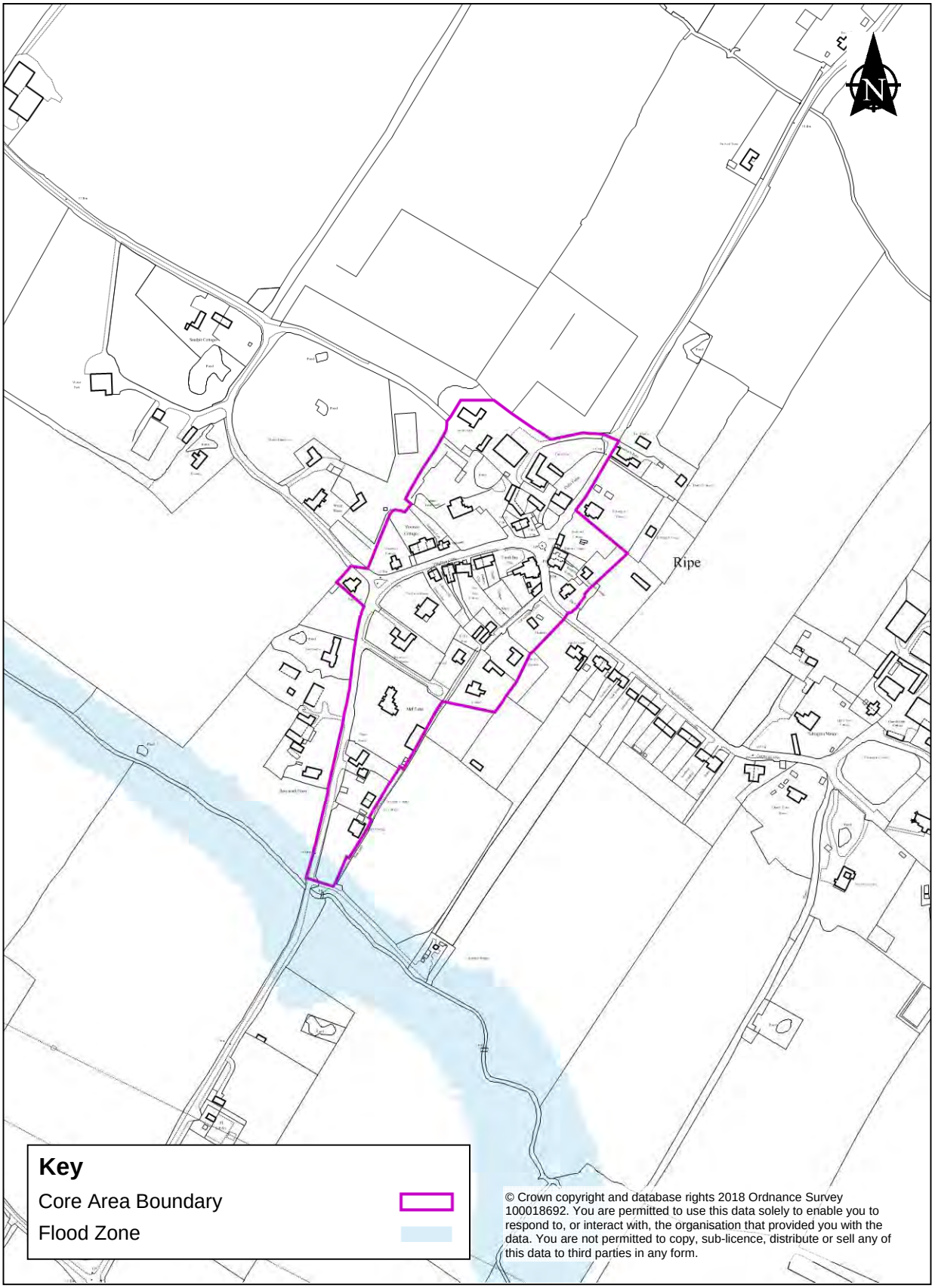
Ripe & Chalvington Core Area

27.96 This area is made up of two villages: Ripe and Chalvington. They are located in the upper River Cuckmere and Ouse joint valley north of the South Downs to the east of Hailsham in the countryside between the A27 and A22 main routes.

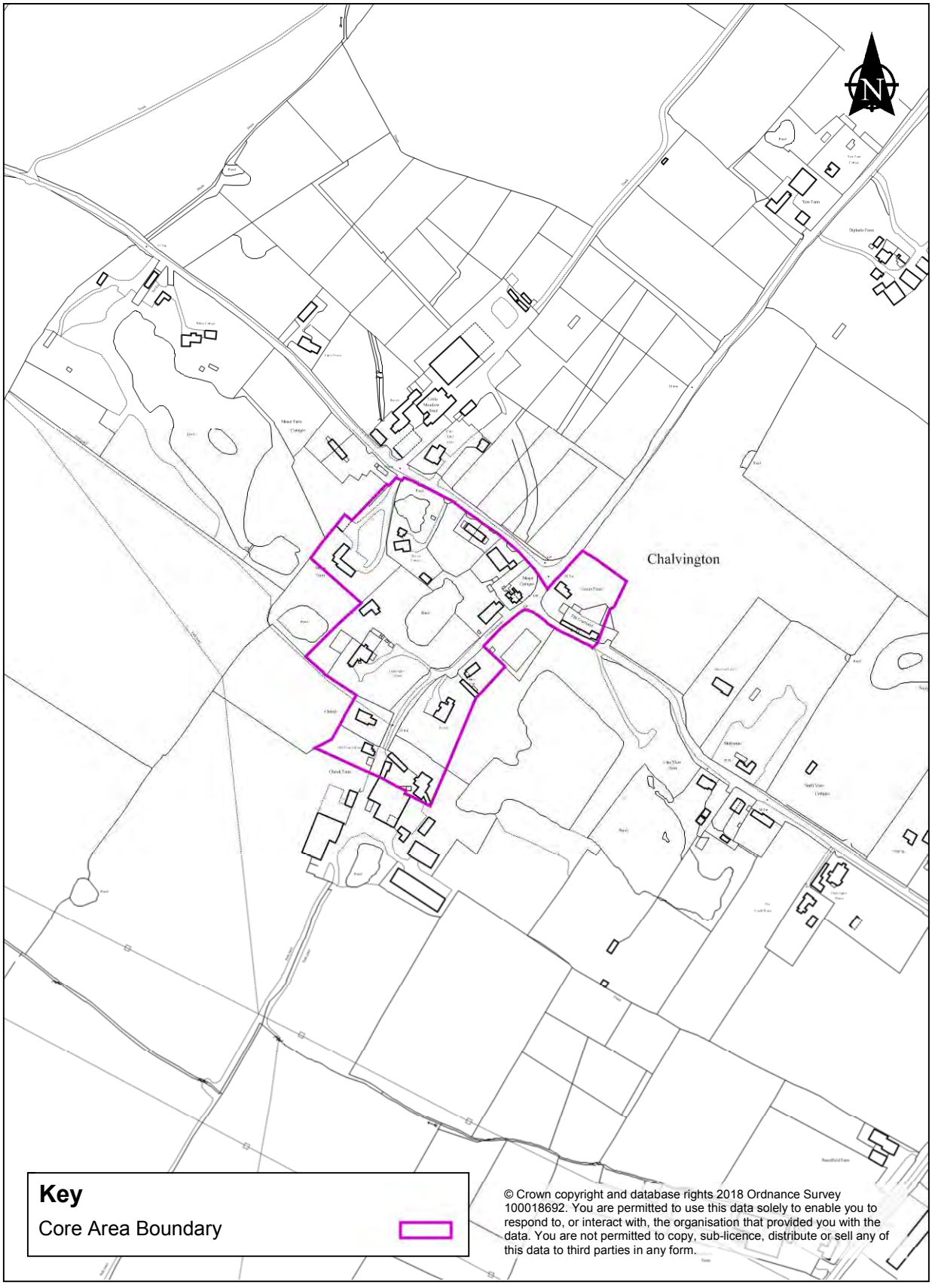
27.97 Ripe is a picturesque, secluded village situated in low-lying countryside between Hailsham and Lewes. Its special architectural and historic character has been recognised by the designation of much of the settlement as a Conservation Area. The village has developed around two specific historic cores: the crossroads in the centre of the village, and Eckington Corner to the east. The historic core has developed in a linear manner, radiating out along either side of three roads. There has been a linear modern element of development on the southern side of Church Lane.

27.98 Chalvington is smaller in size, and 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 settlement. The core of the village is centred around the road junction and the church and the character of the village maintains its rural nature with little incursion of modern boundary features.

Map 85 - Ripe Core Area



Map 86 - Chalvington Core Area



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Rushlake Green Core Area

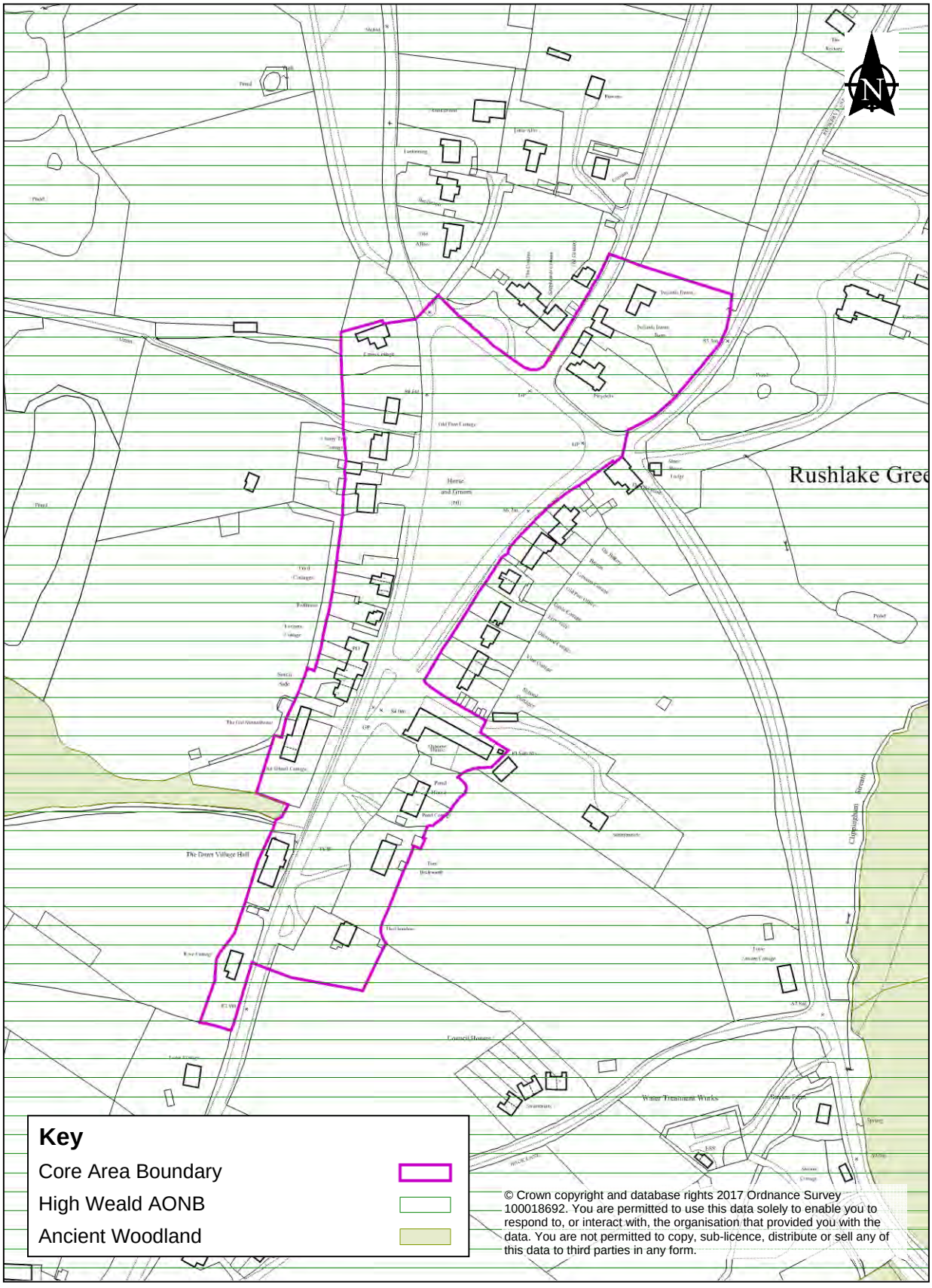
27.99 Rushlake Green (population unknown (1,375 Warbleton Parish[106]) is a village within the High Weald set around a large village green. The historic core of the village is centred around the Green, onto which most of the properties face, with buildings and farms extending along the roads leading off the Green. There has been very little modern development within the village. The historic and attractive buildings, walls and trees, contribute to the special character of the village which was designated as a Conservation Area in 1995.

27.100 Amenities include a general store and Horse and Groom Public House which are set in the heart of the village. Close by is the Dunn Village Hall which has been a focus for community activities in the village since it was built in 1934 by the Dunn family. It continues to be the setting for many village activities and events, both large and small.

27.101 Heathfield is the nearest town (6.5km north-west) and has all amenities including closest secondary school. As bus service is very limited, it makes Rushlake Green virtually inaccessible by public transport.

106 2011 Census

Map 87 - Rushlake Green Core Area

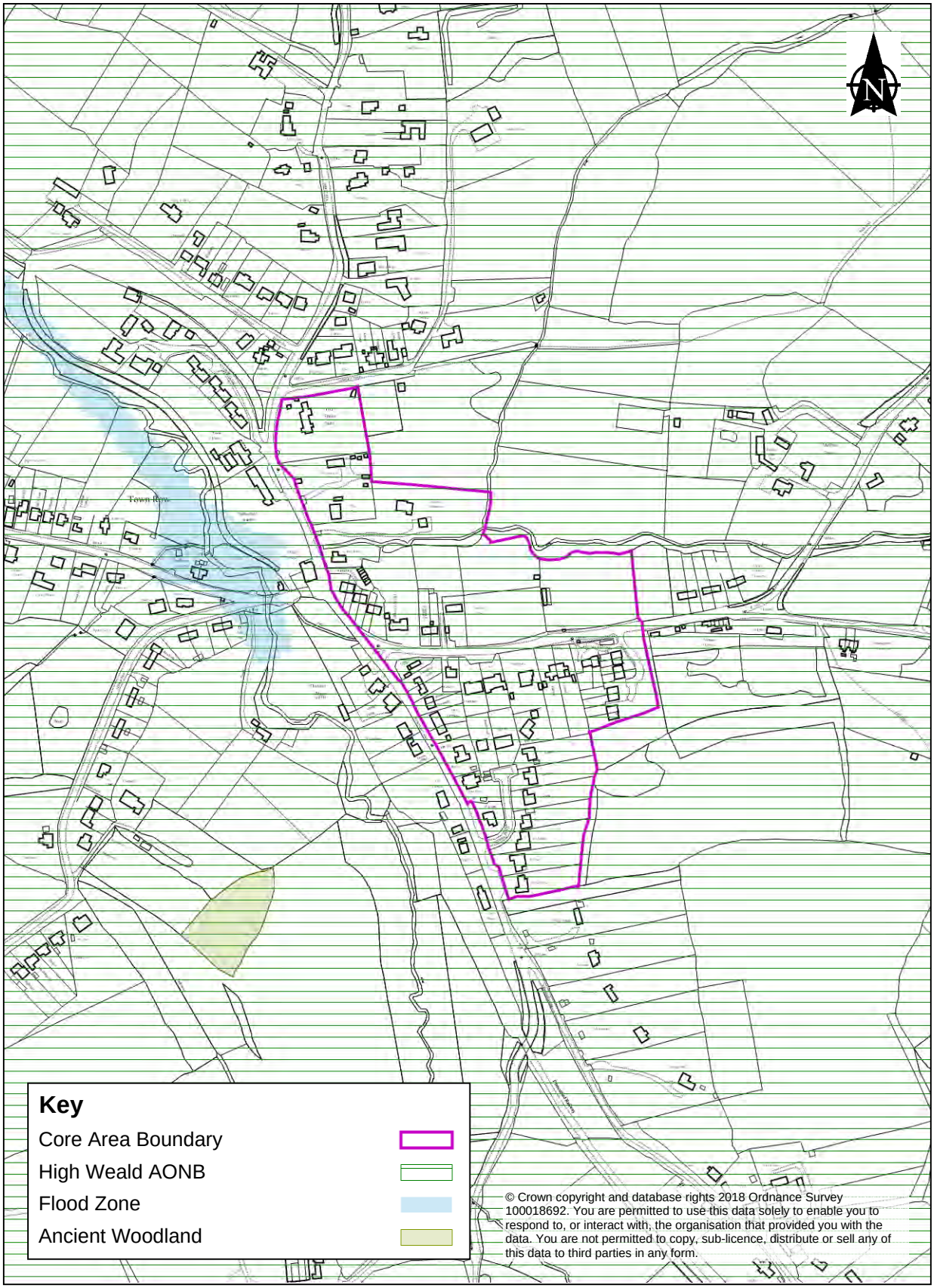


Town Row Core Area

27.102 Town Row is a small village located just east of Rotherfield within the High Weald Area of Outstanding Natural Beauty. It is characterised by scattered development, interspersed with significant areas of open farmland, often affording long distance views across the surrounding countryside.

27.103 The Core Area has been defined at the cross roads of Station Road, Pout Hill and Yew Tree Lane and along the B2100 on the eastern side of settlement, a short projection northwards onto South Hill and the length of Yew Tree Lane. Spout Hill is elevated and is considered to be visually disconnected with the central part of the settlement. The Core Area also excludes areas of flood risk on the western side of the settlement.

Map 88 - Town Row Core Area



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Upper Dicker Core Area

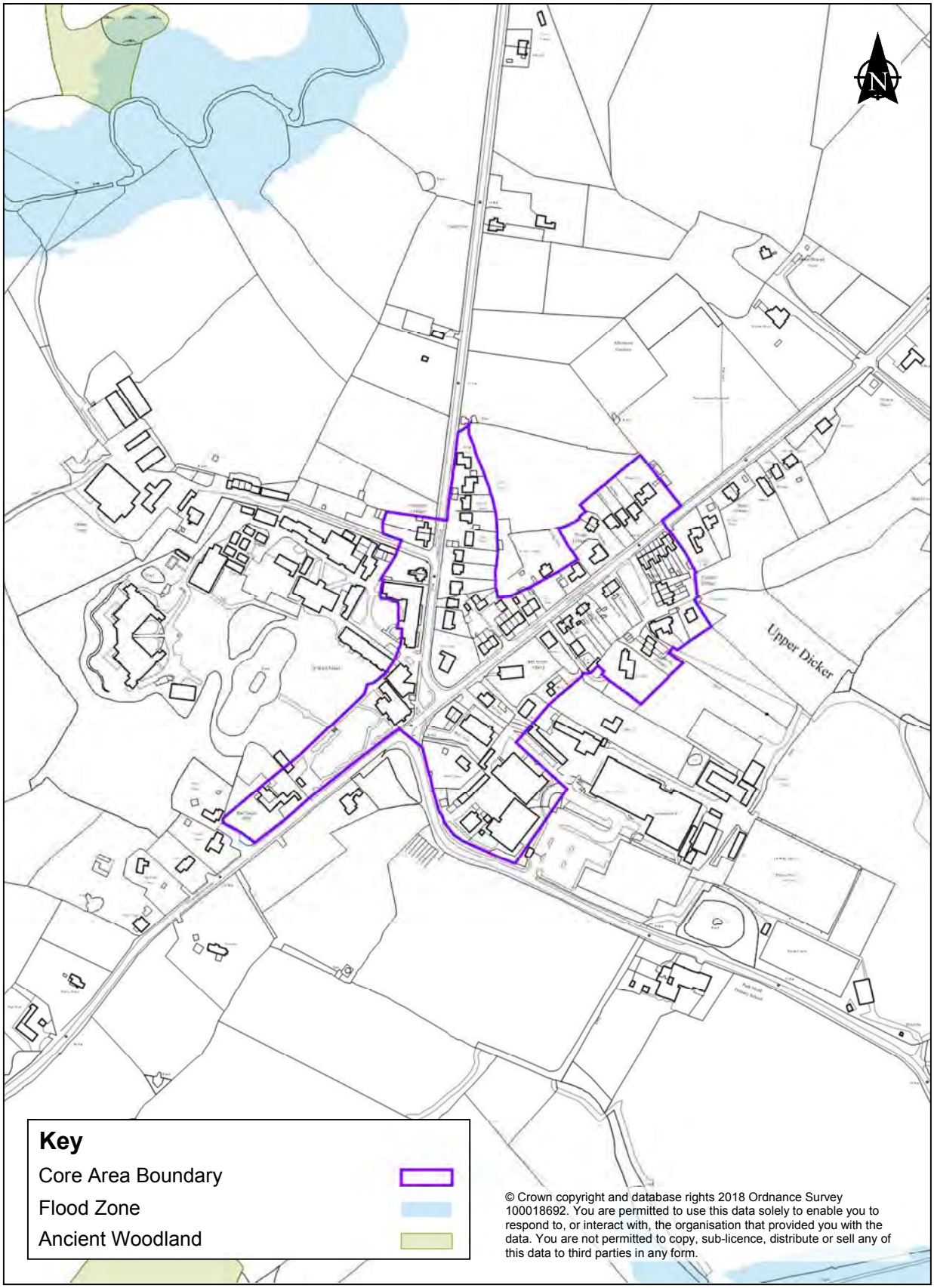
27.104 Upper Dicker is a small linear settlement located on Coldharbour Road, about three miles west of Hailsham. The village is primarily residential in nature, although it also provides some local services for the surrounding rural area. Bede's, a large independent school, occupies a substantial amount of land and property in and around the village.

27.105 Upper Dicker lies within the gently undulating farmland and woods of the Low Weald. To the southeast of the village, the land falls gently to the Cuckmere River and there are attractive views towards the South Downs National Park. Michelham Priory, a designated Ancient Monument and popular tourist attraction, lies to the south-east.

27.106 The settlement mainly consists of frontage development along Coldharbour Road. The major part of the settlement lies to the north of Bede's, which is situated at the junction of Camberlot Road and Coldharbour Road. The Plough Inn public house is just to the west. To the east is the church and even further is the village store and shop, adjacent to the green. The close-knit nature of development here contrasts with the properties further south, which are generally set well apart in spacious curtilages and partially concealed by trees, shrubs and hedgerows.

27.107 The Core Area is centred on the junction of Camberlot Road and Coldharbour Road which is considered to be the focal point of the settlement.

Map 89 - Upper Dicker Core Area



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Windmill Hill Core Area

27.108 Windmill Hill (population 641[(107)]) is a compact ridge-top settlement situated 1.6km east of Herstmonceux on the busy A271. The village is essentially residential in character, and recent development has been contained within the triangle of roads formed by the A271, Victoria Road and Joes Lane.

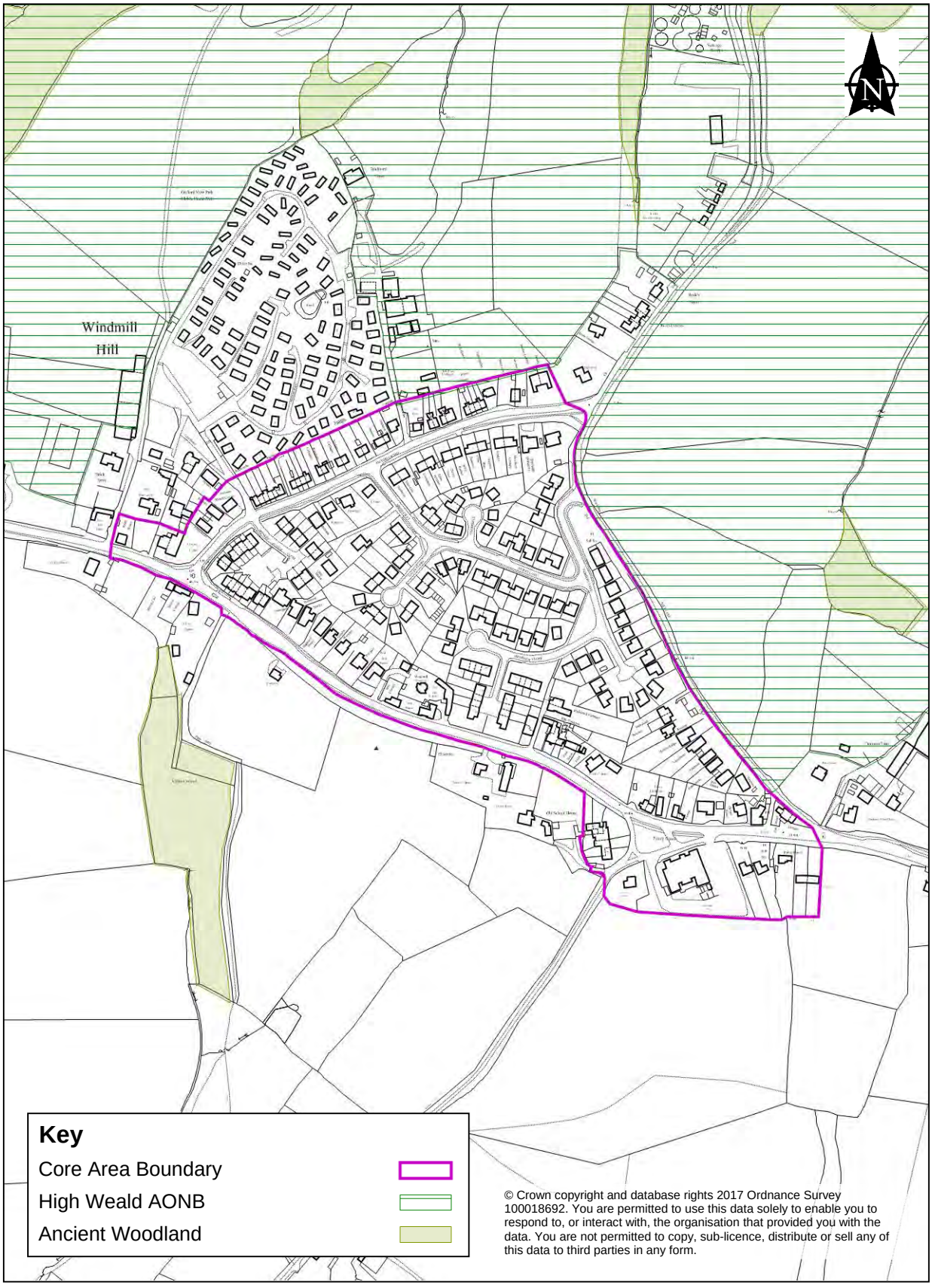
27.109 The village's location on the crest of a ridge affords extensive views to the north-east across the High Weald Area of Outstanding Natural Beauty. Development within the main body of the village is fairly consolidated and is mainly single storey. South of the A271, the landscape is open in character with views over undulating countryside in the Low Weald towards the South Downs.

27.110 The prominent windmill which gives the village its name is situated just north on the A271 and is Grade II Listed. The Horseshoe Inn Public House occupies a prominent position on the A271, addressing Posey Green in front. Beyond this, further to the south-east and somewhat outside of the settlement, is the Windmill Hill adventure centre.

27.111 Local attractions are Herstmonceux Castle and the Observatory. Hailsham is the nearest town (8.7km south-west) and has all amenities.

107 2011 Census

Map 90 - Windmill Hill Core Area



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28 New Dwellings in the Countryside

28.1 New dwellings in the countryside, located outside of a development boundary or not in conformity with Core Area Policy RAS1, have historically come forward through the provision for agricultural and other rural workers. The National Planning Policy Framework seeks to avoid new isolated homes in the countryside unless there are special circumstances. These special circumstances include provision for the essential need for a rural worker, the protection and enhancement of a heritage asset, reuse of redundant buildings and where the development represents exceptional quality or innovative design. The policy for new isolated dwellings in the countryside relates to the construction of new buildings for residential use; conversions of existing rural buildings, including heritage assets, are dealt within other policies.

28.2 Permitted development rights for the conversion of agricultural buildings outside of the Area of Outstanding Natural Beauty allows for the conversion of agricultural buildings to up to five dwellings, subject to certain conditions. It is acknowledged that agricultural buildings can be either of traditional vernacular design, such as flint barns, but can also be of standard prefabricated design such as an atcost building. These utilitarian buildings form part of the countryside and contribute to the rural character of the area. In exceptional circumstances it may be beneficial to replace the existing agricultural building in order to better reflect local rural character, enhance landscape or to enhance the setting of a historic asset. However, this replacement must be carefully designed to ensure that the unique evolution of the farmstead is acknowledged and respected so that future generations have the ability to appreciate the farming heritage of the area.

Policy RAS 2

New Dwellings in the Countryside

Subject to AF1, new isolated dwellings in the countryside will be permitted where it can be demonstrated that:

Rural Workers

a) The dwelling is required for the essential functional need for a rural worker to live permanently at or near their place of work in the countryside and meets other policies within this plan; or

Enabling development

b) The new dwelling meets the criteria for enabling development to secure the future of a heritage asset as identified in Policy HE2; or

Innovative design

c) The dwelling is of exceptional quality or meets other policies within this plan and:

i) is truly outstanding or innovative;

ii) reflects the highest standards of architecture; and

iii) significantly enhances the immediate setting.

Replacement agricultural building

d) It is the replacement of an existing redundant agricultural building outside the Area of Outstanding Natural Beauty, which meets all of the following criteria as well as other relevant policies in the plan:

i) It is demonstrated that the existing agricultural building(s) is structurally sound and of a permanent and substantial construction to the extent it contains significant structural elements that would allow additional loading to facilitate external works to enable it to be capable of functioning as a dwelling without the need for re-building; and

ii) The existing building is of an appropriate scale for residential conversion without the need for major intervention or the requirement for significant extension; and

iii) Evidence is provided that there is a realistic and demonstrable fall-back position that the existing building could be converted to a residential use, having regard to the Part 3 Schedule 2 to the General Permitted Development Order or any successive legislation; and

iv) The existing building on site is not of traditional vernacular design or capable of being regarded as a non-designated heritage asset, such that conversion would be preferable to demolition. The proposals would not result in the loss of historic fabric and features of architectural or historic significance within a wider historic farmstead; and

v) The overall net habitable floor area created should not exceed the existing building floor area; except where the building floor area exceeds 500 sq. metres when the net habitable floor area created cannot exceed 500 sq. metres; and

vi) Up to five replacement dwellings that meet the need for smaller dwellings of up to 3 bedrooms at 100 square metres; and

vii) It must be demonstrated that there is a need to replace the original building in order to better reflect local rural character and enhance the rural landscape or to enhance the setting of a heritage asset. Any proposal for a replacement building and associated ancillary structures and landscaping within the setting of a heritage asset must be informed by a full settings exercise under the Historic England guidance, GPA3: 'Setting of a Heritage Asset' (or any superseding guidance); and

viii) Proposals for any ancillary structures and garaging will be required to demonstrate that the additional space cannot be met from existing buildings suitable of conversion. The design, scale and massing of the development, including ancillary structures and landscaping, must show clear regard to the rural location, local traditional vernacular materials and the traditional layout of any historic farmstead in which it is located, or, to which it is associated. The design must have regard to and reflect the hierarchy of buildings within the farmstead; and not introduce inappropriate hard and soft landscaping and subdivision of a farmstead area in the pursuit of providing associated residential curtilage. There must be no incursion into agricultural land by the curtilage; and

ix) The height, size and massing of the replacement building must be appropriate to the farmstead setting and in any respect not exceed that of the existing building(s) unless the proposed design, scale and massing, and juxtaposition with other existing built form can demonstrate a clear enhancement of landscape character and/or better reveals the significance of a heritage asset through development within its setting; and

x) The siting of the replacement development should be on the same footprint as the existing building(s). In exceptional circumstances alternative locations within close vicinity to the existing buildings may be considered if there is a demonstrable benefit in terms of enhancing and better revealing the significance of a heritage asset through development within its setting and there is no detrimental impact in terms of the form and layout of historic farmsteads. The original buildings must be removed prior to the commencement of the building of the replacement dwelling; and

xi) There is clear evidence that the replacement building will not result in the need for further buildings to facilitate farming (or other working) on the land.

xii) Permitted development rights will be removed for any further buildings on the site and associated land holding.

Replacement Dwellings

e) Development that involves the replacement of a building currently in residential use, which meets the following criteria and other relevant policies in the plan:

i) Replacement of the dwelling must be on a one-for-one basis; and

ii) The original dwelling must not be capable of being regarded as a non-designated heritage asset; and

iii) It must be demonstrated that the replacement of the dwelling will not present unacceptable environmental and visual impacts to the rural environment; and

iv) The replacement dwelling should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping

with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account; and

v) Ancillary accommodation and garaging will be required to demonstrate that the additional space cannot be met from existing buildings suitable of conversion in the domestic curtilage of the site. The size of any new outbuilding shall have regard to the dwelling they serve and should be located in the vicinity of the house to form a group of buildings; and

vi) The use of ancillary accommodation as a separate dwelling will not be supported.

29 Conversion of Rural Buildings

29.1 In accordance with national policy the re-use of redundant or disused buildings in the countryside for business, tourism, or residential purposes will be encouraged where it can be demonstrated that the change of the use of the building does not reduce the capacity for land management within the associated farmstead, and results in the need for additional replacement buildings. These rural buildings should be capable of conversion without significant alteration or change, and does not cause harm to the landscape or amenity of the area including and where relevant, to the significance of heritage assets.

29.2 Owing to the loss of employment floorspace within the District, the need for self containment in terms of out commuting, the high proportion of businesses within the rural area and the reliance of tourism to the District's economy there is a preference for business and tourism uses to be prioritised for rural conversions. This benefits rural economic and community activity and reduces the potential for residential conversions to harm the fabric and character of historic buildings as well as introduce unacceptable levels of residential paraphernalia in the countryside, particularly in designated and protected landscapes. However exceptions may be justified including where employment or tourism re-use cannot be secured.

29.3 In order to prevent over-development or over-intensification of uses in the countryside and of sites, the local planning authority will restrict the creation of a curtilage related to a redundant or disused building to manage the impact of change on the landscape, the surrounding countryside and the setting of any heritage asset affected.

29.4 Conversion of agricultural buildings outside of the Area of Outstanding Natural Beauty under Part Q of the General Permitted Development Order will not be considered in relation to this policy. However rural buildings within the Area of Outstanding Natural Beauty and rural buildings, with exception of agricultural buildings, outside the Area of Outstanding Natural Beauty will be subject to this policy.

Policy RAS 3

Conversion of Rural Buildings

Subject to AF1, the conversion of existing rural buildings will be supported where:

a) It involves the conversion to employment or tourism use, including holiday lets. If is proven that there is no market or demand for employment or tourism uses and the conversion is not viable then residential use will be supported;

b) The building is structurally sound and of a permanent and substantial construction capable of conversion without significant new build, extension or alteration;

c) The proposal makes an efficient and viable use of previously-used buildings including the optimal viable use of a heritage asset where applicable;

d) There is an enhancement to the immediate setting;

e) The new use and associated activities do not detract from the area including landscape character and visual amenity of the immediate surroundings;

f) The proposed conversion and alterations respect the character and appearance of the rural building, the immediate and surrounding landscape character, the significance and setting of heritage assets; and

g) The proposal respects the local distinctiveness of the rural environment, and where appropriate conserves and enhances elements which contribute to the wider natural and scenic beauty of the High Weald Area of Outstanding Natural Beauty, the setting of the South Downs National Park and preserves the setting of a heritage asset.

Any permission may be subject to conditions requiring landscaping and the removal of permitted development rights for alterations, extensions and buildings within the curtilage.

Where conversion to employment or tourism use takes place; a subsequent application for residential use will need to demonstrate that there is no market or demand for employment or tourism uses or it is not a viable option before a change of use to residential development can take place. Evidence of a comprehensive and sustained marketing campaign, which clearly identifies a lack of demand for employment or tourism uses based on marketing via relevant trade organisations, normally at a minimum of 18 months, that offer the land or unit/s for sale as a going concern, or rental at a realistic valuation of the premises/ site for that use and no reasonable offers have been refused and clear evidence of financial viability has been provided. Proposals should not result in the loss of facilities or features which may undermine the viability of its use.

30 Extensions to Converted and Reused Rural Buildings

30.1 It is accepted that rural buildings which have been or are in the process of being converted may require small scale extension to meet the needs of the use concerned. However, unlike housing contained within a village or town setting these extensions are usually to isolated buildings or buildings within a rural context such as a farmstead. It is therefore necessary to not only consider normal design criteria, but to also to give special consideration of their impact upon the surrounding landscape and to the rural character of the area.

Policy RAS 4

Extensions to Rural Buildings

Extensions to rural buildings will be supported where they are small in scale, appropriate in appearance, bulk and mass, do not harm the amenities of the area including the landscape and rural character of the area including any landscape designations and take account of the significance of any heritage assets and their settings.

30 Extensions to Converted and Reused Rural Buildings

31 Rural Economy

31.1 Just under half of the District's businesses are located in rural areas and contribute to the District's prosperous economy. In addition, national policy promotes the development and diversification of agricultural and other land-based rural businesses. Diversification can be described as any proposal which seeks to supplement farm income on working farms. These are usually categorised into B1-B8 (office/warehouse) employment uses, tourism, services, sport and recreation and other employment uses appropriate to a rural area. The conversion of disused farm buildings for tourism accommodation can usually be supported whilst sport and recreation projects that do not have an adverse impact on the landscape or biodiversity can be encouraged, subject to adequate safeguards.

31.2 The choice to diversify does not necessarily mean that farm business stops operating in the traditional way. Any new activity will provide additional income and potentially create more employment opportunities. This in turn will help to sustain rural communities and the succession of younger people in rural enterprise. Appropriate investment in the rural economy will also assist in the sustainable management of the countryside, which will bring about wider conservation and community benefits. Production of food for local consumption will be encouraged. Diversification schemes can also provide an assured future for traditional and sometimes historic farm buildings.

31.3 It is considered that Farm Business Plans should support applications for diversification. Such plans can help to demonstrate how the diversified activity fits into the wider farming picture, and set out its environmental consequences highlighting how any adverse effects will be mitigated. It is unlikely that proposals for farm diversification could be supported for parcels of land which are not part of a working farm. Proposals should be a secondary activity to the main farm enterprise and ideally will complement the daily farm activity. The scale of any proposal will be important. Too large a project may overwhelm an existing farm enterprise in terms of size or its financial contribution to the business. On the other hand, there may be economic benefits in supporting expansion of an existing business which has become very successful. Again good design can be very important in overcoming potential problems of scale.

31.4 The agricultural operation should remain the main business and the diversification proposal shall be subservient to the main farm business. Preference will be given to the sympathetic conversion of existing buildings and an applicant will have to demonstrate why it will not be practical to use an existing building in preference to new build. The change of use of an existing agricultural building to a non-agricultural use, which subsequently gives rise to demand for a new building to meet the original use, will not normally be supported, unless there is clear evidence of changing farming practices that can justify further expansion or change.

Policy RAS 5

Rural Commercial Activities

Subject to Policy AF1, sustainable rural commercial activities will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. Outside of development boundaries, development which maintains or improves the rural character, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

a) Contribute to the diverse and sustainable farming enterprises or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either:

i) Be contained wherever possible within suitably located buildings which are appropriate for conversion; or

ii) In the case of an established rural industrial estate, be located within the existing boundaries of the estate; or

iii) In exceptional cases new buildings or development in the rural area will be acceptable provided that it is of a small scale and in keeping with the rural character and supports sustainable economic growth towards balanced living and working communities and it has been demonstrated that criteria i. and ii. have been considered first; and

b) Not prejudice the agricultural use of a unit, if the proposal relates to diversification of activities on existing farm units; and

c) Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed; and

d) Not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which could be detrimental to their character.

Development which results in the loss of sustainable rural commercial activities will be resisted unless it is demonstrated that there is no market or demand for the use or it is not a viable option before a change of use can take place. Evidence of a comprehensive and sustained marketing campaign, which clearly identifies a lack of demand for the commercial activity based on marketing via relevant trade organisations, normally at a minimum of 18 months, that offer the land or unit/s for sale as a going concern, or rental at a realistic valuation of the premises/ site for that use and no reasonable offers have been refused and clear evidence of financial

viability has been provided. Proposals should not result in the loss of facilities or features which may undermine the viability of its use.

Policy RAS 5 *Target(s):*

- For the number of rural businesses to increase over the plan period

Policy RAS 5 *Indicator(s):*

- RAS 02 - The net amount of floorspace developed for employment uses (class B1, B2 and B8) and retail uses (class A1) outside the Built-up Area Boundaries for each monitoring period

Tourism in the Countryside

31.5 Tourism contributes significantly to the economy of the District, and is an area with potential to grow. In order to grow the economy appropriate accommodation is required to help increase overnight stays and increase the use of out tourism offer. Tourism has the potential to help improve the District's town and village centres and provide associated benefits to the District's residents. However, the District's tourism offer is based upon our rural nature and unspoilt environment and therefore it is necessary to ensure that this unique selling point is retained.

Policy RAS 6

Tourism in the Countryside

Subject to Policy AF1, the provision of new tourism facilities, including holiday lets, in rural areas will be encouraged. Where suitable access arrangements exist, the provision of new and the expansion of existing camping and caravan sites will be supported. Any development should be of a scale and type appropriate to the location and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists and visitors to the District.

Support will be given to tourism proposals that either:

a) Focus new facilities and accommodation within existing rural settlements; or

b) Develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local

economy, or enable the retention of buildings contributing to the character of the countryside; or

c) New isolated tourism accommodation and facilities will be supported where a case is made for that isolated location as part of the business plan including innovative accommodation.

Development must:

d) Reinforce local distinctiveness; and

e) Ensure that development respects and is in keeping with the rural context including sensitive and valued landscapes.

Development which results in the loss of tourism facilities will be resisted unless it is demonstrated that there is no market or demand for the use or it is not a viable option before a change of use can take place. Evidence of a comprehensive and sustained marketing campaign, which clearly identifies a lack of demand for tourism activity based on marketing via relevant trade organisations, normally at a minimum of 18 months, that offer the land or unit/s for sale as a going concern, or rental at a realistic valuation of the premises/ site for that use and no reasonable offers have been refused and clear evidence of financial viability has been provided. Proposals should not result in the loss of facilities or features which may undermine the viability of its use.

Policy RAS 6 *Target(s):*

- No net loss of tourism and cultural facilities in the District
- To provide an increase in leisure facilities (floorspace provision) within the District

Policy RAS 6 *Indicator(s):*

- RAS 03 - The net amount of floorspace developed for leisure uses (use class C1, D1 and D2) for each monitoring period

32 Shopping and Other Services in Rural Areas

32.1 Outside the Main Town Centres of Hailsham, Uckfield, Crowborough and Heathfield and District Centres (such as Polegate, Wadhurst and Forest Row) there are Local Centres and Other Smaller Centres which cater for the daily or casual 'top up' shopping needs of nearby residents and those passing by. In some cases these centres contain a number of more specialist shops and other service outlets which are key to the rural economy.

32.2 The Council acknowledges that whilst the local centres may not provide the same extent of shops and services as the Main Town Centres, they do still cater for the needs of people in the local area and contribute towards maintaining sustainable communities. It is therefore important to protect the function of these identified centres through policies which seek to resist the loss of retail (A1) use premises. New retail uses are encouraged, but in line with the National Planning Policy Framework, retail expansion in local areas can only be supported when this is acceptable in terms of the scale of the proposal (including the impact on trade in the Town Centres), local need, and environmental, amenity and traffic considerations. Most Local Centres include residential properties and are surrounded by residential areas.

32.3 In considering proposals that involve the loss of existing retail (class A1) use shops situated anywhere outside of the defined Town Centres, the Council will need to be satisfied that there is no longer a demand for the premises in the current retail (class A1) use. In addition, where a proposal is for the change of use away from an essential day-to-day 'top up' retail (A1) use (including, but not limited to; post offices, newsagents, convenience stores, selling food items and pharmacies), it must be demonstrated that the overall shopping provision available to meet local residents' day-to-day 'top up' needs is not adversely affected. An exception might be the provision of community uses and other mixed uses with a strong retail element will be permitted.

32.4 Furthermore, some centres already suffer from traffic congestion and road safety problems, often resulting from a lack of off-street parking and servicing. Care will need to be taken to ensure that any new proposals would not be detrimental to the character and amenity of the Local Centres, and in this regard the Council will ensure that suitable provision is made for access, car parking and servicing in liaison with the Highway Authority at East Sussex County Council.

Local Centres in Rural Areas

32.5 The Background Paper Retail Boundaries in Rural Areas defines retail areas for Local Centres in Wealden, including the suggested designation of Primary and Secondary Shopping Frontage boundaries in the relevant areas.

32.6 The following areas are therefore designated as Local Centres:

- Pevensey Bay;
- Mayfield;
- Horam;
- Herstmonceux;

- Rotherfield; and
- Stone Cross.

32.7 Policies relating to these Centres appear within the relevant settlement Chapter in the Plan.

Primary Frontages

32.8 Primary Shopping Frontages are at the heart of the centre because they contain streets that are dominated by shops and have the greatest pedestrian footfall. It is important to retain the function of Primary Shopping Frontages as dominant shopping areas, as large numbers of shops in close proximity to each other are important to the attractiveness of the centre and its convenience to shoppers.

32.9 These areas can also have a valuable social role as an accessible central place to meet other people and a carbon reduction role with multi-purpose journeys being undertaken.

32.10 The delivery of retail schemes will be private sector led, but the Council will assist in negotiating appropriate retail uses in Local Centres and will resist permanent losses from Primary Shopping Frontages (as defined on the Policies Map) unless justified. Residential uses at ground floor in primary frontages will be resisted where control exists.

Secondary Frontages

32.11 Secondary Shopping Frontages are defined on the Policies Map for each Local Centre.

32.12 In accordance with the National Planning Policy Framework, the Council seeks to ensure that retailing remains the main function in the Local Shopping Centres. However it recognises that a mixture of other uses such as professional offices (e.g. solicitors, estate agents etc.), restaurants, and community facilities can contribute towards a diverse, vibrant and more sustainable town centre. Mixed uses within centres often reduce the need for multiple trips and help retain retail uses within the centre.

32.13 The Secondary Frontages are characterised as areas that, whilst containing a retail element, also offer flexibility and a diversity of uses. This is in acknowledgement that these are not just shopping destinations and that appropriate complementary uses can enhance centres. Some of the centres in Wealden only have secondary frontages designated and this is a reflection of the combination of uses which prevail. It is however, important that the prevalence of non-retail uses is managed to ensure they do not begin to compromise or undermine the vitality and viability of the Local Centre.

Protecting Individual and Village Shops and Public Houses

32.14 The National Planning Policy Framework (NPPF) acknowledges that the planning system can play an important role in creating healthy, inclusive communities and promote the retention and development of local services and community facilities in villages. The

Council is keen to ensure that valued facilities and services are not lost unnecessarily, particularly where this would reduce the community's ability to meet its day-to-day needs.

32.15 Where possible, the Council will seek to ensure that established individual and village shops, facilities and services are retained for the benefit and accessibility of the community, for their continued vitality and well-being. Community facilities provide for the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community. The provision of these small-scale local use facilities helps to ensure that residents have convenient access to a reasonable range and choice of facilities, including arts and cultural activities, whilst helping to reduce travel and car use.

32.16 Proposals for a change of use that would lead to the loss of a community facility should be justified by evidence that the current use is no longer viable and that the service cannot be retained in another form elsewhere. The Council will generally consider a reasonable period to be one where marketing has been sustained for a minimum period of 24 months before a planning application is submitted. The premises should be offered for sale locally and regionally, in appropriate publications including through appropriate trade agents. Details should accompany relevant planning applications. The applicant's financial and marketing evidence may be subject to independent examination and this data will be handled with commercial sensitivity.

32.17 The marketing evidence should be on a reasonable commercial basis. A community use viability model may not be on the same commercial profitability margins and this should be taken into account when determining viability of the existing use. A change of use may be considered on part of the site to enable a continued community use.

32.18 Sites should be advertised with the option for use as an alternative commercial or community facility, or restaurant or other use falling within the 'A' or 'C1' use classes, subject to suitability in line with other policies in the Local Plan. Where applications relate to a public house, the property should be advertised free of tie and restrictive covenant. Applications should also have full regard to the provisions set out in the CAMRA Public House Viability Test.

Policy RAS 7

Protecting Individual and Village Shops and Public Houses

The retention and the expansion of existing individual and village shops and public houses are supported subject to other policies within this plan.

Where planning permission is required, development which involves the loss of individual shops, public houses and other commercial buildings used by the community, will only be supported where it can be demonstrated that there is no reasonable prospect of a continued use. Proposals must be supported by either:

a) Evidence of a comprehensive and sustained marketing campaign via related trade organisations, which clearly indicates a lack of demand for the existing use (or as an alternative commercial or community facility, where appropriate), based on marketing, normally at a minimum of 24 months, that offers the land or unit/s for sale as a going concern, or rental, at a realistic valuation of the site/premises and a realistic tenancy for that use and no reasonable offers have been refused*;

or

b) Clear evidence that demonstrates that the unit is not financially viable.

Proposals should not result in the loss of facilities or features which may undermine the viability of its use, including, but not limited to, car parks, gardens and function rooms.

If permission is granted for a change of use or redevelopment, preference will be given to premises remaining in some form of community or employment use so long as this does not result in traffic, amenity, environmental or conservation problems.

** The Council reserves the right to seek independent advice to test the veracity of any marketing exercise.*

Policy RAS 7 *Target(s):*

- No net loss of village shops, public houses or other community uses

Policy RAS 7 *Indicator(s):*

- RAS 04 - The net amount of floorspace loss for use class A1, A4, D1 and D2 outside of Built-up Area Boundaries for each monitoring period

33 Agriculture

33.1 In order to retain and enhance the District's highly valued landscape character, it is particularly important to maintain a viable agricultural economy and to encourage greater integration of environmental objectives with agricultural support policies. This may be promoted in several ways including appropriate protection of agricultural land, resisting the damaging effects of severance and fragmentation of holdings, and accommodating new agricultural practices.

Policy RAS 8

Agriculture

The scale of new agricultural development, and other justified rural buildings[(108)] including extension and alterations to existing buildings, will be supported where:

a) It is demonstrated that the development is necessary to sustain and meet the reasonable needs of the existing agricultural operation;

b) The siting, design and external appearance respect local rural distinctiveness and traditional farmstead groupings;

c) The design and location of the building is related to its intended agricultural use and reflects the functional needs of the agricultural unit;

d) Buildings or works are not intrusive in the landscape;

e) Respect and enhance the valued and sensitive landscape character of the area; and

f) Development would not harm the amenity of surrounding residents.

108 Other justified rural buildings include small scale rural buildings ancillary to the working of the land including activities such as forestry.

33 Agriculture

34 Equestrian

34.1 Within the District there are a number of equestrian facilities on a commercial and non-commercial level. Non-commercial facilities, for personal use, are generally small in scale requiring modest development for the needs of the horses. However, commercial faculties can be large in scale and attract a number of visits from those people stabling horses and ancillary movements associated with such a use. Whilst equestrian development is supported, horse related activities such as stables and paddocks, both individually and cumulatively, can have a significant impact on the character of the area.

Policy RAS 9

Equestrian Development

Proposals for equestrian facilities, including buildings, which cumulatively accommodate up to 5 horses will be supported subject to:

a) The buildings/facilities being appropriate in scale to their landscape setting and, where feasible, closely related to existing buildings;

b) The cumulative impact with other buildings/facilities is acceptable in terms of landscape;

c) Sufficient grazing land being available;

d) Development would not harm the amenity of surrounding residents;

e) The buildings are designed and constructed in materials appropriate to the rural area; and

f) Should be of a size, specification and layout suitable to the intended scale of equestrian use.

Proposals for equestrian facilities, including buildings and other structures, which cumulatively accommodate 6 or more horses will be supported subject to:

a) The buildings/facilities being appropriate in scale to their landscape setting;

b) The cumulative impact with other buildings/facilities is acceptable in terms of landscape;

c) Development would not harm the amenity of surrounding residents;

d) Car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed;

e) The proposal not generating traffic of a type or amount inappropriate for the rural roads affected by the proposal, or require improvements or alterations to these roads which would be detrimental to their character;

f) Sufficient off road riding areas being available and road safety is not compromised; and

g) Appropriate drainage systems are incorporated into the design of the scheme.

35 Farm Shops and Garden Centres

35.1 Farm shops are an important part of the rural economy in the District, enabling farms to diversify and sell their produce direct to the public. They may also provide local employment for people in rural areas, and additional facilities to support rural communities and the tourism economy. However, there may be implications regarding the expansion of farm shops in relation to traffic and landscape impacts that need to be considered.

35.2 Class R of the General Permitted Development Order 2015 (GDPO), permits the change of use from a building in agricultural use, subject to a certain criteria, to a number of uses including Class A1 (shops). Change of use of agricultural buildings to provide farm shops would fall into this GDPO class. Therefore, in a number of circumstances, planning permission from the local authority may not be requested.

35.3 Many garden centres now include a café and a range of franchises selling comparison goods such as clothing, shoes and garden related products which are often not available in town centres nearby. Garden centres also provide local employment opportunities. The location and range of facilities provided often makes garden centres a destination or 'stop off' points for coach trips and day trips. However there may be implications regarding the provision and/or expansion of garden centres in relation to potential traffic and landscape impacts that need to be considered.

Policy RAS 10

Farm Shops and Garden Centres

Proposals for new or expanding farm shops or garden centres outside of town and village centres will be permitted where it can be demonstrated that they will:

a) Are of a scale and purpose relevant to the primary use of the site;

b) Be contained wherever possible within suitably located buildings which are appropriate for conversion;

c) Maintain or improves the rural character of the area;

d) Support sustainable economic growth towards balanced living and working communities; and

e) Can accommodate car parking requirements satisfactorily within the immediate surrounds of the building or an alternative, logical solution is proposed.

Policy RAS 10 *Target(s):*

- For the number of farm shops and garden centres outside the Built-up Area Boundaries to increase over the plan period

Policy RAS 10 *Indicator(s):*

- RAS 05 - The amount of net floorspace developed for retail uses (use class A1) outside of the Built-up Area Boundaries for each monitoring period

36 Housing

36.1 As identified in the Wealden Strategic Housing Market Assessment (SHMA), the District is an area of high house prices whilst, at the same time, incomes are lower than in some other areas in the South East. There is therefore a significant affordability problem. With the need to maximise the amount of dwellings within the District it is not only important that land is allocated for new housing development but also that existing housing is safeguarded. Any development, including redevelopment and conversions, should therefore ensure a net gain in residential development or, at the very least, no net loss of residential accommodation.

Policy HG 1

Housing Redevelopment and Conversions

Development involving existing housing stock, including redevelopment and conversions, will be expected to result in no net loss in residential accommodation unless:

a) The building is unsuitable for residential use in its present form or location and is not capable of being readily improved or altered in order to make it suitable; and

b) The retention of the building or use for residential purpose would prevent an important development or redevelopment that would demonstrably outweigh the housing need in the area.

Policy HG 1 *Target(s):*

- To resist a net loss of residential units, where new developments involve existing housing provision

Policy HG 1 *Indicator(s):*

- HG 01 - The number of developments with extant planning permissions within a monitoring year that would result in a net loss of residential accommodation

Affordable Housing

36.2 The requirement for affordable housing remains high across the District compared with the previous Local Plan, at some 331 affordable dwellings per annum [(109)]. The need

109 The Strategic Housing Market Area Assessment Date August 2016

to deliver affordable housing is a particular issue within this area with high house prices and relatively low incomes, particularly within the population that lives and works within the District. This issue of need is spread across the District both within the rural and more urban areas.

36.3 Government policy requires that where it has been identified that affordable housing is needed, policies are set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time. Government guidance sets, subject to evidence identifying need, a minimum site size threshold within the Area of Outstanding Natural Beauty (AONB) of 6 dwellings (net) and outside of the AONB 11 dwellings (net) and with a combined gross floorspace of more than 1,000sqm. This means that outside of the AONB if the number of dwellings is below the threshold of units, but the combined floorspace is greater than 1000 sqm, affordable housing will be required. These thresholds go some way to helping to enable needs to be met and also helps to promote the use of larger sites to help meet affordable housing provision.

36.4 From the current Strategic Housing Market Area Assessment and previous housing needs study it is clear that the need is greatest in the social rented sector. These rents are typically 40% to 50% of market rents and are the most affordable to those people in need for affordable rented accommodation within the District. However, this tenure is the most difficult to provide for owing to lack of subsidy and viability issues. There is some demand for Affordable Rent accommodation which is subject to rent controls that require a rent of no more than 80% of local market rent. This tenure of affordable housing is less affordable to those in need within Wealden District, however housing benefit [(110)] is used to top up rent payments. In viability terms affordable rent is more successful and in the recent past has been subsidised by Government fund initiatives where considered appropriate. Owing to the demographics there is less need for intermediate housing. This tenure covers a range of products and can include homes for sale and rent provided at a cost above social rent but below market levels.

36.5 The Housing and Planning Act 2016 introduced provisions for Starter Homes as affordable housing products. These homes have a restriction in terms of sales value, age of eligibility and other limiting criteria. These homes, currently do not fall within the definition of affordable homes, can be sold on at market value after a number of years, and ultimately forms part of the market housing stock (together with other tenures that form part of the Right to Buy).

110 or new alternatives to this benefit

Policy HG 2

Provision of Affordable Housing

Affordable housing is required at a level of 35% of the number of dwellings on development sites of 6 dwellings (net) or more in areas defined on the Proposals Map as being within the High Weald Area of Outstanding Natural Beauty. Affordable housing is required in all other areas of the District at a level of 35% of the number of dwellings on development sites of 11 dwellings (net) or more, and with a combined gross floorspace of more than 1,000sqm.

Where sites are allocated in a development plan that document may specify a different housing target having regard to the findings of the associated viability assessment and site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The presumption is that around 80% of the total number of affordable homes provided will be for rented accommodation with the remainder being for intermediate accommodation.

In the circumstances where a proportion of starter homes are specifically required through regulations then the remaining affordable provision up to 35% shall be made available as rented accommodation.

Where it can be proven that affordable housing requirement cannot be achieved, due to economic viability, there will be flexibility in meeting stated targets. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met, and the closest alternative target that can be achieved taking into account viability and need. The alternative target should initially consider a change in tenure before considering reducing the overall provision on site. When there is a reduction in provision, the remainder of the requirement must be 1 or 2 bed accommodation. If provision is not shown to be viable, then serviced plots for affordable housing could be provided. If this is not viable, a commuted sum in lieu of on-site delivery is required. This will be subject to independent assessment by the Council's appointed consultant the costs of which will be paid for by the applicant.

The affordable housing should be distributed within the site to ensure it is integrated and indistinguishable within the new development and surrounds. It should also be comparable in design terms with the market housing on site.

Affordable housing should be delivered on site. However, for developments between 6 and 10 units in designated rural areas (all areas within the High Weald Area of Outstanding Natural Beauty) planning obligations will be sought in the form of cash payments which are commuted until after completion of units.

Affordable housing units may be provided as older persons housing with care and support on site at affordable/ social rent subject to: agreement of the Council and

demonstrable demand from a provider; local need being demonstrated; the suitability of the location of and type development; and the suitability of the site.

For the purpose of this policy dwellings include all C3 residential use (which includes all C2 units which are self contained* with ancillary communal areas for dining and leisure and conversions to C3).

*Self contained is a unit which contains a bathroom, an area for preparing and cooking food and an area for rest.

Policy HG 2 *Target(s):*

- That at least 35% affordable housing is achieved on new residential development schemes of 11+ dwellings (net), and with a combined gross floorspace of more than 1,000 sq.m
- That at least 35% affordable housing is achieved on new residential development schemes of 6+ dwellings (net) in areas defined on the Proposals Map within the High Weald AONB
- A reduction in the total number of homeless households in priority need on the District's housing waiting list

Policy HG 2 *Indicator(s):*

- HG 02 - The number of affordable housing completions within the monitoring period
- HG 03 - Affordable housing completions as a (%) of all net housing completions within the policy threshold or each monitoring period
- HG 04 - The total number of homeless households in priority need within the District

Policy HG 3

Design of Affordable Housing

The design of the housing shall be such that the quality and appearance of the homes are not distinguishable by their tenure type, and comparable in design terms where there is market housing on site. Any scheme should make good use of good quality materials and be designed in such a way as to reduce ongoing management, maintenance and repair costs. Schemes should be designed to ensure that service charges applicable to any affordable housing are kept as low as possible.

The following design principles must be achieved:

- Private outdoor amenity space must be provided in the form of gardens for houses and balconies/terraces or landscaped communal areas for flats.
- Open plan kitchen/lounge layout is only acceptable for one bedroom homes.
- Secure by design

Extra Care Housing

36.6 It has been identified that there is a need for additional older persons housing with care and support on-site providing units for market sale. This type of accommodation is often called 'assisted living', with either 24/7 care available on-site or bespoke care services, even if these are not full on-site 24/7 care. Owing to the fact that residents are generally less mobile and care is provided on site then a location within a town close to amenities and a resident workforce is an important attribute. Therefore, the preference is that this form of housing is located within a development boundary of a sustainable settlement. However, in the absence of suitable sites, land adjacent to the development boundary may be considered if a need has been identified.

Policy HG 4

Extra Care Housing

Subject to Policy AF1, development of extra care housing with care and support on site will be supported within development boundaries. In the absence of suitable sites within the development boundary and a demonstrable local need then development outside and adjacent to the development boundary will be supported where:

a) Suitable access by public transport to a sustainable settlement is available; and

b) The development meets Historic Environment, Design, Natural Environment, Landscape, Biodiversity and Transport policies contained within the development plan.

The loss of extra care housing will be resisted unless:

c) It is demonstrated that there is a lack of local need; and

d) Development which results in the loss of extra care facilities will be resisted unless it is demonstrated that there is no need or market for the use or it is not a viable option before a change of use can take place. Evidence of a comprehensive and sustained

marketing campaign, which clearly identifies a lack of demand for the facility marketing via relevant trade organisations, normally at a minimum of 18 months, that offer the land or unit/s for sale as a going concern, and no reasonable offers have been refused and clear evidence of financial viability has been provided. Proposals should not result in the loss of facilities or features which may undermine the viability of its use.

Policy HG 4 *Target(s):*

- That the majority of new extra care housing development takes place within development boundaries of settlements in the District

Policy HG 4 *Indicator(s):*

- HG 05 - Net number of extra care dwelling completions within development boundaries

Rural Exceptions

36.7 In the recent past a small number of dwellings have been delivered on rural exception sites. Although growth and change has been identified within the District, in more rural locations the need for rented accommodation in the rural areas remains. It is on this basis that a rural exceptions policy has been included. The inclusion of market housing to cross subsidise affordable housing, in line with the NPPF, may assist in the bringing forward of such development.

Policy HG 5

Rural Exception Affordable Housing

Subject to Policy AF1, in exceptional circumstances, planning permission may be granted for small scale affordable housing in rural areas. Development must be located close to development boundaries or within and around settlements identified in the settlement hierarchy in order to meet an identified local housing need among those people unable to compete in the normal housing market.

Enabling market housing will be acceptable if it is demonstrated with viability evidence that it is required and it can enable a significant amount of affordable housing with a ratio of 1 market house to 10 affordable homes. Rural exception dwellings are allowed to exceed the threshold set for the overall growth of Local and Neighbourhood Settlements set out in Policy RAS1 and do not to count towards the overall total for that settlement.

It must be demonstrated that the development:

a) Meets an identified local housing need* among those people unable to compete in the normal housing market;

b) Is located within or be well-related to a settlement identified as a Sustainable, Local and Neighbourhood or Residential Settlement, and connected by suitable pedestrian footpaths;

c) Is appropriate in relation to the size of the settlement; and

d) Is not isolated or intrusive within the landscape.

Sites developed under this policy will be subject to controls on the occupancy of the housing to ensure it continues to provide affordable homes which address local housing needs in perpetuity subject to Right to Acquire and Right to Buy.

* Local need includes the need within the parish or adjacent Parishes within the District

Policy HG 5 *Target(s):*

- A reduction in the total number of people in priority housing need in rural areas

Policy HG 5 *Indicator(s):*

- HG 06 - The number of dwellings granted planning permission within the monitoring period in accordance with Policy HG5

The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople: Site Criteria

36.8 Whilst allocations have been made for the provision of Gypsies, Travellers and Travelling Showpeople to meet the need of the area there will be circumstances where applications will be submitted for consideration.

Policy HG 6

The Travelling Community- Provision for Gypsies, Travellers and Travelling Showpeople

Subject to Policy AF1, proposals for new permanent sites for Gypsies, Travellers and for Travelling Showpeople will be supported where all of the following criteria are met:

a) The need for provision within the District can be established;

b) The site is well related to existing settlements identified within the settlement hierarchy. Sites should either be within or close to such settlements or close to major roads and/or public transport affording good access to local services;

c) Safe and convenient vehicular access is demonstrated, be suitable in terms of landscape impact and be in a location where the necessary infrastructure already exists or can reasonably be provided;

d) Achieve a reasonable level of visual and acoustic privacy;

e) Will provide an acceptable level of amenity for the proposed residents and will not have an unacceptable level of impact on the residential amenity of neighbouring dwellings; and

f) Avoids locations that are adjacent to incompatible uses such as a refuse tip, sewage treatment works or significantly contaminated land.

In the case of sites for Travelling Showpeople site suitability assessment will also take account of the nature and scale of the Showpeople's business in terms of the land required for storage and/or the exercising of animals.

Proposals for extensions to existing sites will generally be supported subject to compliance with environmental and highway safety policies in this plan.

Self Build and Custom Build

36.9 In line with Government requirements for self build and custom build the Council has set up a register of interest. The interest represented on the register is currently limited with some 39 individuals registered. The area of interest is currently unknown but the register shows some interest within both the north and south of the District and others from outside of the District, mainly from surrounding Districts. Whilst this is a relatively small amount, provision has been made to allow for such types of housing provision. For clarification, self build homes do not constitute affordable housing stock.

Policy HG 7

Self Build and Custom Build

On sites of 20 dwellings or more, provision of fully serviced plots for custom and self build dwellings should be made on site. At least 5% of the total dwellings should be made available for self build plots, subject to there being a need in the Parish or settlement as identified in the Council's Self Build and Custom Build Register.

Where a developer is required to provide self build and custom build plots, the plots should be made available and marketed through relevant trade organisations for at least 12 months. Where plots have been appropriately marketed and have not sold within this time period the plots should be offered to the Council or Housing Associations for the provision of affordable housing in addition to that required by Policy HG2. If the plots are not secured by the Council or Housing Associations for affordable housing the dwellings can be built out for sale on the open market.

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for self and custom build projects within the Neighbourhood Plan Areas.

Policy HG 7 *Target(s):*

- To meet the identified need on the Self-Build and Custom Build Register

Policy HG 7 *Indicator(s):*

- HG 07 - The number of households on the Self-Build and Custom Build Register
- HG 08 - The number of Self-Build and Custom Build plots granted planning permission during a base period

Density

36.10 The density study shows that the District has been subject to varying densities across the years and in different locations. Outside of town centres densities are relatively low, although Government Policy (PPG3) changes in the 1990s did result in some higher density urban extensions of around 40 dph. It remains to be the case that on strategic sites or sectors that a range of densities will be required and on other sites development must be considered on a case by case basis depending on the character of the area and the need to make effective use of the land.

Policy HG 8

Density

New housing developments must make the most effective use of the land, taking into account the character of the local area and the housing mix policy, and on average seek to achieve around 30 dwellings per hectare (net). Within town centres and edge of centres densities in excess of 30 dwellings per hectare (net) may be achieved taking into account the local characteristics of the area. Regard must also be given to the density and character assessment study.

Allocated sites or area specific policies may specify a specific density.

Policy HG 8 *Target(s):*

That all strategic housing allocations within the Local Plan meet their respective density requirements as outlined in those specific policies (usually 30 dwellings per hectare (dph))

Policy HG 8 *Indicator(s):*

HG 09 - The number of allocated sites with extant planning permissions that have met or exceeded the density requirements specified within the allocation

Housing Mix

36.11 The housing stock of Wealden District is made up of 7.6% 1 bedroom, 28.2% 2 bedroom, 35.4% 3 bedroom, 20.2% 4 bedroom, and 8.4% 5+ bedroom dwellings. In recent times there has been a proliferation of 3, 4 and 5 bedroom detached dwellings. This mix of housing, together with the release of greenfield land, has meant less emphasis on the redevelopment of town centres for residential purposes. Evidence from the SHELAA shows a lack of smaller accommodation and this provision is not meeting demand, particularly in the rented sector. It is also the opinion of the residents of rural areas that there is a need for smaller dwellings within these rural areas.

Policy HG 9

Housing Mix

New housing developments, including affordable housing, will be expected to provide for a mix of dwelling size and type that meet the identified housing needs of the local area. With the exception of dwellings subject to the Core Area Policy (RAS1) on sites of 3 dwellings (net) or greater, within the South Wealden Growth Area at least 35% of the market units must be 1 or 2 bedroom dwellings, and a maximum 5% 4 or more bedroom dwellings. For the remainder of Wealden District at least 40% of the market units must be 1 or 2 bedroom dwellings, and a maximum of 5% 4 or more bedroom market dwellings.

Affordable housing on larger mixed tenure sites (50 dwellings or more), including allocations, should seek to have a mix of 35-40% 1 bedroom dwellings, 35-40% 2 bedroom dwellings, 20% 3 bedroom dwellings and 0-5% 4+ bedroom dwellings. On sites with a small affordable housing provision the preference will be for smaller dwellings unless otherwise advised by the Local Housing Authority.

Neighbourhood Development Plans may specify alternative housing mix for development, outside allocations contained within this plan, taking into account the circumstances within the Designated Neighbourhood Area.

Where it can be proven that the affordable housing mix is not viable there will be flexibility in meeting stated targets with the preference for smaller dwellings to meet need.

Policy HG 9 *Target(s):*

- To ensure that all proposals for new residential development provide for a mix of dwelling sizes and types in accordance with Policy HG9

Policy HG 9 *Indicator(s):*

- Policy HG 010 - The number of new residential development sites of 50+ dwelling, with extant planning permissions in the monitoring period, which meet the provisions of Policy HG9

Subdivision of Larger Properties

36.12 There is an affordability issue within the District and a possible means of making accommodation more affordable is through the subdivision of larger properties. The subdivision of larger properties would also help to meet the need for smaller properties which has been identified in the Wealden Strategic Housing Market Assessment. Overall, the subdivision of larger houses within urban and rural areas would help to meet the District's housing need and would specifically help in the provision of smaller units. Subdivision is therefore to be encouraged, subject to safeguards in relation to retaining the character, appearance and massing of the specific properties concerned.

Policy HG 10

Subdivision of Larger Properties

The subdivision of larger dwellings to meet the identified local housing need for smaller units (as evidenced in the latest Strategic Housing Market Assessment) will be supported, subject to Policy AF1 and other relevant policies in the Plan. Applicants will be required to demonstrate that there is adequate car parking on site and that the proposal will not adversely impact upon the character, appearance, and massing of the original property and its surrounding street scene.

Space Standards

36.13 The Government has introduced nationally described space standards which set out minimum standards for residential dwellings. These space standards can only be applied where there is a local plan policy based on evidenced local need and where the viability of development is not compromised. It is recognised that the average three bedroom dwelling in Wealden is approximately 90m2. The nationally described space standards state that a three bedroom dwelling should be between 84 and 102m2 depending on the number of bed spaces and therefore it appears that properties in Wealden may well be roughly in accord with these space standards.

36.14 The following table provides the specific space standards used for affordable housing.

Table 4 : Technical Housing Standards for Affordable Housing

Property Type	Size – m^2
1 bedroom 2 person flat	50
2 bedroom 4 person flat	70
1 bedroom 2 person house	58
2 bedroom 4 person house	79
3 bedroom 5 person 2 storey house	93
3 bedroom 5 person 3 storey house	99
4 bedroom 8 person 2 storey house	124
4 bedroom 8 person 3 storey house	130
5 bedroom 8 person 2 storey house	128
5 bedroom 8 person 3 storey house	134
1 bedroom wheelchair	73

2 bedroom wheelchair	85
3 bedroom wheelchair	95

36.15 The Wealden Strategic Housing Market Assessment has highlighted the need for a range and type of properties including smaller units. It is important that new dwellings meet minimum standards in order to ensure a good standard in living conditions and in particular that smaller dwellings do not result in cramped living conditions.

Policy HG 11

Housing Space Standards

All new residential development should meet the Government's nationally described space standards. All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

Policy HG 11 *Target(s):*

- That all proposals for new residential development meet the Government's nationally prescribed housing space standards

Policy HG 11 *Indicator(s):*

- HG 011 - The number of planning appeals where Policy HG11 was a factor and the appeal succeeded

Accessible Housing

36.16 In addition to general needs housing, there is a need for housing to meet special needs, including those for the elderly and those with particular disabilities. As identified in the Wealden Strategic Housing Market Area Assessment, the District has a high proportion of elderly and the numbers of elderly are anticipated to increase over the plan period. It is therefore important to provide for housing that is adaptable and can also accommodate those people using wheelchairs.

36.17 Building Regulations came into force from October 2015 and these define the following categories of buildings:

- Category 1 MU(1) - Visitable dwellings

- Category 2 MU(2) - Accessible and adaptable dwellings
- Category 3 MU(3) - Wheelchair user dwellings

36.18 Category 1 is a minimum category and applies to all dwellings unless higher standards (Categories 2 and 3) are required. Any level above Category 1 can only be required as a proportion of overall development through requirements in local planning policy, based on local needs and viability assessments. Category 2 housing delivers a higher level of accessibility and adaptability, and includes a range of features to make the most common adaptations easier and less expensive. To some extent this is similar to the "Lifetime Homes standards" which was previously applied in relation to residential units. Category 3 relates to wheelchair accessible and wheelchair adaptable housing. This category has the highest level of requirements in relation to features to help meet the needs of the disabled.

Policy HG 12

Accessible Housing

New residential developments of 50 (net) dwellings and above should provide at least 20% M4 (2) (Accessible & Adaptable Dwellings) of Schedule 1 of the Building Regulations and at least 10% M4 (3) (Wheelchair use dwellings) of Schedule 1 of the Building Regulations for both market housing and affordable housing.

Where viable and outside of the development boundaries for Hailsham, Polegate and Willingdon, Stone Cross sites of 20 (net) dwellings should provide at least 90% M4 (2) (Accessible & Adaptable Dwellings) of Schedule 1 of the Building Regulations and at least 10% M4 (3) (Wheelchair use dwellings) for both market and affordable housing.[(111)]

Flatted development can provide a smaller proportion of accessible housing, making use of the ground floor accommodation for this purpose.

Policy HG 12 *Target(s):*

- That new residential developments of 50+ dwellings provide at least 20% M4 (2) and 10% M4 (3) of Schedule 1 of the Building Regulations

111 This does not include flatted development.

Policy HG 12 *Indicator(s):*

- HG 012 - The (%) of new residential developments of 50+ dwellings providing at least 20% M4 (2) and 10% M4 (3) of Schedule 1 of the Building Regulations

37 Health and Wellbeing

37.1 The health and wellbeing of a population is determined by a number of factors including poverty, worklessness, crime and poor housing, which are all associated with poorer physical and mental health. Over the last 30 years, life expectancy has risen significantly nationally and deaths from major illnesses have fallen. In general, the residents of Wealden District have significantly better overall health than the average for England and neighbouring East Sussex Authorities in terms of life expectancy, general health status and death from causes considered preventable. However many deaths and illnesses can be avoided through targeted effort. The East Sussex Health and Wellbeing Board and the East Sussex Better Together Partnership, are working to address a variety of complex issues, by building on existing community assets and enabling communities to have more control over their lifestyle choices, improving the health and wellbeing of the communities of East Sussex.

37.2 There are a number of issues that are particular to Wealden District which impact upon our health and wellbeing. Wealden has an older age profile compared to England and adjoining East Sussex Authorities with 22.9% in Wealden over 65, compared to 16.4% in England and 22.7% in East Sussex, as well as a lower percentage of 30 to 45 year olds at 16.8% compared to the England and East Sussex average (20.5% and 17.2% respectively) (2011 ONS figures). However, lone parent households, pensioners living alone and the percentage of the population who provide 50+ hours per week unpaid care are significantly lower compared to the average for England. The District also has significantly better than the average levels of deprivation and child poverty, long-term unemployment, violent crime, statutory homelessness and fuel poverty, although there are pockets of deprivation in the south of the District.

37.3 Wellbeing issues are increasingly manifesting as physical complaints placing greater pressure on the health service, where there are national and local difficulties in retaining and recruiting health care professionals. The indicators for mental wellbeing are scarce, but the prevalence of GP reported mental health disorders is recorded with the number of adults within Wealden District with depression known to GP's was 8 people per 1000 population in 2015. This was less than the East Sussex average of 10 people per 1000 population, and slightly less than the average for England at 8.3 people per 1000 population.

37.4 Health and general well-being can be improved through the provision of local and accessible health care facilities and through encouraging healthier lifestyles. There are opportunities for organisations to tackle wellbeing issues. This may be in the form of facilities which can be used by clubs and services to tackle wellbeing issues, but also in improving accessibility to facilities and opportunities to engage with other members of the community. Accessibility is not only limited to public transport provision but also providing access to good quality green space and adaptable housing stock in the right area. The provision of accessible services and facilities to areas which encourages walking and cycling, with consequential health benefits, together with inclusive design encourages social interaction with associated mental health benefits.

37.5 The role of non-traditional sources of community services and support such as community groups and organisations is seen as complementary to care and support provided by formal public sector services. Work with communities is an important way of facilitating improved health and wellbeing as well as increasing personal contact and inclusion, and lessening social isolation. The geography of East Sussex and the more rural nature of Wealden District means that encouraging and strengthening local community support is vitally important, particularly where it may be difficulty for rural residents to access facilities and services in market towns.

37.6 Promoting healthy communities is an essential part of the National Planning Policy Framework. Planning Policy Guidance states that the planning system can play an important role in facilitating social interaction and creating healthy inclusive communities through promoting development and places which provide:-

- Opportunities for meetings between members of the community who might not otherwise come into contact with each other, through encouraging mixed use developments and strong neighbourhood centres with active street frontages,
- Safe and accessible environments where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion, and
- Safe and accessible developments with clear pedestrian routes and high quality public spaces which encourage the active and continual use of public areas.

37.7 These aspects of planning and design are important in improving the health and wellbeing of the community, and form important components of the Wealden Local Plan. Sports, recreation, social and community facilities such as, community halls, post offices, pubs, schools, health and green infrastructure, are increasingly important in the part they play in providing services to the community and opportunities through initiatives such as the 'Pub is the Hub' to widen the traditional use of these buildings to enable great community use, supporting social interaction, reducing feelings of isolation and providing support to the wider community.

37.8 Nearly all people will require community support facilities at some stage in their lives. A good education, the ability to keep ourselves fit, access quality medical and health care services throughout our lives, are all important in improving our overall physical and mental health and reducing the pressure on health care providers. Improving existing facilities such as community centres, halls, libraries, educational establishments, playgrounds, outdoor sports pitches, health centres, hospitals, dentists and providing new facilities where required, will contribute to improving the health and wellbeing of existing and future communities.

Open Space, Leisure and Recreation

37.9 The provision of good quality open spaces and opportunities for sport and recreation provide an important contribution to the health and wellbeing of the District's communities. They can also provide cultural, ecological and landscape functions. On a more social

level, sport and recreation facilities can also promote community cohesion and can encourage community development.

37.10 Within the District, Town and Parish Councils have traditionally been responsible for the provision of open space, sports and recreation facilities including children's and youth play facilities, recreation grounds, allotments and other facilities. Indoor recreational and sports facilities are concentrated in the leisure centres managed by the District Council at Uckfield, Heathfield, Hailsham and Crowborough.

37.11 Participation rates for sport and active recreation within Wealden District are generally higher than the national average. However, it is noted that participation rates are generally lower in the south of the District than the north, where levels of measured deprivation are highest. In future years, demographic change is likely to impact on the types of sport, leisure and play activities that are in demand. For example, whilst the District's population is likely to increase generally, the greatest increase is likely to be within older age groups (55 years plus) and this will need to be considered in relation to how sport and recreation facilities are provided. Popularity of certain sports and recreational activities that are the result of social media trends or sporting achievements, such the Olympics and other such events are also likely to impact on participation rates or demand for certain facilities. It is therefore important to provide a balance between different types of open space, sports and recreation provision to meet local needs and to provide choice, diversity and opportunity for all.

37.12 The open space, sports and recreation study including the indoor needs assessment and Playing Pitch Strategy has assessed the existing provision of different types of open space, sports and recreation facilities and has made recommendations with regards to how the District's provision of facilities can be improved in terms of the amount of facilities available as well as their accessibility and quality.

37.13 Open space includes formal facilities such as parks and recreation grounds, children's and youth play areas, outdoor sports facilities, amenity spaces, allotments and churchyard and cemeteries. More informal facilities include natural green spaces, water features such as lakes and golf courses and recreational routes. Indoor facilities include leisure centres, swimming pools, sports facilities in village or community centres and schools, where public access may be restricted at certain times.

37.14 The distribution of open space, sport and recreation facilities varies across the District. However, a deficiency of at least one type of open space has been identified in each Parish. There are also accessibility and quality deficiencies where either additional provision could be provided or existing facilities could be improved. Whilst quantity, quality and access to provision will differ across the District, the priorities for future provision in the District are identified as follows:

- To provide additional open space across the District, prioritising those areas with an existing deficiency in provision and towns or villages where an increase in population arising from development will result in additional pressure on existing facilities or a quantity deficiency of provision, either now or in the future;

- To improve access to a good range of open space, sport and recreation provision for all age groups through locating new facilities in an acceptable proximity to where people live or providing additional open space and associated facilities in locations that would improve accessibility to open space;
- To improve and enhance existing open space, sports and recreation provision in relation to the quality and value of sites;

37.15 The Open Space Study also provides quantitative and accessibility standards for new facilities, as well as recommendations to ensure good quality provision. These are set out in the table below.

Table 5 : Summary of Open Space Standards from the Open Space Study

Typology	Quantity standard (Hectares per 1000 population)	Access Standard for new provision
Allotments	0.15	600 metres / 12 -13 minute walk
Amenity Green Space	1.0 (includes Natural Green space)	600 metres / 12 -13 minute walk
Parks and recreation grounds including sports pitches	1.4	600 metres / 12 -13 minute walk
Children's play space	0.03	480 metres / 10 minute walk
Youth play space	0.02	600 metres / 12 -13 minute walk
Natural green space	Not applicable	• 20 hectare site within 2 km of home; • 100 hectare site within 5km of home; and • 500 hectare site within 10km of home.
Churchyards and cemeteries	Not applicable	Not applicable
Golf courses and fishing lakes	Not applicable	Not applicable

37.16 New housing development will create an additional need for open space, sports and recreation facilities. Where access to existing facilities or the quality of provision could be improved, including enhancing capacity or value, new developments will be expected to contribute to new or improved open space facilities. Where sufficient land exists, new facilities should be provided on-site. However, whether provision is on-site, off-site or both will depend on the size of the proposed development and existing provision within the local area both in terms of quantity, quality and accessibility.

37.17 Specific policies for new or improved open space, sport and recreation provision associated with planned development are provided in specific site allocation policies.

Policy HWB 1

Open Space, Sports and Recreation

The Council will seek to protect, retain, enhance and increase the quantity and quality of open space, sport and recreation facilities and improve access to facilities.

All residential development (net increase) will be required to contribute to new open space, sports and recreation facilities to support the development and meet the needs of its future occupants.

New provision must be provided on-site unless:

- There are exceptional circumstances where there is inadequate space on site to provide the required provision and to the expected standard; and/or
- The site is adjacent to and already has good accessibility to open space, sport and recreation facilities and improving existing provision would better meet the needs of the occupants of the development taking into account:
    - the improvements proposed;
    - the ability of the existing provision to absorb additional use; and
    - the type of existing provision.

New or improved facilities should be provided to the standard of 2.6 hectares per 1,000 population, in accordance with the detailed standards set out within the Open Space Study as summarised in Table 5 above. New or improved facilities will be expected to be of good design, quality and value to its users, seek to contribute to the health and well-being of future occupants and must also seek to strengthen the existing green network. Details about the provision, including quantity and quality standards, will be set out in a Supplementary Planning Document.

The types of facilities to be provided or the types of existing open spaces to be enhanced must be informed by the Open Space Study and Playing Pitch Strategy, taking into account any other relevant up-to-date information including surplus and deficits of provision, additional demand arising from development, differences in supply and demand over the plan period, access to different types of provision and the current quality and value of existing open spaces.

The siting of new open space must provide inclusive access for both future and existing residents and must provide good connectivity with the existing settlement.

The capacity of existing facilities to accommodate growth should take into account any relevant allocations identified in the Development Plan including that relevant to neighbouring authorities, including Tunbridge Wells and Eastbourne Borough Councils.

Development proposals which would result in the loss of existing open space, sports and recreational buildings and land, including playing fields, will only be permitted if:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Where appropriate, the Council will seek developer contributions for the future management and maintenance of open space, sports and recreation facilities. In the absence of on-site provision a commuted sum must be made in order to fulfil the quantity and quality requirements and the resulting provision must be accessible to the development concerned.

Policy HWB 1 *Target(s):*

- That all residential development (net increase) provides new open space, sport and recreation facilities to support the development and meet the needs of its future occupants

Policy HWB 1 *Indicator(s):*

- HWB 01 - The net amount of monies collected for CIL and Section 106 for open space provision
- HWB 02 - The number of planning applications for residential development refused on the grounds of insufficient open space, sport and recreation facilities being provided

Community Facilities

37.18 Through our work on the Wealden Local Plan, we know that there is a wealth of social and community facilities within the District that are well used and supported. However, we also know that there are areas within the District where the range of social and community facilities is more limited and improvements to existing provision or new provision would be beneficial and required in order to support the community in the future.

37.19 Community facilities such as community halls, village halls and church halls are generally multi-purpose buildings that can be used or hired out by the public for a range of local activities and increasingly for community services, such as:

- Social activities
- Sports and recreation activities
- Arts activities
- Local democratic engagement
- Educational activities
- Local services, such as library or retail

37.20 In 2009, ACRE (Action for Communities in Rural England) produced findings from their third survey of the state of rural community buildings, which provides detailed information on the benefits of community hall provision. The results show that in today's society, rural community buildings have a multi-purpose role, serving as a social centre, arts centre, sports centre and in some cases, providing education, health or retail services. The survey also found that 90% of these rural halls are charities run by local volunteer trustees, yet an increasing number are being used to deliver mainstream public services. This also applies to halls in more urban environments. This together with the widespread decline of other rural community facilities, such as schools, shops, and pubs has in many communities left the community hall as the main focus for community activities and services.

37.21 In addition, there are a number of initiatives being taken forward within Wealden and adjoining authorities that are enabling buildings such as pubs and churches to broaden their traditional use, particularly in more rural locations, so that they can be used more extensively to provide additional meeting space and services to the community.

37.22 The 'Pub-is-the-Hub' is a 'not-for-profit' organisation set up in 2001, which encourages local authorities, communities, licensees, pub owners and breweries to work together to support, retain and locate services within rural pubs. Wealden District Council have been working in partnership with the Pub-is-the-Hub, to help local pubs, which often have large function rooms attached, to diversify and help local communities. In 2001 there were 156 pubs within Wealden. By 2014 this number had reduced to 141, a loss of 15 pubs and a 9.6% drop overall, equating to roughly 1 pub lost per year, many of these in rural areas. Working through the Pub-is-the-Hub initiative has helped provide a new lease of life to some pubs by offering a variety of community facilities, helping to keep rural pubs active within their communities. Some of the initiatives that have been taken forward include theatre productions, book exchange clubs, library provision, post office facilities, local shopping facilities, community cafés, cash point facilities, lunch and supper clubs, keep fit classes, computer training and a lot more.

37.23 Action in Rural Sussex, provides support to rural communities, and hosts a number of community networking events and Lunch Clubs to tackle social isolation in rural communities. AiRS currently operates through 22 lunch clubs across the District to

provide over 2,000 hot meals per month, providing not only food but social contact supporting overall health and wellbeing to members of the community.

37.24 Other initiatives include a pilot scheme to tackle loneliness which has been launched by the local GP practice in Herstmonceux, churches that offer post office and local shopping facilities, others that operate cafés and one which even offers 'champing' (camping within the church) providing low cost accommodation for young visitors to the area, in association with youth activities.

37.25 We will continue to work with partners and developers to explore opportunities to improve or expand existing facilities, or through these and similar initiatives to provide additional space for community use, particularly where additional provision is required, as identified in the IDP but where it may not be financially viable to provide a new facility. This will help to encourage opportunities for existing facilities to provide mutually beneficial additional community space/facilities, engagement and support, and foster greater sustainability and resilience.

37.26 Community facilities are important to the rural areas, market towns and villages of the District, for promoting health and well-being, sustainable communities and community cohesion. Community or village halls meet a local need in an ever changing society, and often reflect the history and tradition of that local community, bringing the community together. In areas where urban extensions are proposed, new community halls can provide a focus for the growing community, whilst complementing community provision within the wider urban area, providing additional space and opportunities for social and community engagement without increasing pressure on existing resources.

37.27 The need to maximise the efficiency and use through the sharing of facilities is to be encouraged. Imaginative and flexible design of facilities will create buildings and spaces which can be used for a variety of organisations, services and facilities. For example, a new community facility could be co-located with a new school or health facility, a new children's play area or playing fields, to enable better use of new facilities by a broader range of users. All new community hall facilities need to be capable of expansion to cater for increased community need in the future, by enabling through the design and layout of new facilities for an extension of 50% of the floorspace, in accordance with Policy HWB2 Community Hall Facilities

37.28 The provision of new halls using the Sports England Design Guidance Note (2001) Village and Community Halls, could provide space to facilitate a range of sports, leisure, community, education and cultural and activities for use by the community. Village or community hall provision could be usefully combined with new schools provision or heath care provision, where this is also required to support the community as part of creating a viable community or neighbourhood hub. The concentration of development and new communities proposed in the urban extensions to the west and south of Hailsham, would merit a Community Centre such as the Pine Grove Community Centre in Crowborough, which provides 1305sqm net community space over two floors (including a community hall with stage, a lift, 3 meeting rooms, green room/dance studio, a café and kitchen area, toilets and ancillary storage) together with car parking, in a modern, multi-purpose facility. A smaller community facility is envisaged to supplement existing

facilities in the Polegate/Willingdon and Stone Cross areas, which should be adjacent to or part of a new primary school and health care facilities in the South of Polegate, East of Willingdon site. These facilities will be secured through discussion with developers as part of the master planning and consent process.

37.29 Proposals for major developments may also be required to undertake a Health Impact Assessment, should this be required as part of any Environmental Impact Assessment**.** Health Impact Assessments are an important tool used to assess how development proposals will contribute to improving the health and wellbeing of the local population. Health Impact Assessments help to identify the potential risks to health, and additional measures that will be used to reduce or avoid these risks.

37.30 In order to ensure that the District is adequately provided with community hall facilities, it is important to protect the current provision, especially in light of the increasing pressure to deliver residential development within the District. The loss of existing community hall facilities will be resisted therefore, in accordance with policy except in circumstances where there is a surplus of provision or it can be demonstrated that the facility is redundant. If any land or building in community use is declared surplus, the priority is for the provision of an alternative community use/facility to meet local needs. Loss of a facility may be accepted where alternative and improved provision can be made in local area that is still accessible to local people.

Policy HWB 2

Community Hall Facilities

To enhance community hall facilities, additional provision, including enhancements to existing facilities, will be sought in Parishes where there are identified deficiencies created by housing growth. Provision will be required using a standard of 100sqm per 1000 population for the Town, Urban Settlements, Large Village Type 1 and Large Village Type 2 areas as defined in the settlement hierarchy. For Local Settlements, Neighbourhood Settlements and Residential Settlements the standard for provision is 180sqm per 1000 population.

The Council will work with developers and relevant organisations to ensure that appropriate community facilities, including new provision and enhancements to existing facilities, or shared provision of facilities are provided in the most appropriate locations to meet existing and anticipated local needs, in accordance with the Infrastructure Delivery Plan.

Proposed development may need to undertake a Health Impact Assessment, where this forms part of the Environmental Assessment Regulations requirements.

Development for new community hall provision should be located within development boundaries or be accessible by walking and cycling to Local, Neighbourhood or Residential settlements. New community hall facilities should be designed for flexible use to encourage the sharing of facilities by different organisations and services and

be capable of being extended to meet future needs. Regard should be given to Sport England's Design Guidance Note (2001) Village and Community Halls.

Adequate car parking must be provided as part of the development and future provision, for potential extension, must be considered.

The loss of any community hall facility will be resisted unless it can be demonstrated that the facility is no longer required to meet current needs, or where alternative and improved provision can be made nearby in a location that is accessible to local people.

Policy HWB 2 *Target(s):*

- That all Parishes within Wealden District have community hall provision up to the standards set out within Policy HWB2

Policy HWB 2 *Indicator(s):*

- HWB 03 - The net amount of floorspace delivered (use class D1) within the District

38 Built Environment and Design

38.1 The National Planning Policy Framework promotes sustainable development. Good design is seen as being essential to sustainable development. It will need to draw on the local, social and environmental characteristics being considered alongside visual and functional concerns. Good design will ensure that development enhances and complements local character, landscape and open spaces and can also ensure that environmental mitigation is incorporated into development. Ultimately good design should ensure that vibrant and functional communities with a distinctive 'sense of place' is achieved.

38.2 Understanding the cultural heritage of the District is important as it guides settlement patterns, historic landscape considerations, and also influences decisions about the materials used in development. The historic environment also has a key role to play in the local economy, with historic buildings in town centres attracting businesses and shoppers, and stately homes and parks which are often a tourist attraction.

38.3 The pattern of development varies across Wealden District. In more urban areas there is often a discernible pattern of development of modern estates which have surrounded an historic core. In rural villages there is a strong historic pattern with less modern changes on the periphery.

38.4 Much of the identity of an area and character of place is derived from the type and layout of settlements, the relationship between buildings and spaces, plot ratios; the position of buildings within individual plots and the composition created with other buildings; the influence of topography and natural features as well landscape setting. Identity is also reflected in local distinctiveness including the scale, mass, form, materials and detailing of buildings.

38.5 It is therefore, important that a high standard of design should be required in all new developments, whether it is an extension or an alteration to an existing building, change of use of existing buildings, or large new housing or business development. New development should create a strong sense of place by drawing on the local context, taking cues from positive existing locally distinctive buildings, being complimentary to the locality, as well as being well-designed, functional, attractive and sustainable.

38.6 Wealden District Council will be progressing a Supplementary Planning Document in relation to good design.

Policy BED 1

Design

In order to conserve and enhance the natural and built environment developments shall be required to:

a) Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

b) Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, whilst having regard to the sensitivities and character of surrounding development;

c) Ensure that the scale, massing and appearance of the development leads to a high standard of design and layout and relating sympathetically to the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

d) Demonstrate that they are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available, take account of the relevant Design Statements and Character Assessments;

e) Use high standards of building materials, finishes and landscaping and include the provision of appropriate boundary features, street furniture and public art where appropriate;

f) Seek to retain existing important landscape and natural features including trees, hedges, banks and watercourses;

g) Must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;

h) Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality;

i) Incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and areas for the storage of bins/recycling facilities without dominating the development or its surroundings;

j) Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site; and

k) Make a clear distinction between the public and private spaces within the site.

It is encouraged that buildings and surrounds, to be accessed by the public, are designed to assist people living with dementia.

Policy BED 1 *Target(s):*

- All proposals are submitted in compliance with Policy BED1
- That the majority of windfall residential development takes place on previously development land

Policy BED 1 *Indicator(s):*

- BED 01 - Gross housing completions on PDL
- BED 02 - Gross housing completions for windfall sites on PDL
- BED 03 - Number of planning applications refused on the grounds of 'bad' design

Policy BED 2

Transport and Site Design

To meet transport requirements development must:

a) Provide adequate parking for vehicles, motorcycles and cycles taking into account the use and location of the site, particularly with regards to the provision of other accessible sustainable modes of transport having regard to standards adopted by East Sussex County Council as Highway Authority;

b) Promote sustainable modes of transport, including public transport, walking, and cycling. Charging points for electric vehicles, or associated infrastructure for electric car technology, should be incorporated into new residential, employment and retail developments;

c) Provide links to settlements by virtue of safe pedestrian footpaths and cycle lanes;

d) Be designed to encourage slower driving speeds and encourage a pedestrian/ cycle/ play environment; and

e) Have regard to Policy INF 3 and INF4.

Policy BED 2 *Target(s):*

- All proposals for new development meet the transport requirements as outlined above in Policy BED 2

Policy BED 2 *Indicator(s):*

- BED 04 - The (%) of new developments of over 50 dwellings that include charging points for electric vehicles

38.7 Particular regard must be given to shop fronts and advertisements. Shop front design has the potential to have a positive impact on the townscape / town and village centre, and the regeneration of the area.

Policy BED 3

Shop Fronts and Advertisements

Applications for new, replacement and temporary shop fronts, including fascias, will be supported where the proposal:

a) Is based on an approach to shop front design that respects the architectural style, character and form of the buildings or location to which they relate, including appropriate use of architectural style, materials, colours and illuminations and having regard to upper floors in terms of scale, proportion, and vertical alignment;

b) Within Conservation Areas or on Listed Buildings, retains and restores existing traditional shop fronts and/or features of architectural or historic interest, through retention or restoration. This will include the use of traditional materials, traditionally painted fascias and hanging signs with muted colours. Where two shop frontages are to be combined into a single unit, the design should reflect the original divisions that existed and employ correct historic shop front architectural detailing, There will be a presumption against the loss of traditional and historic shop fronts;

c) Within Conservation Areas or on Listed Buildings, new and replacement shop fronts should take account of the traditional architectural detailing of adjacent and nearby historic shop fronts to ensure that the character and appearance of the conservation area is conserved and enhanced;

d) Advertisements, including hoardings, illumination of hoardings and illuminated fascia signs should be sensitively designed, of an appropriate size and appropriately located. Within Conservation Areas, there will be a presumption against internally

illuminated signage / logos. In some cases, discreet externally illuminated signs may be acceptable;

e) Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of its scale, detail, character, design or illumination; impair on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene;

f) Within Conservation Areas or on Listed Buildings, where new canopies or blinds are proposed as part of a shop front, these should normally have historic precedence so as not to detract from the heritage significance of the building or Conservation Area; be of the traditional retractable type and be located within the architecturally appropriate location on the shop front. If historic blinds survive in situ, they should be refurbished and their mechanisms restored to full functionality where/if feasible;

g) Where there is an evidenced security need, within Conservation Areas or on Listed Buildings, the use of modern external security shutters will not normally be supported, nor the retrofitting of roller shutters requiring the introduction of large projecting boxes above a shop window. Consideration should be given to the provision of openwork shutters to the inside of the window. Where external shutters are unavoidable, open mesh is preferable to solid variants; and

h) The cumulative impact of advertisements on the character and appearance of the surrounding townscape and landscape will be considered as part of any such application.

39 Natural Environment

39.1 The natural environment (consisting of air, geology, water, flora and fauna) forms our landscapes, provides for our basic needs of food, water supply, energy supply and overall enhances our quality of life. This interaction is more widely called ecosystem services. Any detrimental changes to the natural environment has the ability to affect our health, as well as impact our ecosystems which in turn may affect the provision for our basic needs.

39.2 Whilst pollution control (in terms of air quality and water quality) are regulated by other bodies and agencies, there are a number of development scenarios which are not regulated or where planning consent has the potential to impact upon these ecosystem services. In addition, new development resulting in light pollution and noise pollution has the potential to affect valued landscapes and areas recognised for their remoteness and tranquillity. Both remoteness and tranquilly have been measured within Wealden District and form part of the landscape and ecosystem services. Therefore, when considering these potential forms of pollution emitters it is necessary to consider the direct impact on residents and their health and quality of life, as well as the impact on ecosystem services.

Noise Pollution

39.3 Wealden District is mainly a rural area and as a result there are areas of recognised tranquillity and landscapes of national and local significance. Noise pollution has the potential to have a significant impact on these areas where the ambient noise levels are low. The District also benefits from a number of urban areas where concentrations of development have the potential to affect residential amenities by virtue of noise, particularly as the economy has a proportion of industrial uses which potentially result in noise.

39.4 Wealden District is also located relatively close to Gatwick Airport and as a result noise from other sources outside of the District also have the potential to impact upon our areas of tranquillity and residents. In responding to proposals outside of the District, and in particular Gatwick Airport, which may have an impact by virtue of noise disturbance within the District, the Council will have regard to the following policy and the Government's Aviation Policy Framework.

Policy NE 1

Noise Pollution

Areas of tranquillity and nationally designated landscapes as well as residential amenity will be protected from unacceptable levels of noise and light pollution by permitting development where:

a) Development is located and designed to minimise the impact of noise on areas of tranquillity and neighbouring residential properties which may affect the health and quality of life of occupants;

b) If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures; and

c) Noise sensitive development, such as residential uses, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment, are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development.

Policy NE 1 *Target(s):*

- To ensure that new development is located and designed in a way that minimises noise impacts on sensitive uses (i.e. residential properties)

Policy NE 1 *Indicator(s):*

- NE 01 - The number of planning applications permitted contrary to the advice of WDC Environmental Health Department on the grounds that noise cannot be mitigated

Air Pollution

39.5 Air pollution has the potential to impact upon residential amenity by virtue of odour nuisance. In addition, air pollution can impact human health through the release in concentrations of certain toxic emissions. The natural environment including Sites of Special Scientific Interest and Local Wildlife Sites can also be subject to an adverse impact from air pollution. The Local Plan addresses the impact of air pollution on the Ashdown Forest SAC, Pevensey Levels SAC and Ramsar Site through the Habitats Regulations Assessment (HRA).

39.6 It is recognised that in regard to air pollution, development within Wealden District has the potential to impact residents and the natural environment beyond its boundary and this must be taken into account in both the Local Plan and in development management decisions. The Habitats Regulations Assessment (HRA) and the Local Plan addresses potential impact on the Lewes Downs SAC also which is situated within neighbouring Lewes District.

Policy NE 2

Air Pollution

Human health, residential amenity and biodiversity will be protected by:

a) Restricting development that causes unacceptable levels of air pollution to human health, taking into account mitigation measures;

b) Restricting development that causes unacceptable levels of air pollution that would impact upon residential amenities by virtue of odour;

c) Not locating development in an area where dwellings may be subject to a statutory nuisance arising from existing uses odour emissions where mitigation is not provided or could not overcome the odour nuisance;

d) Development conforming with the objectives set out in the latest Air Quality Strategy for England; and

e) Designing development that minimises the impact from potential sources of air pollution from roads.

Policy NE 2 *Target(s):*

- To maintain or improve levels of air quality within Wealden District
- No exceedances in UK air quality
- No new AQMAs (Air Quality Management Areas) declared within the District

Policy NE 2 *Indicator(s):*

- NE 02 - The number of exceedances in the UK Air Quality Objectives
- NE 03 - The number of AQMAs within the District

Light Pollution

39.7 Beyond the main towns, the rural areas benefit from extremely dark skies. Wealden is currently the 20th darkest District in England and the South Downs National Park, which falls partially within our boundaries and adjoins our boundary to the south, is now designated an International Dark Sky Reserve. Development within the District will need to consider its potential for impacts on this designation. The High Weald AONB Unit

acknowledges the importance of dark night skies and has worked with Wadhurst Parish in surveying their night sky in response to formatting a Parish policy for street lighting.

39.8 Local Planning Authorities are recommended to distinguish between broad areas that merit different levels of lighting control, as outlined in the Institution of Lighting Professionals (ILP) [(112)]. This can then be used to judge/assess the impacts of external artificial lighting.

Table 6 : Levels of Lighting Control

Zone	Surrounding	Lighting environment	Examples
EZ0	Protected	Dark	Designated Dark Sky Zones
EZ1	Natural	Intrinsically dark	Areas of darkest skies and rural areas; designated landscapes (AONBs; SSSIs; National Parks)
EZ2	Rural	Low District brightness	Village or relatively dark outer suburban locations
EZ3	Suburban	Medium District brightness	Small town centres/ suburban locations
EZ4	Urban	High district brightness	Town centres with high levels of night-time activity

39.9 The District has no areas designated as 'Protected' although the South Downs National Park is designated a Dark Sky Reserve. Therefore it is important to protect this asset adjoining the Local Plan area. However, there are areas such as the Pevensey Levels and areas within the countryside of the District which are relatively undeveloped.

Policy NE 3

Light Pollution

Developments within or close to environmental zones, should have regard to best practice and guidance on external lighting including that from the Institution of Lighting Professionals Guidance Notes for the Reduction of Light Pollution (2011) and meet the following requirements:

a) EZO - Developments which have the potential to affect the South Downs National Park International Dark Sky Reserve must take into account the criteria and protections afforded by the International Dark Sky Association (IDA);

112 Guidance Notes for the Reduction of Light Pollution (2011)

b) EZ1 - Lighting proposals that are part of developments which neighbour or are near enough to significantly affect areas of nature conservation or landscape importance, e.g. Pevensey Levels Ramsar Site, High Weald AONB, Sites of Special Scientific Interest, National Nature Reserves and Local Wildlife Sites, or isolated sites outside any settlement should clearly demonstrate the need for the lighting scheme and detail the mitigation measures required to ensure adverse impacts from obtrusive light are minimised to an acceptable level, having regard to best practice and statutory requirements;

c) EZ2 - Lighting proposals that are part of developments within the rural settlements outside of the High Weald AONB identified as Large Village - type 2, Local Settlement, Neighbourhood Settlement or Residential Settlement will demonstrate that the scheme proposed is the minimum needed for security and/or working purposes and that it minimises the potential for obtrusive light from glare or light trespass to an acceptable level, having regard to best practice and statutory requirements; and

d) EZ3 and EZ4 - Lighting proposals that are part of developments within or adjoining residential or commercial areas within Wealden District identified as a Town or Urban Settlement will need to demonstrate that they minimise the potential for obtrusive light from glare or light trespass to an acceptable level, having regard to best practice and statutory requirements.

Policy NE 3 *Target(s):*

- To maintain or improve upon the quantity and quality of dark skies within Wealden District

Policy NE 3 *Indicator(s):*

- NE 04 - The rank of Wealden District (when compared to all other Districts in the country) in terms of average brightness

Flood Risk

39.10 The introduction of the Flood and Water Management Act (2010) provides a framework for the management of flood risk, and introduces County and Unitary Councils as Lead Local Flood Authorities (LLFA). This gave East Sussex County Council, as the LLFA for East Sussex, a co-ordinating role in managing flood risk from local sources (surface water, groundwater and ordinary watercourses). The Environment Agency maintains management of the risk of flooding from main rivers and the sea, whilst having strategic overview of all forms of flooding. The East Sussex Local Flood Risk Management

Strategy[(113)] provides the framework for the management of local flood risk in the county for the ten year period 2016 – 2026. It is supplemented by a series of technical appendices which provide further detail on the management of local flood risk in East Sussex.

39.11 In response to concerns over flood risk, the National Planning Policy Framework (NPPF) aims to steer development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The Framework advises that Local Plans should be supported by Strategic Flood Risk Assessment (SFRA) and should contain policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as Lead Local Flood Authorities (LLFA) and Internal Drainage Boards (IDB).

39.12 Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change. Flood Zones for tidal and fluvial flooding start at Flood Zone 1 which is low risk and where development is generally acceptable. Flood Zone 2 is medium risk and Flood Zone 3 is high risk (including category Flood Zone 3b which is the functional floodplain). Different types of development are acceptable in the different zones. Where there are no reasonably available sites in lower-risk areas, the suitability of sites in higher-risk areas should be assessed, using the exceptions test in most cases. The exceptions test ensures that development in higher-risk areas should be on previously developed land where possible; should bring sustainability benefits; will be safe; and will reduce flood risk elsewhere, or at least not increase risk.

39.13 In addition to fluvial and tidal flooding there are other forms of flood risk including ground water and surface water flooding. These forms of flood risk are currently not categorised using the same risk based approach to tidal and fluvial flooding. Such forms of flooding usually can be mitigated on a site by site basis although this can increase the development costs and reduce the developable area. Across the District there are only a small number of suitable sites that are not subject to some form of flood risk.

39.14 A Strategic Flood Risk Assessment (SFRA) has been carried out for Wealden to refine flood risk areas, identify areas likely to be at most risk of flooding (from fluvial, tidal and other sources) and consider future impacts of climate change. Within Wealden District, there are areas which are subject to flood risk with climate change exacerbating that risk including the frequency of floods. As climate change must be taken seriously, strong action is required. There are a number of locations within the District in Flood Zone 1 (low flood risk for fluvial and tidal flood risk) where flooding from Ordinary Watercourses or drains is not shown on Environment Agency flood maps and this should be reviewed and assessed as appropriate in relation to development proposals and in line with Policy NE4. There is also residual risk, in some locations, from reservoirs within the District.

39.15 It is clear from the SHELAA and the SFRA (2016) that there are sufficient suitable and available sites in Flood Zone 1 to meet the Wealden Local Plan housing requirements. However, there is not enough land to meet housing need and avoid all forms of flood risk. Owing to the nature of tidal and fluvial flood risk and the issues of mitigating such risk

113 Available on the East Sussex County Council website www.eastsussex.gov.uk

then development within Flood Zones 2 and 3 have been avoided, whilst acknowledging that development will take place in areas with groundwater and surface water flood risk.

39.16 There are circumstances where Flood Zones 2 and 3 are incorporated into development sites and it is made clear in policy terms that built development should not take place within these areas. Should land come forward at a later stage for development and it has not been allocated within the Local Plan, the Sequential Test, and if appropriate the Exceptions Test, will need to be considered and reference to the appropriate policies within this Plan and other guidance, including the East Sussex Local Flood Risk Management Strategy, will need to be followed.

39.17 Whilst the significance of fluvial and coastal flooding is recognised, surface water flooding has been identified as a widespread risk throughout the District. In parts of the District this is exacerbated by the presence of high ground water and impermeable ground conditions. Consequently Flood Zone1 does not indicate an absence of risk. The definition of surface water flooding is that set out in the Defra Surface Water Management Plan guidance[(114)]. Surface water flooding describes flooding from sewers, drains, and ditches that occurs during heavy rainfall in urban areas and includes:

- **Pluvial flooding**: flooding as a result of high intensity rainfall when water is ponding or flowing over the ground surface (overland surface run-off) before it either enters the underground drainage network or watercourse or cannot enter it because the network is full to capacity;

- **Sewer flooding:** flooding that occurs when the capacity of underground water conveyance systems is exceeded as a consequence of flows generated by rainfall, resulting in flooding inside and outside of buildings. Normal discharge of sewers and drains through outfalls may be impeded by high water levels in receiving waters which may cause water to back up and flood on the urban surface. Sewer flooding can also arise from operational issues such as blockages or collapses of parts of the sewer network;

- **Groundwater flooding:** Groundwater flooding occurs as a result of water within underlying soil rising up to the surface. This usually happens during long periods of sustained high rainfall; and

- **Overland flows entering the built up area from the rural/urban fringe:** includes overland flows originating from groundwater springs.

39.18 The National Planning Policy Framework (NPPF) promotes the delivery of Sustainable Drainage Systems (SuDS) for the management of surface water in all new major developments[(115)]. It also requires that all new development in areas at risk of flooding prioritise the use of SuDS. Additionally, and more widely, when considering major development, as defined in the Town and Country Planning (Development Management

114 Surface Water Management Plan Technical Guidance (March 2010)
115 Paragraph 103

Procedure) (England) Order 2015, SuDS should be provided unless demonstrated to be inappropriate. Major development is defined in the Order (2015) as:

- **residential development:** 10 dwellings or more, or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known; and

- **non-residential development:** provision of a building or buildings where the total floorspace to be created is 1,000 square metres or more or, where the floor area is not yet known, a site area of one hectare or more.

39.19 There are locations within the District where greenfield run off rates are unusually high due to underlying geology and topography, In these areas the District Council, in consultation with the LLFA, will look to improve upon greenfield run-off rates to limit the flashy response of catchments to rainfall. SuDS are water management practices which aim to enable surface water to be drained in a way that imitates (as closely as possible) the run-off and drainage prior to site development for example through slowing the flow of water (attenuate) and encouraging 'natural losses' through infiltration and evapotranspiration. The primary benefits of SuDS can be categorised under four distinct themes:

- Water quantity;

- Water quality;

- Amenity; and

- Biodiversity.

39.20 There are a number of ways in which SuDS can be designed to meet these goals. Given their flexibility, SuDS are generally capable of overcoming or working alongside various constraints affecting a site, such as restrictions on infiltration, without detriment to achieving these goals. The inclusion of SuDS within developments should also be seen as an opportunity to enhance ecological and amenity value as well as promote Green Infrastructure by incorporating above ground facilities into the landscape development strategy. SuDS must be considered at the outset and during preparation of the initial conceptual site layout to ensure that enough land is given to design spaces that will be an asset to the development as opposed to an ineffective afterthought.

39.21 In addition to the East Sussex Local Flood Risk Management Strategy (2016 - 2026), SuDS should be delivered in line with the relevant Local Plan policies. Other guidance documents include: Water. People. Places: A guide for master planning sustainable drainage into developments (Lead Local Flood Authority of the South East 2013); Guide to Sustainable Drainage Systems in East Sussex (East Sussex County Council 2015).

39.22 Whilst legislation and guidance requires the use of SuDS on major developments, the cumulative impact of minor developments can significantly increase the risk of flooding, through the building of extensions and paving of green areas for example. For minor developments, East Sussex County Council have designed a local tool which advises what SuDS techniques are appropriate at the site according to local drainage characteristics. It is recommended that this tool, available at www.eastsussex.suds-tool.co.uk is used at the earliest opportunity in the development of any proposals.

39.23 When considering planning applications, the Council will seek advice from the relevant flood risk management bodies, principally East Sussex County Council as the LLFA, on the management of surface water, including what sort of SuDS they would consider to be reasonably practicable. The Council will also satisfy themselves that the proposed minimum standards of operation for the proposed SuDS scheme are appropriate and ensure that there are clear arrangements for on-going maintenance over the development's lifetime. The Council will take into account design and construction costs as well as Defra's technical standards when judging the suitability of the proposed SuDS scheme. In considering the type of SuDS scheme to be implemented within a development proposal, applicants should follow the Construction Industry Research and Information Association (CIRIA) SuDS Manual C753 (2015) to provide the maximum improvement to water quality through the use of the SuDS Treatment Train.

39.24 The following settlements in the District also have adopted surface water management plans including: Forest Row; Crowborough; Uckfield; Heathfield; Hailsham & Hellingly.

39.25 Surface water flooding is a specific issue within the Willingdon Levels catchment area. This is because in certain areas of Polegate, Willingdon, Stone Cross and surrounds, water draining from development is diverted to Eastbourne. Eastbourne is protected from such flooding by flood storage facilities within Eastbourne Park. These flood storage facilities now require refurbishing, which will be undertaken by Eastbourne Borough Council. Unless it can be shown that development within this catchment area does not exacerbate flood risk then it will need to contribute to the flood storage infrastructure, to ensure that Eastbourne Borough is not flooded as a result of development.

39.26 The Pevensey and Cuckmere Water Level Management Board (WLMB), under and by virtue of the powers and authority vested in them by Section 66 of the Land Drainage Act 1991, have implemented a number of byelaws which are considered necessary for one or more of the following purposes:

- Securing the efficient working of the drainage system;
- Regulating the effects on the environment in the Board's District of a drainage system; and
- Securing the effectiveness of flood risk management work within the meaning of Section 14A of the Act

39.27 These byelaws must be adhered to for any actions or works, including development, that may affect the Pevensey Levels and its catchment area. In particular attention should be paid to Byelaws 3 and 10:

- **3 - Control of Introduction of Water and Increase in Flow or Volume of Water:** No person shall as a result of development (within the meaning of Section 55 of the Town and Country Planning Act 1990 as amended ("the 1990 Act")) (whether or not such development is authorised by the 1990 Act or any regulation or order whatsoever or none of them) for any purpose by means of any channel, siphon, pipeline or sluice or by any other means whatsoever introduce any water into any drainage/flood risk management infrastructure so as to directly or indirectly increase the flow or volume of water in any drainage/flood risk management infrastructure in or in to the District (without the previous written consent of the Board);

- **10 - No Works within 9 metres of the Edge of Drainage/Flood Risk Management Infrastructure**

  No person shall, without previous written consent from the Board, in, under, over or across any drainage/flood risk management infrastructure or in, under, over or on any bank of any drainage/flood risk management infrastructure or within nine metres (measured horizontally) of the landward toe of the bank where there is an embankment or wall or within nine metres (measured horizontally) of the top of the batter where there is no embankment or wall, or within nine metres (measured horizontally) of the closest point of the culvert, bridge or other structure where the drainage/flood risk management infrastructure is culverted, bridged, enclosed or is a structure, carry out any works, including, but not limited to –

  (a) erecting or constructing or permitting to be erected or constructed any building, road, driveway, wall, fence, post, sign, advertisement, pylon, wharf, jetty, pier, quay, bridge, loading stage, piling, groyne, revetment or any other structure whatsoever, whether temporary or permanent;

Policy NE 4

Flood Risk

a) Planning permission will not be granted for any development in the functional flood plain (Flood Zone 3b) except water-compatible uses and essential infrastructure where the Exceptions Test has been met;

b) Any proposal for development within the Willingdon Levels Catchment Area should demonstrate that it does not increase the volume of discharge to the flood storage facilities at Eastbourne Park unless Eastbourne Borough Council confirm that there is capacity within the storage facilities to accept additional water;

c) All forms of greenfield development, with the exception of water compatible uses[(116)], must be located outside of Flood Zones 2 and 3 (including a buffer of 45% for climate change) unless through the application of the Exception Test it can be demonstrated that the development is appropriate. The re-use of Brownfield Land and additions to development will be supported in Flood Zones 2 and 3 where it is a suitable reuse of a building for the purposes of housing or employment, the development is necessary to make better use of land and that flood resilience measures and Sustainable Urban Drainage System (SuDS), where appropriate, are accommodated within the design;

d) For development on sites where Flood Zones do not currently exist for smaller watercourses and drains (those with a catchment area less than 3km^2) more detailed hydrological and hydraulic assessments of the watercourses to verify flood extents, inform development zoning within the site and prove, if required, whether the Exception Test can be passed, are expected to be undertaken, where appropriate;

e) For all developments over 1 hectare and/or development in any area of flood risk from rivers (Flood Zone 2 or above) or other sources, developers must carry out a full Flood Risk Assessment (FRA), which includes information to show how the proposed development will not increase flood risk on-site or elsewhere. Necessary mitigation measures must be implemented. The FRA should be proportionate to the degree of flood risk, as well as the scale, nature and location of the development;

f) A Drainage Strategy, prepared in accordance with the advice provided by the LLFA, should demonstrate that the proposed drainage scheme, site layout and design, will prevent properties from flooding from surface water, including at construction phase, allowing for climate change effects. The Strategy should also show that flood risk elsewhere will not be exacerbated by increased levels of surface water run-off. Consideration must also be given to residual risk and maintenance of sustainable drainage and surface water systems;

g) The objectives for drainage of the site and the specific site constraints must be included in the design of SuDS schemes to ensure that it works effectively and will continue to do so over the lifetime of the development;

h) The preference is that for multiple sites in allocations or sectors contained within the development plan that comprehensive SuDS schemes are considered. As a minimum it is required that the SuDS schemes do not prejudice the potential SuDS schemes within other allocations;

i) No buildings should be constructed within nine metres of the banks of watercourses in order to allow access for maintenance, as well as providing an ecological corridor;

j) Regard must be made to the Local Flood Risk Management Strategy and consideration given to the requirements for the management of local flood risk within it;

116 National Planning Practice Guidance (NPPG) paragraphs 65-67

k) Regard must be made to the byelaws implemented by the Pevensey and Cuckmere Water Level Management Board and development proposals must be in conformity with these byelaws, as appropriate;

l) Regard must be given to the adopted surface water management plans for: Forest Row; Crowborough; Uckfield; Heathfield and Hailsham & Hellingly; and

m) Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.

Policy NE 4 *Target(s):*

- That no proposals for new development are approved contrary to the advice on flood risk provided by the Environment Agency

Policy NE 4 *Indicator(s):*

- NE 05 - The number of initial objections from the Environment Agency to planning applications based on flood risk
- NE 06 - The number of planning applications approved contrary to Environment Agency advice on flood risk

Water Quality

39.28 The Water Framework Directive is an important piece of legislation which establishes a framework for the protection of inland surface waters, estuaries, coastal waters and groundwater. Ecological Status is classified in all Water Bodies, expressed in terms of five classes (high, good, moderate, poor or bad). These classes are established on the basis of specific criteria and boundaries defined against biological, physico-chemical and hydromorphological elements.

39.29 The South East River Basin Management Plan and the Thames River Basin Management Plan covers Wealden District and the set out legally binding objectives for each quality element in every water body, including an objective for the water body as a whole. The default objective is good status. The default deadline for achieving objectives is 2021. In general terms within the Pevensey and Cuckmere Catchment the ecological status is moderate to poor and within the Rother Catchment there are rivers maintaining good ecological status, but with other rivers defined as moderate to poor. Development has potential to affect water quality even though it may not be directly involved in a service/ process that directly discharges into water bodies.

39.30 Improvement of water bodies also has the potential to create a new gain in biodiversity and therefore links with Policy EA1. In addition the control of volume and quality of water discharged from development sites is relevant to the policy relating to flood risk and Policy NE4 and Pevensey Levels SAC and Ramsar Site. The Water, People, Places Guidance (2013) provides advice on how the use of SuDS can help improve water quality and also provides information on how this can be delivered in practice[(117)].

Policy NE 5

Development Affecting Water Quality

Development must not have an adverse effect on the water quality in line with the objectives contained within the South East River Basin Management Plan and the Thames River Basin Management Plan. Development which actively maintains the current good ecological status of specified inland surface waters, estuaries, coastal waters and groundwater or assists in improving the ecological status towards good ecological status will be encouraged and supported.

Policy NE 5 *Target(s):*

That no proposals for new development are approved contrary to advice on water quality from the Environment Agency

That the quality of ground and surface water is protected and enhanced

That the quantity of ground and surface water is protected

Policy NE 5 *Indicator(s):*

NE 07 - The number of planning applications approved contrary to Environment Agency advice based on the quality of surface and groundwater

NE 08 - (%) of surface and ground water bodies achieving 'good' ecological status

NE 09 - (%) of surface and ground water bodies achieving 'high' chemical status

Water Efficiency

39.31 In March 2015, the Government announced that the local planning authorities have the option to set additional technical requirements exceeding the minimum standards

117 http://www.medway.gov.uk/pdf/SE7%20suds%20masterplanning%20FINAL%20low%20res[1].pdf

required by Building Regulations in respect of access and water, and space standards. Local planning authorities must justify setting appropriate policies in their Local Plans. All new homes already have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day). Where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

39.32 It is acknowledged that Wealden District is an Area of Serious Water Stress. This means that:

- The current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or
- The future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.

Policy NE 6

Water Efficiency

All new dwellings are required to meet the Building Regulations optional requirement of 110 litres/person/day.

Policy NE 6 *Target(s):*

- All new dwellings to meet the requirement of 110 litres/person/day

Policy NE 6 *Indicator(s):*

- NE 010 - The percentage of gross housing completions that meets the requirements of 110 litres/person/day

Low Carbon and Renewable Energy

39.33 It is advised that to support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions, and actively support energy efficiency improvements to existing buildings.

39.34 The development of renewable and low carbon energy is a key means of reducing the District's contribution to climate change. This policy sets out the requirement for development to minimise its energy use in accordance with the energy hierarchy and to

incorporate renewable and low carbon energy supplies where technically and financially feasible.

39.35 Renewable and low carbon energy can encompass a wide range of technologies including combined heat and power (CHP); combined cooling, heat and power (CCHP); district heating, energy from waste, wind (large and small scale), biomass, solar (thermal and photovoltaics) and heat pumps.

39.36 A hierarchical approach will be applied to the use of energy and energy technologies such as combined heat and power. Using these hierarchies will ensure the lowest carbon outcomes are achieved in any given context. Due to the variations in the suitability, type and scale of energy resources which could be used throughout the District, a flexible approach to energy targets is recommended. This will ensure opportunities for greater carbon savings are maximised where they exist, without placing undue pressure on areas where savings may not be technically or financially feasible.

39.37 Support will be given to community initiatives which are used to deliver renewable and low carbon energy, especially when considered as part of a Neighbourhood Plan. Amendments to Building Regulations ensure that carbon savings are made on small scale development where the provision of on-site renewable energy may not be technically feasible.

39.38 Any wind turbine proposals will be considered against the written Ministerial Statement concerning Energy and Climate Change, published on the 18th June 2015 or latest government guidance thereafter and the development of District heating networks in new developments will be encouraged.

39.39 Renewable energy proposals will need to take into account the impact that they may have on protected landscapes. This includes the need to take into account views from protected landscapes to proposals which lie outside the South Downs National Park or High Weald AONB.

Policy NE 7

Low Carbon and Renewable Energy

Proposals for low carbon and renewable energy schemes will be supported, subject to other polices in the development plan including Policy BED1, HE1, INF3, INF4 and other relevant landscape and natural environment polices. Community initiatives which seek to deliver renewable and low carbon energy will be encouraged. Where site-wide (C)Combined Heat and Power is proposed, consideration must be given to extending the network to adjacent sites.

Policy NE 7 *Target(s):*

- To increase the number of low carbon and renewable energy schemes within the District
- A reduction in total emissions of CO2 within the District
- A reduction in total emissions of CO2 by sector within the District

Policy NE 7 *Indicator(s):*

- NE 011 - The number of planning applications granted for renewable energy development within the District
- NE 012 - Total emissions of CO2 within the District
- NE 013 - Carbon emissions by sector (industrial and commercial, domestic and road) and per capita within the District

40 Historic Environment

40.1 The historic environment is one of the District's greatest assets. It is rich and varied across both urban and rural contexts, with many high quality historic places and buildings that have formed part of the landscape for centuries. The National Planning Policy Framework (NPPF) defines the historic environment as being all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

40.2 Wealden's historic environment has a distinct character influenced by the landscape; settlement patterns; farmsteads; locally available materials; and historic economic and agricultural uses such as the iron and hop industries. The Council recognises that the historic environment is an irreplaceable resource which should be conserved for future generations. It provides a backdrop to sustainable tourism and local economy by creating places and an environment which is unique to the District.

40.3 There are around 2200 Listed Buildings, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District (including that part of Wealden falling within the South Downs National Park). In addition, there are currently 41 designated Conservation Areas in as well as other sites of local archaeological interest.

40.4 The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In order to understand the value of heritage within the District, the Local Plan needs to be based on up-to-date evidence about the wider historic environment, as it is necessary to understand its value to society (significance) and the contribution it makes to the local area.

40.5 The East Sussex Historic Environment Record (ESHER) presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2373 (20%) are designated, but around 2373 (80%) are non-designated. It is likely that some of the non-designated heritage assets are of national or regional importance. It is a key source of information that can inform the understanding of significance. Updated conservation area appraisals are also part of the evidence base and will assist in informing significance, local distinctiveness and specific issues where a positive strategy towards conservation will help to sustain and enhance the historic environment.

40.6 The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and surroundings evolve, and does not depend on there being public rights or an ability to access or experience that setting. Where development may affect the setting of a heritage asset, Historic England guidance on the setting of heritage assets should be used to provide an assessment of impact as a series of steps to demonstrate the capacity for the setting to accommodate change without harm to the heritage asset's significance, or to views to the asset, and to demonstrate where change may better reveal significance. Considerations should include the cumulative impact of change on the physical

surroundings of the asset, including its relationship with other heritage assets; the asset's intangible associations with its surroundings and patterns of use; the contribution made by noises, smells, etc. to significance; and the way views allow the significance of the asset to be appreciated.

40.7 Wealden's landscape character is split into three distinct National Character Areas (NCAs): High Weald, Low Weald and Pevensey Levels. The landscape has influenced the pattern of fields and settlements, many of which have historic origins, including dating from the medieval period.

40.8 Change to the landscape and building type have also been shaped by notable events, the iron industry in the Roman, medieval and post-medieval period, and remnants of this is evident through the landscape and in the surviving large iron master's houses. Agriculture has also had a particular impact on the historic environment, not just through the use and division of land, but the fact that there is one of the highest concentrations of surviving early farmsteads anywhere in Europe within this part of the country. In the 18th and 19th century, the hop industry was also significant in this area, with the scattered distinctive Oast buildings within the High and Low Weald areas, a particular historic feature in the landscape of the District. Recent development-led archaeological work in Wealden District has revealed new and important evidence for settlement and landscape development during the prehistoric, Romano-British, and subsequent periods. The railway in the mid 19th century which brought with it a development boom and the availability of new materials and changed the character of the area.

40.9 Therefore, National Landscape Characterisation and Local Landscape Characterisation Studies, the High Weald Area of Outstanding Natural Beauty Management Plan 2014 -2019, are also informative and assist in understanding the origins and influences on the landscape.

Policy HE 1

Historic Environment

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will conserve and enhance the significance of its historic environment through positive management of development affecting heritage assets, including through the safeguarding of heritage assets and their setting.

Development proposals affecting heritage assets will not be supported where they cause substantial harm to either the asset or its setting. Where development will cause harm to the significance of a heritage asset or to its setting, even where this is less than substantial, it will only be supported where it can be demonstrated that the harm is outweighed by public benefit. Mitigation measures will be required, including archaeological investigation and recording.

For all applications affecting heritage assets, development will be required to:

a) Be informed by the significance of the asset through the provision of a Heritage Statement which draws on research and documentation, such as the East Sussex Historic Environment Record (HER), sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset;

b) Reflect the current best practice guidance produced by Historic England, including, but not limited to: that contained within the good practice advice notes on Setting of Heritage Assets, Understanding Significance, and Conservation Principles; the information provided within the Extensive Urban Studies of towns within the District as appropriate; the Conservation Area Character Appraisals; and where relevant, Landscape Characterisation Studies;

c) Reinforce the special character of the District's historic environment, including that forming the designated conservation areas, by taking account of setting, historic context, urban grain and layout, plot sizes; the public realm, boundary treatment, trees, hedges, green space and landscaping; mix of building types and uses; siting, scale, height, massing, appearance, traditional vernacular materials and finishes; historic architectural detailing, including windows and shop fronts, where applicable; views through, into and out of conservation areas;

d) Make a positive contribution to the character and distinctiveness of the area. For development within or adjacent to conservation areas, development will be required to better reveal the identified special character and significance of those areas and where practicable, to conserve and enhance those elements which contribute to the conservation area's special character and appearance;

e) Preserve, and ensure clear legibility of and hierarchy of, locally distinctive vernacular building forms, and groups of traditional vernacular buildings and their settings, features, fabric and materials whether within urban or rural areas or within historic farmstead complexes;

f) Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. The change of use of heritage assets, including Listed Buildings and buildings in Conservation Areas, will only be permitted where the proposed use is considered to be a viable use that is compatible with the historic fabric, interior layout and setting of the building and will secure the long-term conservation and enhancement of that asset. Evidence supporting this will be submitted with proposals. New uses that adversely affect the historic fabric, internal layout, character, appearance or setting of such assets will not be permitted;

g) Retain and enhance the setting of heritage assets. Historic England guidance on the setting of heritage assets should be used to provide an assessment of impact as a series of steps to demonstrate the capacity for the setting to accommodate change without harm to the heritage asset's significance or to views to the asset and to demonstrate where change may better reveal significance;

h) Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate. Above ground archaeology includes buildings.

Policy HE 1 *Target(s):*

- To protect and enhance statutory heritage assets, such as Listed Buildings, within Conservation Areas

Policy HE 1 *Indicator(s):*

- HE 01 - The number of Listed Buildings to be considered 'At Risk' on the Historic England Register

Enabling Development

40.10 In accordance with Policy RAS 3, in certain circumstances proposals for new development may be acceptable in order to secure the future conservation of a heritage asset. This is an exception to policy to ensure that the heritage asset is able to endure in the public's interest.

Policy HE 2

Enabling Development

Where development proposals are for enabling development that would otherwise conflict with other planning policies, but which would secure the future conservation of a heritage asset for the foreseeable future, the proposals must demonstrate that:

a) The enabling development would not materially harm the significance of the heritage asset or harm its significance through development within its setting;

b) Through a market testing exercise, that there are no alternative means of delivering the same outcome for the heritage asset through sources of public and private investment;

c) The enabling development is required to solve the conservation needs of the place and not the financial needs of the present owner or compensate for the price paid for the site;

d) The enabling development is the minimum necessary in order to address the 'conservation deficit' – the amount by which the costs of repair and development exceed the market value of the heritage asset after the repair and development;

e) The proposed enabling development otherwise meets the tests and criteria set out in Historic England Guidance 'Enabling Development and the Conservation of Significant Places' (or superseding guidance).

Any proposal for enabling development must be accompanied by a costed conservation management plan for the heritage asset to identify the current and future repair and maintenance requirements of the heritage asset in order to justify the scale of enabling development proposed. Any proposal for enabling development will only be approved where it is subject to either planning conditions or a legal agreement, particularly if there is fragmentation of ownership, to secure the future repair and maintenance of the heritage asset through either its optimum viable use or through a secured fund, prior to the completion of the enabling development.

Policy HE 2 *Target(s):*

- To protect and enhance statutory heritage assets, such as Listed Buildings, within Conservation Areas

Policy HE 2 *Indicator(s):*

- HE 02 - The number of development proposals that involved the loss of heritage assets, which Historic England objected to, that were nonetheless approved by Wealden District Council

Sites of Archeological Interest

40.11 The National Planning Policy Framework defines Archaeological Interest as : 'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them'.

40.12 The National Planning Policy Framework identifies two categories of non-designated sites of archaeological interest (in addition to designated sites); those that are demonstrably of equivalent significance to scheduled monuments and so considered subject to the same policies as those for designated heritage assets; and other non-designated heritage assets.

40.13 The National Planning Practice Guidance states that where an initial assessment indicates that a site includes or has the potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. The National Planning Practice Guidance also states that it is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest. The known sites and areas of archaeological interest within the District are included within the Historic Environment Record as Archaeological Notification Areas (ANA). As yet undiscovered archaeological remains, in particular below ground but also hidden with historic buildings and structures, can be found outside these ANAs.

40.14 There is a common misconception that archaeology relates to below ground remains only, but buildings may also have archaeological interest as they hold evidence of past human activity and are a primary source of evidence about the substance and evolution of places and the people and cultures that made them. Archaeological recording of standing buildings is standard practice in order to help to understand significance, particularly where development is likely to impact upon a heritage asset through alteration or demolition, and to investigate the most appropriate routes for mitigation of harm where this can be achieved.

40.15 In order to implement the objectives of the National Planning Policy Framework, it is necessary to create a policy framework setting out how heritage assets of archaeological interest will be managed within the District including the approach to development within Archaeological Notification Areas (ANAs) identified in the District. It also provides clarity on how applications affecting archaeological remains will be determined where they are of less than national importance and therefore not equivalent to a designated heritage asset.

Policy HE 3

Sites of Archaeological Interest

There is a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on recorded sites (i.e. developments requiring Scheduled Monument Consent), or where developments will have an indirect impact on the settings of those sites, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record), permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

In all such instances:

a) Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken. The archaeological assessment will

take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, may be required before any planning application is determined*.

Where the Planning Authority has reason to believe, either from the archaeological assessment, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form of a suitable field evaluation will be required to be carried out before the planning application is determined.

All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority.

Or

b) A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.

c) Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.

d) Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers will be required to record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.

e) Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.

*Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of this assessment, further assessment in the form of a field evaluation may be required (as outlined in (a) above).

Policy HE 3 *Target(s):*

- To protect important scheduled monuments and sites of archaeological interest

Policy HE 3 *Indicator(s):*

- HE 03 - The number of scheduled monuments and sites of archaeological interest considered to be 'At Risk' on the Historic England Register

Demolition

Policy HE 4

Demolition Involving Heritage Assets:

Proposals that result in the partial or complete demolition of a Listed Building will only be permitted in exceptional circumstances. Where planning permission is sought for a scheme that involves the demolition of all or part of a heritage asset (including buildings and structures within a Conservation Area), planning permission will only be granted where:

a) Justification of the need to demolish the building, a structural report, evidence of redundancy and of attempts to market the building to a new user have been submitted;

b) Detailed proposals for the viable re-use of the site have been submitted;

c) Any replacement buildings are of sufficient quality to make the same or an enhanced contribution to character and appearance of the area;

d) There is robust evidence that there is a reasonable prospect of the development going ahead, in a timely manner, following the demolition; and

e) When demolition is required, the existing building shall be fully recorded and the information deposited with the East Sussex HER.

The Council will only grant planning permission for the demolition of a heritage asset in exceptional circumstances. Within conservation areas there may be buildings that have a negative impact upon the local character. Encouragement will be given to schemes that involve the demolition of these negative buildings if it can be demonstrated that their removal and the proposed replacement development enhances the conservation area.

The Council may seek to enter into an agreement, or impose a condition upon a decision, to ensure that demolition does not take place until a programme of works is agreed that ensures that development commences as soon as practical after demolition. In addition it will be required that before demolition takes place that an adequate archaeological record is made of the structure.

Policy HE 4 *Target(s):*

- That there are no losses of Listed Buildings within Wealden District unless supported through Policy HE4

Policy HE 4 *Indicator(s):*

- HE 04 - The number of development proposals that involved the loss of heritage assets, which Historic England objected to, that were nonetheless approved by Wealden District Council

Non-Designated or Locally Designated Built Heritage Assets

40.16 Not all potential heritage assets are of a quality to be worthy of national level designation and protection. However, there are likely to be historic buildings within the District that have local heritage value, and so are worthy of consideration in making planning decisions.

40.17 Such local heritage assets might include buildings or groups of buildings of high townscape value or distinctive local character, items of historic street furniture, and local historic parks and gardens, for example. These are what we refer to as non-designated heritage assets. The Council has undertaken to compile a public record, or local list, of these local non-designated heritage assets, during the plan period.

40.18 The effect of a development on the significance of, or on the setting of, a non-designated heritage asset is a material consideration in the planning process. The weighting that can be given to the conservation of the heritage asset, within the assessment of the development proposals, will depend on the balance between the scale of harm or loss that will result from the development, and the significance of the asset.

Policy HE 5

Non-Designated or Locally Designated Built Heritage Assets

Permission will be given for those developments that secure the preservation and enhancement of non-designated heritage assets and their settings. Schemes that show a positive commitment to retaining the asset, as an active part of the site will be encouraged. Development that would result in the loss of, or demonstrably harm the significance or setting of a non- designated heritage asset, will be resisted, unless the proposed development has other public benefits that clearly outweigh the loss of, or harm to, the asset, or there is no other feasible means of bringing a key

development site forward. Where the loss of an asset cannot be avoided, it will be the responsibility of the developer, as required by condition, to provide a fully documented and photographic record of the asset prior to its removal to be deposited with the East Sussex Heritage Environment Record.

Policy HE 5 *Target(s):*

- That there are no losses of non-designated or locally designated built heritage assets within Wealden District unless supported through Policy HE5

Policy HE 5 *Indicator(s):*

- HE 05 - The number of development proposals that involve the loss of non-designated or locally designated built heritage assets (refer to Local List)

Historic Parks and Gardens

40.19 Historic Parks and Gardens are an important part of the heritage and environment of the District. They are comprised of a variety of features: the open space itself; views in and out; the planting; water features; built features; and archaeological remains. There is a need to protect such sites and their settings from new development which may have a detrimental impact on the historic interest.

Policy HE 6

Historic Parks and Gardens

Planning permission will be granted where it can be demonstrated that proposals:

a) Conserve and enhance the special interest, significance and settings of Historic Parks or Gardens, both registered or of local importance and historic landscapes;

b) Respects the distinctive characteristics of existing designed or natural landscapes and would not harm the enjoyment, layout, design, character and appearance: and

c) It can be demonstrated that any harm can be outweighed by public benefits commensurate to the level of harm arising.

Policy HE 6 *Target(s):*

- To protect and enhance Historic Parks and Gardens where possible

Policy HE 6 *Indicator(s):*

- HE 06 - The number of Historic Parks and Gardens considered to be 'At Risk' on the Historic England Register

41 Waste

41.1 The National Planning Policy for Waste makes explicit references to waste policies for non-waste developments and is reflected in the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan. Although this document does form part of the development plan for Wealden District the construction of development within this plan requires to meet the provisions of national and local policy.

Policy WE 1

Waste

Proposals for development, including allocations within this plan, should be in accordance with the National Planning Policy for Waste and the policies contained within the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan. Any proposals must demonstrate that:

a) It will not have an unacceptable effect nor prejudice the implementation of the waste hierarchy and the efficient operation of existing or future (allocated) waste management facilities;

b) There is sufficient well designed integrated waste management provision, for example, adequate storage facilities at residential properties; and

c) Waste arising from construction and operation of development maximises reuse/ recovery opportunities and minimises off site disposal.

41 Waste

42 Communications

42.1 An important part of a performing rural economy, where there are significant issues concerning transport links, is the ability to connect to superfast broadband. This is important to both business which use traditional business estates and premises and those businesses set up at home or who are located in the countryside as part of a rural diversification scheme. As around 44% of our businesses are functioning from rural areas and 22% of the population is working from home superfast broadband is of significant importance.

42.2 Owing to the commercial nature of broadband provision the Council is unable to ascertain broadband speeds across the District. However, anecdotally our studies have shown that speed is an issue for some of our residents and businesses. Therefore, the provision of suitable broadband is a priority for this Council and the Local Enterprise Partnership.

42.3 In addition to broadband speed the mobile phone coverage is also in places inadequate, with no coverage or partial coverage, not meeting the needs of our residents and business moving forward. There is a need for reliable 2G and better coverage of 3G and if possible 4G. In particular, this lack of coverage will not assist our tourism based economy with a significant reliance upon social media and smart phone technology to market tourism and other associated businesses.

42.4 The Council encourages the use of multi-operator masts and upgrading of existing masts, however it is acknowledged that suitability of masts and range is dependent on a number of technical matters.

Policy COM 1

Communications Infrastructure

Development will be supported that makes a contribution to the enhancement of:

- the broadband service and in particular superfast broadband; and
- the mobile network coverage and in particular to address areas where there is no coverage to a minimum of 2G and better coverage of 3G and 4G.

As part of the mitigation measures for Pevensey Levels SAC and Ramsar Site, Ashdown Forest SPA and Lewes Downs SAC, housing and employment development must incorporate superfast broadband infrastructure.

The use of multiple operator masts and upgrading of existing masts is encouraged. In rural areas and sensitive urban areas the masts should be sympathetically designed and camouflaged where possible.

42 Communications

Glossary

Disclaimer

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning issues and should not be used as a source for statutory definitions.

Adjacent - For the purposes of the Core Area policies adjacent means adjoining.

Affordable Housing – Affordable housing includes social rented, affordable rented, and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households or, if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Affordable Housing Delivery Local Plan (AHDLP) - This document updates the policy within the Core Strategy, as a result to the change in policy approach identified in the now withdrawn Strategic Sites Local Plan. The document reviews the affordable housing policy contained within the Core Strategy (Policy WCS8). This document was adopted on 18 May 2016.

Affordable Rented Housing - Is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate Affordable Housing - Homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. The definition does not necessarily exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Social Rented Housing - Owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency (HCA). *(Source: National Planning Policy Framework)*

Agricultural Building - A building (excluding a dwelling house) used for agriculture and which is so used for the purposes of a trade or business; and "agricultural use" refers to such uses. (Source: The Town and Country Planning (General Permitted Development) (England) Order 2015)

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example: open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Greenspace - Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

Ancient Woodland - An area that has been wooded continuously since at least 1600 AD, and which has only been cleared of brush or for timber production. Provisional inventories of these woods have been produced by English Nature and are available at its regional offices.

Appropriate Assessment (AA) - An Appropriate Assessment is part of the Habitats Regulations Appraisal (HRA) process. An AA is necessary to determine the potential effects of a plan or project upon the integrity of a Natura site; specifically, it should provide, and analyse sufficient information to allow a competent authority to ascertain whether the plan or project will not adversely affect the site's integrity.

Archaeological Interest - There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANAs) - Alert mapping based on data held within the East Sussex Historic Environment Record (ESHER). Their primary purpose is to trigger consultation with the East Sussex County Council Archaeology Section and the Historical Environment Record (HER). ANAs define presently known and recorded areas of heritage sensitivity and that further presently unrecorded archaeological and historic interest may exist outside ANAs.

Archaeological Reserve - A non-statutory designation for protecting archaeological remains.

Area of Outstanding Natural Beauty (AONB) - An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by Natural England.

Ashdown Forest – The Ashdown Forest lies within Wealden District and is classified as a Special Protection Area (SPA) due to the presence of breeding nightjars and Dartford warblers and is designated as a Special Area for Conservation (SAC) due to the heathland

habitats present. The European designations cover around 3,000ha (the SPA is slightly larger than the SAC), and the site is different from some of the other internationally important heathland sites in southern England (such as Dorset and the Thames Basin Heaths) in that the protected area forms a relatively contiguous block of habitat rather than a number of small fragments. The site has historically been a much wooded heath and contains large tracts of ancient woodland.

Assart - an area of land that had had trees and undergrowth removed for cultivation.

Biodiversity - The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

Biodiversity Action Plan (BAP) - Is an internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.

Blue Corridor – Water bodies such as rivers, streams, ponds and ditches which allow the movement of wildlife through an area.

Brownfield Land - Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings (including nurseries);
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. *(Source: National Planning Policy Framework)*

Climate Change - A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Clinical Commissioning Groups (CCGs) - Are NHS organizations set up by the Health and Social Care Act 2012 to organize the delivery of NHS services in England.

Coalescence - The merging or coming together of separate towns or villages to form a single entity.

Coastal Change Management Area - An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Code for Sustainable Homes - A new national standard for sustainable design and construction of new homes launched in December 2006.

Commitments – Land that has had planning permission granted but not been built out.

Community Infrastructure Levy (CIL) - A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community, and neighbourhoods require.

Conservation Area - Local Authorities have the power to designate as conservations areas, any area of special architectural or historic interest. The Planning Authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

Conservation Area Character Appraisal - A published document defining the special architectural or historic interest that warranted the area being designated.

Core Area – An area where growth potential has been identified in smaller, unsustainable settlements.

Core Strategy - A Local Plan adopted in 2013. It set out the overall vision for Wealden from 2006 and 2026 and how the places within it should develop, strategic objectives based on the key issues to be addressed, a delivery strategy to achieve these objectives, and a monitoring and implementation framework.

Corporate Plan - The Council's Corporate Plan sets out its direction and priorities for Wealden District Council over the next four years between 2015 and 2019.

Countryside Character Areas - Areas of distinctive landscape, wildlife and natural features as defined by the Countryside Agency.

Cuckoo Trail - This 23km surfaced path through the East Sussex countryside is mostly traffic free and is a safe route for walkers and cyclists of all ages, forming part of the National Cycle Network – route 21. The picturesque trail follows the former 'Cuckoo Line' railway track and stretches from Heathfield to Eastbourne Park. It passes through Horam, Hailsham and Polegate.

Data Protection Act - The Data Protection Act controls how your personal information is used by organisations, businesses or the government. Everyone responsible for using data has to follow strict rules called 'data protection principles'.

Density – Measure of concentration of housing, usually dwellings per hectare.

Designated Heritage Asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development - The carrying out of building, engineering and mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land.

Development Boundaries - Development boundaries identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.

Development Plan - As set out in section 38(6) of the Planning and Compulsory Purchase Act 2004, an areas development plan consists of Development Plan Documents contained within the Local Plan. The documents set out policies for the use and development of land. Planning applications must be determined in accordance with the development plan unless there are good reasons not to.

Development Plan Documents (DPDs) – Statutory planning documents, produced by the planning authority, that form part of the Local Plan. They contain spatial planning policies and strategies that will guide development in conjunction national policy. The documents are subject to rigorous procedures and an independent examination by the Planning Inspectorate.

Duty to Cooperate - The Duty to Cooperate applies to all Local Planning Authorities, National Park Authorities and County Councils in England - and to a number of other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County Council;
- requires that Councils set out planning policies to address such issues;
- requires that Councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies';
- requires Councils to consider joint approaches to plan making

East Sussex Historic Environment Record - The county's known archaeological and historic sites are mapped and described in a database called the East Sussex Historic Environment Record (HER). There are around 21,000 recorded archaeological sites on the HER so far.

Ecological Assessment – An assessment of the possible positive or negative impact that a proposed development may have on the social, economic and natural environment of an area.

Education Authority – A Local Authority responsible for education policy and provision within its area. In the case of Wealden District the Educations Authority is East Sussex County Council.

Environment Agency - A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

Equalities Impact Assessment (EqIA) - Is a process designed to ensure that a policy, project or scheme does not discriminate against any disadvantaged or vulnerable people.

European Site - This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Evapotranspiration - Is the sum of evaporation and plant transpiration from the Earth's land and ocean surface to the atmosphere. Evaporation accounts for the movement of water to the air from sources such as the soil, canopy interception, and waterbodies. Transpiration accounts for the movement of water within a plant and the subsequent loss of water as vapour through its leaves. Evapotranspiration is an important part of the water cycle.

Flood Zone 2 and 3 – Flood zones have been identified by the Environment Agency to be used within the planning process as a starting point in determining how likely somewhere is to flood. However, they only refer to flood risk from rivers or the sea, and not all rivers are included. Flood Zone 2 means that the areas within it have been deemed to have a probability of flooding from rivers in any one year of 0.1% - 1% and from the sea 0.1% - 0.5%. Flood Zone 3 means that areas within it have a probability of flooding in any one year from rivers of 1% or more and from the sea of 0.5% or more. The most important thing to remember is a flood zone is predominantly a planning tool and doesn't necessarily mean somewhere will or won't flood.

Fluvial Flood Risk - Flooding resulting from water levels exceeding the bank level of a main river.

Functional Economic Area(FEA) – An area within which there is a degree of common identity, and within which businesses co-operate and compete.

Functional Economic Market Area(FEMA) - Economic flows often overlap local authority boundaries. This means that the functional area over which the local economy and its key markets operate will not necessarily adhere to administrative boundaries. Instead, key economic markets broadly correspond to sub-regions or city regions - known as functional economic market areas (FEMAs).

General Permitted Development Order (GPDO) - A set of regulations made by the Government which grants planning permission for specified limited or minor forms of Development.

Green corridor / wildlife corridor - Green corridors can link housing areas to the national cycle network, town and city centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.

Greenfield Land – Land that has not previously been developed, including agricultural land. This includes land used as nurseries, which is classified as an agricultural land use, as well as private residential gardens.

Green Infrastructure (GI) – Green Infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features including parks, open spaces, playing fields, woodlands, allotments and private gardens. (*Source: Natural England*)

Gross Value Added - This is the measure of the value of goods and services produced in an area, industry, or sector of an economy.

Gypsy and Traveller - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Needs Assessment - This report analyses need as of February 2014 for both permanent and transit sites across East Sussex and the South Downs National Park.

Habitat Regulations - The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations came into force on 30th November 2017, and extend to England and Wales (including the adjacent territorial sea) and to a limited extent in Scotland (reserved matters) and Northern Ireland (excepted matters). The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive (Extract from Joint Nature Conservation Committee Website).

Habitats Directive - European legislation (1992/43/EC) that aims to protect the wild plants, animals and habitats that make up the natural environment. In the UK, the Habitats Wealden Local Plan Issues, Options and Recommendations October 2015 Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (SI no. 2010/490), more commonly known as the Habitats Regulations.

Hailsham and Hellingly Movement and Access Strategy (MASHH) - This document identifies a prioritised, timed and preliminarily costed package of transport improvement schemes for the Hailsham and Hellingly area.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Coast - Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Highways Authority – Either a County Council, a Metropolitan Council, or a Unitary Authority responsible for producing the local transport plan and for managing existing or proposed new local roads in the area.

High Weald – A medieval landscape of wooded, rolling hills studded with sandstone outcrops; small, irregular-shaped fields; scattered farmsteads; and ancient routeways. The 1,461km^2 area covers parts of Kent, Sussex and Surrey at the heart of South East England. (*Source: High Weald AONB website*).

Low Weald - The Low Weald sites between the High Weald, South Downs National Park and the Pevensey Levels. The landscape is often softly undulating with blocks of Ancient Woodland, ponds and streams, in direct contrast to the steep sided wooded ghylls and robust features of the High Weald.

Historic England - (Officially the Historic Buildings and Monuments Commission for England) is an executive non-departmental public body of the British Government sponsored by the Department for Culture, Media and Sport (DCMS). It is tasked with protecting the historical environment of England by preserving and listing historic buildings, ancient monuments, and advising central and local government.

Historic England 'At Risk' Register - The register identifies sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

Historic Environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record - Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic Parks and Gardens - A park or garden of special historic interest Graded I (highest quality), II* or II, as Designated by English Heritage.

Housing Market Area - Housing market areas can be broadly defined by using three different sources of information as follows:

- house prices and rates of change in house prices
- household migration and search patterns
- contextual data (for example travel to work area boundaries, retail and school catchment areas)

I**nfrastructure** - The basic physical and organisational structures and facilities (e.g. buildings, roads, and power supplies) needed for the operation of a society or enterprise.

Infrastructure Delivery Plan (IDP) – A formal document setting out what physical, social, and green infrastructure is required to support and enable the development proposed in the Wealden Local Plan. This 'living document' is a collaboration between Wealden District and Infrastructure Providers and identifies the infrastructure to support the Local Plan.

Infrastructure Road Map - The Infrastructure Delivery Roadmap is a working document that sits between the Infrastructure Delivery Plan (IDP) and the Wealden Local Plan. It focuses on the strategic physical, local social and green infrastructure required to deliver the Local Plan. In the future, strategic cross boundary infrastructure will also be contained within an East Sussex Strategic IDP. This document will help in the bidding for strategic funding by all relevant authorities.

Integrated Coastal Zone Management - A multidisciplinary and iterative process to promote sustainable management of coastal zones. It covers the full cycle of information collection, planning, decision making, management and monitoring of implementation.

Landscape Buffer – A natural or planted landscaped area intended to screen or separate incompatible land uses from one another.

Listed Building – Buildings of special architectural or historic interest, classified in Grades (1, 2*, 2) to show their relative importance. The statutory list of such buildings is compiled by the Secretary of State on the advice of English Heritage. A Listed Building cannot be demolished, altered, or extended without the express consent of the Local Authority.

Local Development Scheme (LDS) – The local planning authority's scheduled plan for the preparation of Local Development Documents.

Local Economic Partnership (LEP) - Voluntary partnerships between local authorities and businesses set up in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within the local area

Local Enterprise Partnership - A body designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Heritage List - Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local authorities are responsible for drawing up local lists of buildings that they consider to be of local importance.

Local Housing Company - A local authority promoted housing development and management organisation, possibly with wider regeneration objectives, likely to be established in partnership ownership between a local authority with other public and/or private sector organisations.

Localism Act - The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Local Landscape Designation (for example: 'Area of High Landscape value') - Non-statutory and locally designated areas outside the national landscape designations which are considered by the local planning authority to be of particular landscape value to the local area.

Local Listing (or Building of Local Importance) - Locally important building valued for contribution to local scene or for local historical situations but not meriting Listed Building Status.

Local Nature Reserves (LNRs) - LNRs are areas of land which are designated by Local Authorities as being important as a local natural heritage resource and/or for delivering environmental education opportunities, community enjoyment and appreciation of the countryside.

Local Need Housing - Housing requirements generated by the indigenous population rather than by in-migration.

Local Plan (LP) – The collective name given to all policies and documents that will provide the framework for delivering the spatial planning strategy for the local authority area. These include the Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. (Definition used in previous WLP).

Local Planning Authority - The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Strategic Partnership (LSP) - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving peoples quality of life.

Low Emissions Strategy - A package of measures to help mitigate the impact of emissions from transport and other sources.

Main Modifications – Changes made to the Local Plan during examination process.

Mitigation – Mitigation means minimising the impact of development and offsetting losses when these are unavoidable.

Mixed Use Development – Provision of a mix of complementary uses such as residential, commercial, community, and leisure uses on a single site or within a particular area.

Multi-Functional Green Space (MFGS) – Open space which is capable of a variety of uses.

Multi Use Games Area (MUGA) - Is usually a steel anti vandal outdoor fenced area with built in goal post units for various types of sports games, such as football, basketball or tennis.

National Landscape Character Assessments (NCAs) - NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.

National Planning Policy Framework (NPPF) - The National Planning Policy Framework was published on **27 March 2012**. This is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. As well as an "assertive" summarizing of policy, the framework also proposes significant alterations to existing planning policy and guidance and the cancellation of existing Planning Policy statements and guidance notes (PPSs and PPGs).

National Planning Practice Guidance (NPPG) - The National Planning Policy Guidance was first published on **6th March 2014**. The NPPG provides a revised and updated practice guidance and is provided in a web based format that is periodically updated by the Government

Natural England - Is the government's adviser for the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide. It is an executive non-departmental public body, sponsored by the Department for Environment, Food & Rural Affairs.

Neighbourhood Development Plans - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Neighbourhood Forums - A neighbourhood forum is the body that leads on the production of a neighbourhood plan in neighbourhood areas that are not covered (either in part or in whole) by a town or parish council. A neighbourhood forum must meet certain legal requirements and can only be designated by your local planning authority.

Objectively Assessed Housing Need (OAHN) - The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Open Space - Open space is any open piece of land that is undeveloped and is accessible to the public. Open space can include: Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation). Green space includes parks, community gardens, and cemeteries for example.

Pedestrian - Includes persons with limited mobility and persons requiring mobility aids.

Permitted Development (or Permitted Development Rights) - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Pevensey Levels - The Pevensey Levels, between Eastbourne and Bexhill, is one of the largest and least fragmented lowland wet grassland systems in South East England. Designated a Ramsar site for the outstanding assemblage of ditch flora and fauna supporting wetland plants, invertebrates (including the rare Fen Raft Spider), aquatic beetles, and dragonflies amongst others. The Pevensey Levels are also a Site of Community Importance (SCI), designated for the presence of the Ramshorn snail which can be found here in both a wide spatial distribution and in good population densities. They are also designated as a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR), and need to be protected from any development impacts that may affect its European and national designations. Further work on this will be progressed through the Wealden Local Plan.

Pluvial Flooding - Flooding as a result of high intensity rainfall when water is ponding or flowing over the ground surface (surface run-off) before it enters the underground drainage network or watercourse, or cannot enter it because the network is full to capacity.

Polegate Movement and Access Strategy (PMAS) - A study to identify transport improvements in the Polegate and Stone Cross area to mitigate the transport impact of development taking place in the area.

Primary and Secondary Frontages - Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing, and household goods.

Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas, and businesses.

Primary Shopping Area – A defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Public Realm - Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets squares and parks.

Ramsar Sites – These sites are wetlands of international importance designated and protected under the Ramsar Convention. The Convention was signed at Ramsar, Iran in 1971, and is an intergovernmental treaty providing a framework for the conservation and wise use of wetlands and their resources. The Pevensey Levels is a Ramsar site.

Regulation 123 List - A list of infrastructure that will be funded by the Community Infrastructure Levy.

Saved Policies / Saved Plan - Policies within unitary development plans, local plans, and structure plans that are saved for a time period during replacement production of Local Development Documents.

Scheduled Ancient Monument - Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through Ancient Monuments and Archaeological Areas Act 1979.

Secondary Shopping Frontages - A retailing area, secondary to the primary shopping frontage, which provides greater opportunities for a diversity of uses.

Section 106 Planning Obligations/Agreements - A legally binding agreement or planning obligation between a Local Authority and a landowner which identifies the contributions each partner will make towards the infrastructure (e.g. road improvements, bus stops, extra school places) necessary to serve the development in question. They are a mechanism by which measures are secured to make acceptable development, which would otherwise be unacceptable in planning terms.

Sequential Approach/Sequential Test - A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Settlement Capacity - The amount of growth that a settlement with a Core Area can accommodate. This is separate to the Windfall Allowance. If the Core Area has a settlement capacity but no Windfall Allowance the headroom in the capacity is calculated using planning permissions and completions from April 2013. If the Windfall Allowance is the same as the Settlement Capacity both the Settlement Capacity headroom and the Windfall Allowance headroom is calculated from 1st October 2017.

Settlement Hierarchy - Ranking of settlements or shopping centres according to their population size or the number of services they provide.

Sites and Monuments Record - List, description, and assessment of all known ancient monuments and sites of archaeological interest in an area including a map of each site.

Site of Special Scientific Interest (SSSI) - A site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of its flora, fauna, geological or physiographical features (plants, animals, and natural features relating to the Earth's structure).

Site Nitrogen Action Plan (SNAP) - A project to reduce background nitrogen deposition, nitrogen emissions and achieve habitat restoration that mitigates the impact of historic and on-going deposition on a Natural 2000 site basis.

Source Protection Zone - The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.

South Wealden and Eastbourne Transport Study (SWETS) - A study commissioned by Wealden District Council (WDC), Eastbourne Borough Council (EBC) and East Sussex County Council to assist in the preparation of the Wealden District and Eastbourne Borough Core Strategies to identify a range of packages of transport measures, which may include major and/ or minor infrastructure investment, and other wider measures, in the Polegate/Folkington area around the A22/A27 and A271 corridors.

Spatial Development - Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning - This includes policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision - A brief description of how the area will be changed at the end of the plan period.

Special Areas of Conservation (SAC) - A European network of important high quality conservation sites that will make a contribution to conserving specified habitat and species identified in the EC Habitats Directive. Ashdown Forest is a SAC.

Special Needs Housing - Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

Special Protection Areas (SPA) - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive. Ashdown Forest is a SPA.

Statement of Community Involvement (SCI) - Under the Planning and Compulsory Purchase Act 2004, all planning authorities are required to produce a Statement of Community Involvement. The SCI sets out how and when a planning authority will carry out consultations and involve the community in both the preparation of planning policy documents and decisions on planning applications.

Statutory - Required by law (statute), usually through an Act of Parliament.

Statutory Body - A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.

Statutory Undertakers/Statutory Utilities - Bodies carrying out functions of a public character under a statutory power. They may either be in public or private ownership such as Post Office, Civil Aviation Authority, the Environment Agency or any water undertaker, any public gas transporters, supply of electricity etc.

Strategic Access, Management and Monitoring Strategy (SAMMS) - A strategy providing on site mitigation measures on the Ashdown Forest intended to help reduce the impact of new residential development on the SPA by changing the behaviour of visitors to the Forest.

Strategic Environmental Assessment (SEA) - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Road Network (SRN) – All motorway and major trunk roads in England. The Highways Agency is responsible for the construction and maintenance of this network.

Submission Document – A development plan document submitted to the Secretary of State for independent examination by a government-appointed planning inspector.

Suitable Alternative Natural Greenspace (SANGS) – Alternative open space with some characteristics similar in character to the Ashdown Forest SPA and SAC intended to provide mitigation for the potential impact of residential development on the SPA and SAC by attracting new residents away from those areas.

Supplementary Planning Documents (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Supplementary Planning Guidance (SPG) - Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Surface Water Flooding - Surface water flooding describes flooding from sewers, drains, and ditches that occurs during heavy rainfall in urban areas.

Sustainable Communities Strategy (SCS) - A document which demonstrates how local organisations and agencies will work together to improve the economic, social and environmental well-being of their area whilst safeguarding the prospects of future generations.

Sustainable Development – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems/Schemes (SUDs) – An alternative approach to traditional drainage, SUDs are designed to control the quantity of run-off from a development, to improve the quality of the run-off and to enhance the nature conservation, landscape and amenity value of the site's surroundings. A variety of techniques can be used to effectively manage drainage at source including dry ditches (swales), detention/attenuation ponds, and integrated constructed wetlands.

Sustainable Settlement - The Settlement Hierarchy groups together settlements, based on sustainability characteristics. As the National Planning Policy Framework is based upon sustainability, the ranking of settlements helps us to consider how each settlement should develop in the future taking into account Government Policy. The rural nature of Wealden District means that we have a number of settlements of varying sizes and function. The size of the settlement does not necessarily relate to the number of facilities it has or the role it undertakes. In order to assess the sustainability of settlements, we have considered the facilities contained within the settlements and accessibility by public transport to certain key facilities whether it is within the settlement itself or in a nearby settlement.

Sustainable Transport Modes - Any efficient, safe, and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing, and public transport.

Sustainability Appraisal (including Environmental Appraisal) - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. This Assessment outlines and appraises the reasonable alternatives that have been considered through the Plan making process.

Superseded Policies - Superseded policies are old or out of date documents which have been replaced with up to date information.

Travelling Showpeople - Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such

persons who on the grounds of their family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers. (*Planning Policy for Traveller sites, CLG, March 2012*)

Viability Assessment – Is an assessment of the economic viability of a site.

Water Framework Directive - European Union legislation designed to preserve, restore and improve the water environment.

Wildlife Corridors - An area of habitat connecting wildlife populations separated by human activities (such as roads and development). This allows an exchange of individuals between populations, which may help prevent the negative effects of inbreeding and reduced genetic diversity (via genetic drift) that often occur within isolated populations. Corridors may also help facilitate the re-establishment of populations that have been reduced or eliminated due to random events (such as fires or disease). These corridors may also help wildlife adapt to the impacts of climate change.

Windfall Allowance - A quantum of Housing and employment development that has been identified in A Middle Super Output Area but has not been identified as a site within the Local Plan. The windfall allowance forms part of the housing target within the Plan and has been subject to the Habitats Regulations Assessment.

Windfall Sites - Development sites which have not been specifically identified in the Local Plan.

Glossary

Appendix 1

Table 7 Identified SHELAA sites relevant to Policy WLP 7, AF1 and AF2

Site No.	Site Address	Post code	Settlement	No. of units
622/1510	Land at Royal Mail Delivery Offices, 11 North Street	BN26 6AA	Polegate	6
772/1510	Land to the rear of Dittons Farm	BN26 6HY	Polegate	76
822/1780	North of railway line (land east of Station Road)	BN26 6SZ	Berwick Station	33
841/3030	Land at Hedgerows, Eastbourne Road	TN21 0LJ	Horam	38
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	TN21 0JL	Horam	36

**Only part of SHELAA site 822/1780 is included as an identified SHELAA site. The 33 dwellings at Berwick Station include only the site area as identified in the location plan (314/01/P1) as part of planning application WD/2016/1659 which is contained within the larger SHELAA site reference 822/1780.*

Appendix 1

Appendix 2

Table 8 Housing Requirements 2013 -2028

Parish	Completions and Commitments (September 2017)	Allocations	Windfall Allowance	Total in Parish
Arlington	46	0	30	76
Berwick	12	33	50	95
Berwick/Arlington/Chalvington with Ripe/ Selmeston (MSOA 018 Central)	-3	0	7	4
Buxted	77	0	26	103
Chalvington with Ripe	45	0	15	60
Chiddingly	28	0	0	28
Crowborough	533	0	360	893
Danehill	8	0	26	34
East Hoathly with Halland	18	0	48	66
Fletching	13	0	0	13
Forest Row	23	0	11	34
Framfield	54	0	40	94
Framfield with rural part of Heathfield and Waldron	0	0	8	8
Frant	84	0	15	99
Hadlow Down	10	0	10	20
Hailsham and Hellingly	2236	2320	801	5357
Hartfield	12	0	48	60
Heathfield and Waldron	401	133	225	759
Herstmonceux	188	0	60	248
Hooe	2	0	0	2
Horam	282	324	137	743
Isfield	59	0	29	88
Laughton	18	0	0	18

Appendix 2

Parish	Completions and Commitments (September 2017)	Allocations	Windfall Allowance	Total in Parish
Little Horsted	6	0	0	6
Long Man	3	0	0	3
Maresfield	104	0	37	141
Mayfield	68	50	19	137
Ninfield	91	123	2	216
Pevensey	12	0	0	12
Polegate	536	105	87	728
Rotherfield	50	0	30	80
Selmeston	6	0	0	6
Uckfield	1315	0	170	1485
Wadhurst	145	91	59	295
Warbleton	19	0	10	29
Wartling	14	0	0	14
Westham	755	833	77	1665
Willingdon	414	0	46	460
Withyham	16	0	33	49
Total	**7700**	**4012**	**2516**	**14228**

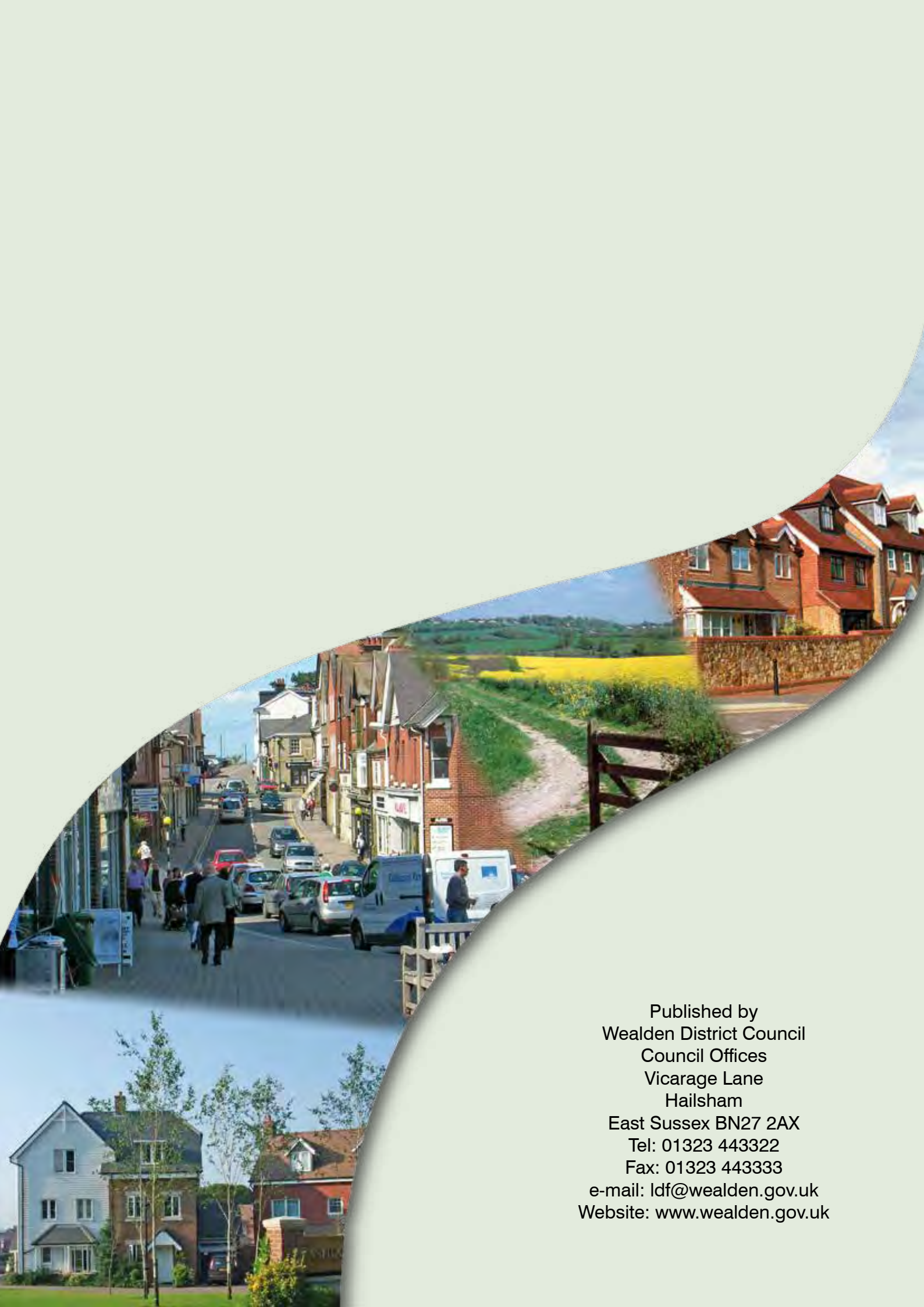
Appendix 3

Table 9 List of employment sites committed or completed by Middle Super Output Area

Employment Sites Committed/Completed	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Identified Sites
Wealden 001 SOUTH - Forest Row	-1,518		
Wealden 001 NORTH - Hartfield	-2,270		
Wealden 002 NORTHEAST - Frant	-71		
Wealden 002 SOUTH - Rotherfield	-578		
Wealden 002 NORTHWEST - Groombridge	-457		
Wealden 003 - north Crowborough	-1,805		
Wealden 004 - west Crowborough	2,308		
Wealden 005 N.EAST - Wadhurst	990		
Wealden 005 S.WEST - Mayfield	-385		
Wealden 006 - east Crowborough	507		
Wealden 007 CENTRAL - Nutley	180		
Wealden 007 WEST - Danehill	-413		
Wealden 007 EAST - Duddleswell	-905		
Wealden 008 NORTH - Buxted & Hadlow Down	-1,659		
Wealden 008 SOUTH - Framfield & Waldron	2,281		
Wealden 009 - north Uckfield	5,638		
Wealden 010 - Heathfield	-2,759		
Wealden 011 SOUTH - Horam	437		
Wealden 011 NORTH - Broad Oak	195		
Wealden 012 - south Uckfield	-1,722	13,495	Land West of Uckfield
Wealden 013 NORTH - Maresfield	950	21,183	Ashdown Business Park
Wealden 013 CENTRAL - Little Horsted & Isfield	1,448		
Wealden 013 SOUTH - East Hoathly	3,875		
Wealden 014 NORTH - Herstmonceux	-1,883		

Appendix 3

Employment Sites Committed/Completed	Windfall Development (sq m)	Identified Sites (sq m)	Locations of Identified Sites
Wealden 014 SOUTH - Ninfield	618		
Wealden 015 - East Hailsham	-1,291		
Wealden 016 - Central & SW Hailsham	1,944		
Wealden 017 - SE Hailsham	-725		
Wealden 018 NORTH - Hellingly & N Hailsham	5,885	10,344	Land west of Hackhurst Lane
Wealden 018 CENTRAL - Berwick & Alfriston	5,037		
Wealden 018 SOUTH - East Dean & Friston	0		
Wealden 019 - Polegate	4,899	12,776	Land adjacent Chaucher Bus + Phase 2, Land at Dittons Road, Dittons Farm
Wealden 020 - Stone Cross & Pevensey	-1,447		
Wealden 021 - Willingdon	-60		
TOTAL	**17,244**	**57,798**	
	75,042 (Windfall and Identified Sites)		



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