Wealden District Council Local Plan

Wealden Local Plan



Draft Proposed Submission

Wealden
District Council

3rd March 2017

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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 purposes of this Local Plan, the geographical extent of the Plan will be referred 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. This area includes all or part of the Parishes of Hailsham, Polegate, Hellingly, Westham and as whole 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 Planning Practice Guidance 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); Stage 1-Wealden Local Plan Transport Study; The Viability Assessment; The Retail, Town Centre and Economic 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 and Site Specific Landscape and Ecology Assessments. The Council has also undertaken a Burial Ground Assessment to meet a need for evidence that has been raised locally.

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 polices that may affect the historic environment or local wildlife sites up to date and relevant.

1.5 The Wealden Local Plan is also accompanied by a Sustainability Appraisal, which includes the Strategic Environmental Assessment required by the Environmental Assessment of Plans and Programmes Regulations 2004. This Assessment outlines 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 and Infrastructure Providers and identifies the infrastructure to support the Local Plan. However, it is important to note

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

that infrastructure needs and provision can change over time. Changes in technology and innovation in service provision may mean that what was considered necessary at the outset of the 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 Wealden District is home to two very important areas of environmental conservation the Pevensey Levels Ramsar Site and Special Area of Conservation and Ashdown Forest Special Area of Conservation and Special Protection Area. In addition the District is close to other sites of environmental importance. The Conservation of Habitats and Species Regulations 2010 requires that a specific assessment is undertaken on the potential impact of growth on these sites. This is called a Habitats Regulation Assessment. This assessment takes into account a number of studies including; the Ashdown Forest Transport Model, the Nitrogen Deposition Monitoring undertaken on Ashdown Forest, the ecological assessments of Ashdown Forest, the Year 3 Report: Ecological and Air Quality Monitoring and Modelling at Ashdown Forest, the Ashdown Forest Visitor Survey 2016 and Ashdown Forest Visitor Survey 2009 and the air quality assessment on the Pevensey Levels 2016.

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

Local Plan Process

1.9 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 20th of January 2015 a decision was made to publish the Wealden Local Plan Issues, Options and Recommendations for consultation under Regulation 17 of the The Town and Country Planning (Local Planning) (England) Regulations 2012 (as Amended). The consultation took place between the 19th of October 2015 and the 14th of 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 the Proposed Submission Wealden Local Plan.

1.10 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

1.11 When adopted, the Wealden Local Plan will supersede the policies contained within 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

1.12 There are now 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 Local Planning Authorities.

1.13 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.

1.14 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 will take the place of that part of the Wealden Local Plan. This introduction will be regularly updated on the Council's website.

The Structure of the Plan

1.15 The Wealden Local Plan is presented in four sections. The first section covers all strategic policies for the District including housing and employment requirements and sets out the sustainable settlement strategy. The second section includes the polices for the sustainable settlement strategy and the third section includes the polices for the other rural areas within the District. The forth section provides the local policies for the area.

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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 very different to the Issues and Options Consultation Document published at the end of 2015. This document therefore does not explain how conclusions have been made as to the final policies. This information is contained within various background papers, studies and documents such as the Sustainability Appraisal.

2.2 This document is the Councils preferred strategy taking into account all known information. It is considered to meet the legal requirements and test of soundness that will be examined by the Planning Inspector appointed by the Secretary of State to examine the Local Plan.

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 Habitat 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;
- 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 has to be identified and how this could be remedied.

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

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 may 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 URL into your address bar. This will take you to the consultation document. You then may select on 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/wealdenlocalplan and email this to ldf@wealden.gov.uk. The Council will then upload your comments from the form onto the consultation portal. The Council will then type your comments on the portal. If you wish to respond in writing please use block capitals.

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. A summary of main points that need to be addressed will be of assistance when large submissions are being made.

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 comments we will send to the Planning Inspector the uncensored material.

2.10 We will store and use your personal information in line with the Data Protection Act 1998. The Act sets out rules for processing personal information (known as personal data) and applies to both paper and electronic records. Any personal information you give us is held securely and will be used only for council purposes. Information that was collected for one purpose may be used for another council purpose, unless there are legal restrictions preventing this. Wealden District Council may share this information where necessary with other organisations, including (but not limited to) where it is appropriate to protect public funds and/or prevent fraud in line with the National Fraud Initiative guidelines. Please see www.wealden.gov.uk/dataprotection for further information.

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 are satisfied that the Plan meets the necessary tests the Local Plan together with all associated documentation will be submitted for examination to the Secretary of State.

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

2.12 As the Local Plan goes through the stages of production it gains more weight for the purposes of decision making until it is adopted. When adopted decisions on planning applications should 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 any planning application determination.

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3 Context

Geography and Settlement Pattern

3.1 Wealden District is a large rural district covering some 835 square kilometres located within East Sussex. It is defined as mainly rural and is the most rural District within East Sussex[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 and the remainder in rural areas.

3.2 There are some 75 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 1641 to 10575 (Stone Cross to Hailsham) with the larger villages of Wadhurst and Forest Row sustaining some 2859 dwellings.

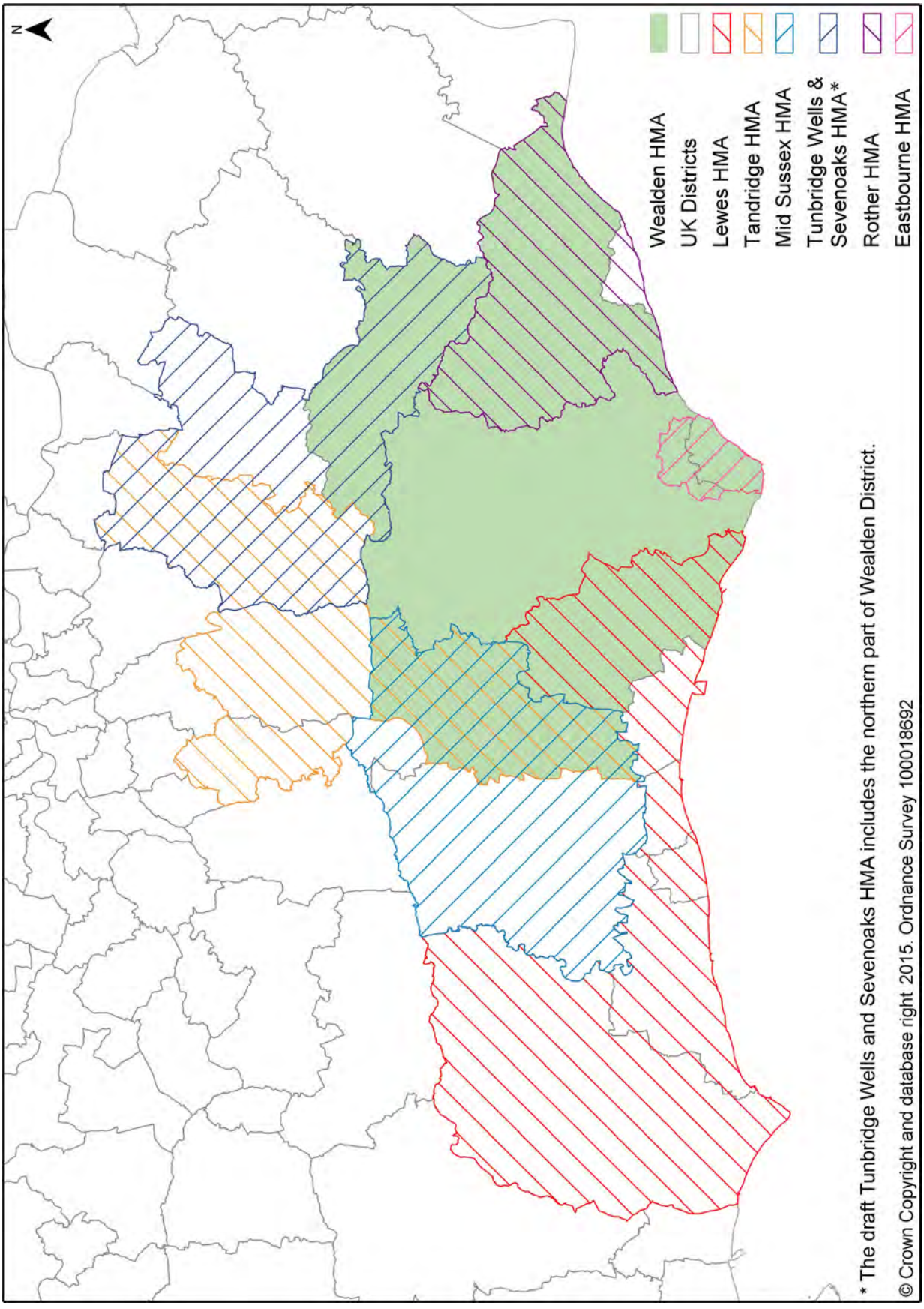
3.3 The Towns and Centres of Crowborough, Heathfield, Uckfield, Hailsham and Polegate are not destination retail, employment or cultural centres in themselves but serve a wide range of rural communities within Wealden and villages bordering the area. In terms of retail centres only Hailsham, Uckfield 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 and 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 area and the region.

3.5 The housing market area, shown in Figure 1, shows 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. The table below lists the migration flows into and out of the Wealden District from its surrounding local authorities. It shows strong migration flows between Wealden and Eastbourne, Tunbridge Wells, Rother, Lewes and Mid Sussex. The Housing Market Area achieves a level of 70% self-containment.

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

Figure 1 Housing Market Areas Relevant to Wealden District



3.6 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.

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

3.8 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 the districts and boroughs in East Sussex (average 12.5%) and lower than the South East average (11.6%). This in itself 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 compares 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.

3.9 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 large 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

3.10 The District has a strip of relatively undeveloped coast line with historic significance including the landing 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.

3.11 Associated with this coastline is the low lying Pevensey Levels. Prior to the management of the Pevensey Levels it was possible to navigate up to the town of Hailsham some 7km away 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 Local Wildlife Site (LWS). This area supports a number of rare species including the Lesser Whirlpool Rams Horn snail, which is sustained on a wide spatial distribution within the Levels and a good population density and the Fen Raft Spider, which is considered to be 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. Some of Britain's most spectacular waders and wildfowl also winter here, making the most of the wet pasture.

3.12 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 remarkable survival 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 precious to the local communities which live within the landscape.

3.13 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.

3.14 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 of Outstanding Natural Beauty (AONB). This designation covers around 58% of the Plan area and is of national significance. Whist 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 and lack of housing to allow older generations to downsize to stay in a community in which they wish to remain.

3.15 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

8 Pevensey Levels NCA124, Natural England (2010)
9 CPRE's Light Pollution and Dark Skies mapping http://nightblight.cpre.org.uk/maps/

Reserve[10] and the High Weald Area of Outstanding Natural Beauty Unit acknowledge the importance of dark night skies.

3.16 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 potentially under threat from human intervention and has been in the recent past a focus for environmental protection.

The Economy

3.17 The functional economic market area 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.

3.18 The District does not attract large scale employers, but has a high proportion of small and medium enterprises that have a staff of around 10 and under. In terms of sectors of employment the District relies heavily upon the public sector. There are some 44,200 jobs within Wealden District with 56% of the jobs concentrated in urban or built up areas. Although around 58% of the workforce is made up from residents of the District 42% of the residents aged between 16 and 74 out commute. Wealden District has a business density of 78.8 businesses per 1,000 working age residents. This ratio is considerably higher than that seen nationally of 59.7 business per 1,000 residents and is ranked 53rd highest. The economy in Wealden is buoyant with low unemployment, although with an ageing population a number of residents do not contribute to the workforce.

3.19 Tourism plays a significant role within the District contributing £258 million and accounting for 11.4% of the jobs within the District. Another driver of employment growth in recent years is the professional, scientific and technical sector.

3.20 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 is 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.

3.21 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

10 https://www.southdowns.gov.uk/enjoy/explore/dark-night-skies/

and entrepreneurs which increase the proportion of residents accessing work in the area. This should result in a higher workable 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

3.22 On a strategic scale Wealden District relies upon hospitals outside of the district in Pembury, Tunbridge Wells, Eastbourne and Hastings. There are two CCG areas relevant to Walden 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. In the south of the District (the Eastbourne, Hailsham and Seaford CCG) there are currently no community hospitals only GP practices.

3.23 As of 2015, a significant proportion of the population was estimated to be 65+ years of age (25%). Overall, 35% of the population has either a long-term health problem or disabilities, or are limited in the ability to carry out day to day activities. 17.8% of children aged 4-5 are classified as overweight or obese which rises to 27% of children aged 10-11. Wealden confirmed that 64% of adults are classified as having excess weight. At 2016, life expectancy is 3.2 years lower for men and 4 years lower for women in the worst depressed areas of the District. The main contributions are circulatory diseases and cancer. In 2014, physical activity in adults reached to 64% greater than the average with England. Relative low wages, high proportion of elderly residents and areas of deprivation, both rural and urban, and rural isolation all have a part to play in the health and wellbeing of the community.

3.24 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 representative in larger towns. In additional there is a need for better facilities for those who do not have the income to access such facilities or the ability to obtain access through public transport. Concern is raised within a number of our more isolated towns and villages that teenagers and young adults do not have the necessary facilities or the access to public transport. It is considered that this is causing antisocial behaviour and in turn is becoming a burden on the Parish and Town Councils to resolve.

3.25 Health and wellbeing is not just a matter of personal fitness but also about mental health. There are a number issues that are becoming more commonplace whether it arises from a better understanding of mental health or an increase in mental health issues resulting from a number of environmental factors. Within East Sussex,child admissions for mental health is greater than the average within England. Within the CCGs covering the District, adults with depression known to GPs is greater than the average within England. The suicide rate withingWealden District (2013/2014) is just greater than the National average. Regardless of this it is understood that wellbeing issues are manifesting as physical complaints which in itself is not acceptable but also places pressure on the health service. 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. This 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 to allow the more vulnerable of the community to either stay in a community they consider to be safe or to move to a more appropriate location.

3.26 Of particular concern within Wealden District, it has a significantly higher rate than England for people killed or seriously injured on roads.

Connectivity

3.27 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 poor. This is particularly becoming more of an issue in our towns and particularly in our villages when services are becoming centralised and local services are redundant. It is also a potential issue for those residents who do not have access to a car, and for those businesses that rely upon customers who need to use public transport.

3.28 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 a potential issue in terms on the impact of pollution from traffic upon the Ashdown Forest. 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.

3.29 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 impressive 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.

3.30 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

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

Table 1 Current Settlement Hierarchy

Category of Settlement	Sustainability Category	Settlement	Description
Town	Sustainable Settlement	Hailsham, Uckfield, Crowborough, Heathfield	A District Centre for purposes of retail with good local facilities to meet the day to day needs of residents. These settlements have a wider draw of visitors from the rural hinterland to use the centre and for employment.
Urban Settlement	Sustainable Settlement	Polegate and Willingdon, Stone Cross	A settlement with very good accessibility to nearby regional centre (Eastbourne) and good local facilities but without high order shops or multiple supermarkets
Large Village – type 1	Sustainable Settlement	Forest Row; Wadhurst;	The largest villages within the District which is either very accessible by public transport with good local facilities or accessible by public transport with good local facilities
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
Local Settlement	Unsustainable Settlement	Bells Yew Green; Boreham Street; Chelwood Common; Chelwood Gate; Colemans Hatch; Cross-in-Hand; Danehill; Five Ash Down; Five Ashes; Framfield; Halland; Hellingly; Isfield; Little	Settlement with accessibility by public transport with local to very limited facilities

Category of Settlement	Sustainability Category	Settlement	Description
		Horsted; Lower Dicker; Lower Horsebridge; Magham Down; Maresfield; Mark Cross; Maynards Green; Town Row; Pevensey; Upper Hartfield; Windmill Hill; Withyham; Berwick Station	
Neighbourhood Settlement	Unsustainable Settlement	Arlington; Ball Green; Blackboys; Broad Oak; Chiddingly; Hadlow Down; Hankham; High Hurstwood; Laughton; Muddles Green; Nutley; Old Heathfield; Pevensey Bay; Punnetts Town; Ripe & Chalvington; Rushlake Green; Selmeston; 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; Fairwarp; Hooe Common; Fletching; Rosers Cross; Vines Cross; Waldron	Settlement with no accessibility and no or very limited facilities

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4 Vision and Spatial Objectives

Vision for the District

By 2028 Wealden District will remain a rural and attractive part of the South East with new housing and employment growth around the existing urban areas of South Wealden. Retail opportunities will be made available in Uckfield and Hailsham. Road improvements and public transport provision will support our growing economy and encourage new businesses to establish here. This will in turn provide good quality jobs and opportunities for local people to improve skills.

Those unique qualities of rural Wealden, which we have always treasured, will be retained and supported through agriculture, rural diversification and tourism, its beauty continuing to attract entrepreneurs and visitors alike. Development will seek to address economic need and re balance housing stock 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. Local infrastructure will be put in place for the existing community and to meet the demands of new development.

Spatial Objective 1 - Housing

We will help meet the housing needs of the District by delivering in total 14,102 homes from 2013 to 2028 comprising of 6148 dwellings on allocations and 561 dwellings on other land. The majority of the housing delivery will be focused around the built up areas of South Wealden including Hailsham, Polegate and Willingdon, Stone Cross, and Hellingly known as the South Wealden Growth Area. Growth will also be delivered within the High Weald Area of Outstanding Natural Beauty including the town of Heathfield and the sustainable village of Wadhurst. 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, East Hoathly and Ninfield. Housing development may also be delivered, to a significant lesser extent, in the rural and less sustainable villages.

We will also meet the needs of our Gypsy and Traveller community through the provision of 21 additional pitches. We will also promote self build, where the need arises, particularly in the South Wealden Growth Area 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 sustaining and growing our current economic business sectors. We will encourage diversification of sectors to ensure resilience and to offer a range of job opportunities of those people living within the District. Some 30,000 sq 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.

Spatial Objective 3 - Skills

We will seek to 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 help increase the number of apprentices. We will work with East Sussex County Council and other education providers to plan and deliver necessary education provision.

Spatial Objective 4 - Town Centres

We will improve the town centre of Hailsham to meet the needs of its residents and rural hinterland and we will also provide for additional floorspace in Uckfield and Heathfield. We will seek to regenerate the town centre of Uckfield and Crowborough through positive policies to enhance the built form and support Heathfield Partnership in sustaining and, where necessary, improving the Town Centre of Heathfield. We will help to regenerate Polegate Centre, working with Polegate Town Council and attract new businesses and overall enhance the appearance and functionality of the Centre.

We will encourage a varied and high quality leisure experience which will attract visitors to our town centres and attain footfall from existing residents and retain greater levels of shopping in the Hailsham area. 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 sporadic nature of housing and economic development within the countryside will be supported and

protected with urbanisation kept to those areas specified in the Plan. The agricultural economy will be supported including future innovations in agricultural practices.

Spatial Objective 5 - Tourism

Wealden District will become a destination for high quality tourism and leisure. The existing attributes of the District will be enhanced through a plan which will make the most of the unique and iconic landscapes and countryside including focusing on countryside leisure pursuits, food production and viticulture. We will work with the industry to seek sustainable solutions to improve access to our tourism features and increase overnight visitors. Tourism will also be a focus for our Area of Outstanding Natural Beauty towns and villages with historic village centres, with independent retailers acting as gateways in to our unique landscapes. This will benefit the management of the countryside and will have a significant contribution to the economy through additional spend by residents and visitors.

Spatial Objective 6 - 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 seek to minimise harm to Ashdown Forest Special Protection Area and Special Area of Conservation and provide compensatory measures where necessary. We will seek to protect 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 7 - 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 spaces and places which are sustainable, distinctive and places where people will want to live and work. 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 8 - 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. This is turn will help maintain and enhance the viability of public transport provision.

We will work with East Sussex County Council and Highways England to find, 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 seeking to reduce the baseline traffic across the Ashdown Forest.

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 to external facilities.

We will also safeguard important routes for future transport provision.

Spatial Objective 9 - Rural Housing

In order to meet local housing need, new dwellings will be allocated in urban areas 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 site in smaller unsustainable villages, which will allow movement in the local housing market without impacting upon rural character.

Spatial Objective 10 - 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 11 - Health, Wellbeing and Communities

The health and wellbeing of communities will be improved through positive planning for 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 out source some hospital facilities into the wider community. We will seek to reduce social isolation and support the community in tackling mental health issues in both our towns and villages by promoting sustainable villages and community based housing provision with necessary community facilities. 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 it 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 12 - Infrastructure

We will work with our infrastructure partners to positively plan for and deliver necessary infrastructure to deliver 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 13 - 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, including climate change, and all potential greenfield windfall housing development will avoid Flood Zone 2 and 3, including climate change.

Surface water flooding 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.

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5 Ashdown Forest SAC

Habitat Regulations

5.1 The Conservation of Habitats and Species Regulations 2010, known as the Habitat Regulations, require us to consider the likely significant effect of development. If it is considered that as a result of the Local Plan, in combination with other relevant development, 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 taking into account the sites conservation objectives. If the appropriate assessment shows that there will be an adverse effect, the Plan may still progress if it is shown that there are no other alternatives to avoid the harm and that there are compelling reasons of public interest (both social and economic) and compensatory measures are provided to off set the harm caused. The public interest test are not 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 Ashdown Forest qualifies as an SAC due its Annex 1 habitats of European dry heaths and Northern Atlantic wet heaths with Erica tetralix and its Annex II species great crested newts. The conservation objective is set for each habitat or species of a Special Area of Conservation (SAC).

5.4 The conservation objective for Ashdown Forest SAC is to avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.

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 heathland habitat can withstand harm. This theoretical 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 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. An assessment of nitrogen deposition in 2015 showed that the average deposition to heathland habitat is 14 to 14.3 $KgNha^{-1}yr^{-1}$ and over the entire SAC average deposition is 21 $KgNha^{-1}yr^{-1}$. The work also identified that in certain locations deposition is both lower and higher than this average with figures ranging from 8.6 to 55.7 $KgNha^{-1}yr^{-1}$. It is generally next to some of the roads crossing the Forest where the deposition is highest. Therefore at present the average nitrogen deposition exceeds the critical load by some 4 $kgNha^{-1}yr^{-1}$, however in some places this is as much as 45.7 $kgNha^{-1}yr^{-1}$. The location of these higher amounts of deposition means that it is necessary to consider the impact of local traffic crossing Ashdown Forest.

5.7 Current guidance from the Department for Transport called Design Manual for Roads and Bridges allows for some additional traffic movements to take place before it is considered that a likely significant effect has taken place and an Appropriate Assessment is required. In the Design Manual for Roads and Bridges this is 1000 Annual Average Daily Traffic (AADT). Natural England together with the Environment Agency also use a threshold of 1% process contribution. This is 1% of the 10 $kgNha^{-1}yr^{-1}$ or 0.1 $kgNha^{-1}yr^{-1}$. Natural England currently believes that 1% process contribution currently equates to 1000 AADT. Anything under these thresholds are considered to be deminimus or neutral and therefore would have no impact on the ecology regardless of whether the critical load is already exceeded.

5.8 Legislation requires that a Habitats Regulation 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. Guidance from the European Commission sets out that the in-combination assessment should include completed development plans or projects or those which are proposed if their impacts on the site lead to a continuing loss of integrity.

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 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 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 scenarios. What these show is that the Plan will seek to contribute to the whole SAC around 1% process contribution in combination with other deposits and therefore under the threshold of the likely significant effect, but significantly greater closer to the roads.

5.12 In future years emissions may reduce and 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. However, these are only estimates and we cannot be certain that these reductions will take place. 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 This is a change of position arising from the new District Wide Transport Model. To put this into context the Core Strategy identified that 950 AADT would take place on the A26. The new transport model, which is based on new census and other information, shows that the A26 south of Crowborough is 1256 AADT and importantly the A22 at Nutley is 1262 AADT. This A22 AADT is significantly greater than that anticipated in the Core Strategy. This does not take into account the in combination effects from other local authorities or other emissions.

5.14 We have taken a look at the ecology of the heathland close to the roads to see what the impacts are of nitrogen deposition and to see what impacts increased deposition would do. What we know is that the composition of flora close to the road is not what is expected in a good example of healthy heathland. What we cannot determine is if it is solely nitrogen deposition that is causing the harm and what would more deposition do. We are required to consider the implications of the deposition in view of the site's conservation objectives. The objectives include avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features. It cannot be determined that the additional deposition will not create further deterioration and it is considered that by adding further deposition it will not allow the site to make a full contribution to achieving Favourable Conservation Status of each of the qualifying features. What we can say is that there is a possibility that our plan will do harm.

5.15 Where the SAC will have around 1% process contribution, further work is required to better understand the ecology of the heathland. Conventional theory dictates that deposition from local traffic will not travel further than 200 metres. We have now undertaken extensive research that has shown that in the case of Ashdown Forest, which has a number of roads crossing in different directions, does not meet this theoretical model. It is acknowledged that by using the 1% process contribution the plan is precautionary, owing to absence of evidence to confirm that harm would not take place across the whole of the Forest.

5.16 We have considered alternatives and mitigation. It is considered that the Plan can go ahead taking into account the significance of growth identified, but harm may take place. Consequently, compensation will be required, such as site(s) that have the potential

to create or improve heathland. This compensation needs to be secured and a management strategy put in place before development commences. This means our commitments of over 5000 homes can be built but we will need to get compensation into place before we can allow the further growth in the plan to be delivered. This need to protect the Ashdown Forest from further harm means that only growth outlined in this plan can take place.

5.17 The Plan period has been restricted to 10 years so that any improvements in air quality or mitigation can be taken taken into account whilst allowing for suitable levels of growth.

Compensatory measures

5.18 It is anticipated that within this plan period that compensatory measures will be required, so that the Council together with other neighbours can provide economic and housing growth to meet local needs.

Ashdown Forest Policy

5.19 Development proposed beyond that identified in this plan [(11)] must be subject to a Habitat Regulations Assessment. Permission will only be granted if there is no net increase in traffic movements across Ashdown Forest, if capacity on the network is created for the development or if suitable mitigation is secured.

Policy AF 1

Ashdown Forest Special Area of Conservation

Development identified in this Plan may only be delivered when suitable compensatory measures for the Ashdown Forest Special Area of Conservation are identified, secured and an agreed management plan is in place in agreement with the competent authority in consultation with Natural England.

Development in addition to that identified in this Plan will only be permitted if it can be concluded that the proposals will not adversely affect the conservation interests of Ashdown Forest Special Area of Conservation in combination with other identified development, including that allocated or identified[(12)] in this Plan. A full Habitat 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.

11 allocated housing, identified as a SHELAA site within the plan or identified employment/ retail growth
12 Identified development includes the SHELAA sites and jobs provision included in this document

6 Strategic Growth Policies

Provision of Homes and Jobs

6.1 The objectively assessed housing need for Wealden District, including the South Downs National Park, is anticipated to be 900 dwellings per annum between January 2013 and December 2028. Some 2194 dwellings were completed between January 2013 and September 2016 and as of September 2016 there were 5198 dwellings granted planning permission [(13)]. In total some 7375 dwellings are already accommodated to meet the housing need of the District. Land is available to allocate for some 6148 additional dwellings with 281 dwellings identified on sites contained within the Strategic Hosing and Employment Land Availability Assessment and 280 windfalls within Hailsham and Crowborough. In addition to allocations, and some SHEELA sites, suitable land has been identified, that is currently not available, that may come forward in the plan period which is contained within the development boundary.

6.2 A number of commitments 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 have been drawn to incorporate these sites. Therefore these commitments are brought forward through this plan.

6.3 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. 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 14,102 dwellings will be delivered between 2013 and 2028. Provision is made for 6148 dwellings on allocated land, 281 dwellings on SHELAA sites and 280 windfalls.

Land is identified for the delivery of up to 30,000 net additional sq. metres of employment floorspace (B1/B2/B8) and and 4,350 sq. metres net additional retail floorspace over the period 2015 to 2028.

13 permissions include sites resolved to be granted planning permission including 110 dwellings at East Hailsham, 390 dwellings at Broderickland Willingdon and 17 dwellings in Herstmonceux granted post September 2016

Provision for Gypsies, Travellers and Travelling Showpeople

6.4 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. Whilst this is greater than the plan period sites have been found to meet this need and will be seen to be meeting the need of the District beyond the plan period of 2028.

6.5 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.

6.6 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 family 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 that also provide for family groups as well as individual pitch occupants.

Policy WLP 2

Gypsy and Traveller Provision

To meet the full identified need for Gypsies and Travellers within the District, 21 permanent pitches will be provided through site allocations.

Strategic Principals of Development

6.7 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[(14)].

6.8 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, but compensatory measures will be required in order to enhance the environment overall both on and off site using more intensive conservation practises. In addition to this, it is also necessary to comply with legislation that will also shape the growth principles of the District. Where specific legislation has an impact upon policy this is identified.

Development Boundaries

6.9 All sustainable settlements, as identified in the settlement hierarchy, are allocated development boundaries. This means that the principle of development is acceptable subject to certain policies contained within this plan. The development boundary has 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 NPPF.

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 certain policies contained within the development plan including AF1.

14 National Planning Policy Framework, paragraph 7

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 this plan.

Distribution of Homes

6.10 This plan identifies growth in a number of ways. It allocates land for development which are called commitments. This is land that we planned for and we have certainty regarding delivery. It forms part of our housing land and employment land requirements and supply of land for development. This land is contained within development boundaries and deemed to be suitable for development.

6.11 We have also identified capacities within Core Areas and development boundaries. Within these areas there are suitable sites that have been submitted in the SHELAA and the landowners have identified that these sites are able to be delivered. These sites also form part of our commitments.

6.12 All of these categories of sites will be counted as commitments for the purposes of land supply across the housing trajectory, subject to policies regarding phasing and contingencies. In addition, we will be updating our SHELAA on an annual basis and any new and deliverable sites which are policy compliant will form part of our commitments.

6.13 The broad distribution of land to be allocated for housing development to meet the requirements of Policy WLP 1 is guided by the strategic objectives and our settlement hierarchy. Our strategy seeks to concentrate growth within and around urban areas, but especially at Hailsham, Hellingly, Polegate/ 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.

Policy WLP 5

Distribution of Homes Within Sustainable Settlements

Housing development will be delivered within the following development boundaries up to the amount shown.

Table 2 Distribution of Housing Development

Settlement	Net Outstanding Permissions (as at September 2016)	Net Completions (January 2013 to September 2016)	Housing Allocation (dwellings)	Identified SHELAA Sites (dwellings)	Windfall
Hailsham and surrounding area (including strategic urban extensions in the parishes of Hellingly)	1289	892	3298	60	255
Polegate and Willingdon	185	417	726	80	-
Stone Cross	606	98	833		-
Berwick Station	1	11	0	33	-
Westham	4	2	0	0	-
Ninfield	59	2	85	0	-
Herstmonceux	129	1	0	0	-
Horam	113	29	306	104	-
East Hoathly	2	1	230	0	-
Heathfield	153	88	218	0	-
Uckfield	1216	80	0	0	-
Buxted	1	27	0	0	-
Mayfield	23	13	0	0	-
Crowborough	271	154	0	0	37
Rotherfield	1	3	0	0	-
Groombridge	0	2	0	0	-
Hartfield	3	0	0	0	-
Forest Row	9	-12	0	0	-
Wadhurst	53	24	91	0	-

Core Areas

6.14 In accordance with the National Planning Policy Framework (NPPF), growth potential has been identified in smaller unsustainable settlements. This allows for local housing needs to be met and, in particular, provides much needed smaller dwellings to meet local need. However, is not considered appropriate for large scale housing developments to take place in these unsustainable locations and therefore capacity has been identified based on the current size and suitability of the settlement. The Core Area Policy provides the basis as to how development of housing/ live-work units will be delivered in these smaller settlements. However, for any development to take place it is necessary for the provisions of Policy AF1 to be met as the settlement capacity is not considered to be a commitment and does not form part of the housing requirement.

Policy WLP 6

Housing in Unsustainable Settlements

Housing will be allowed up to the settlement capacity in the following unsustainable settlements that comply with Policy AF1 in terms of development in addition to that identified in the Local Plan.

Table 3

Settlement	Net Outstanding Permissions (as at September 2016)	Net Completions (January 2013 to September 2016)	Settlement Capacity
Arlington	0	0	10
Bells Yew Green	1	0	20
Blackboys	11	0	20
Boreham Street	6	1	10
Broad Oak	0	0	40
Chiddingly	0	0	10
Five Ashes	0	0	40
Frant	0	1	50
Halland	0	0	30
Hankham	0	0	10
Hellingly	0	0	30
Laughton	0	0	10
Magham Down	2	0	25
Maynards Green	0	0	20
Muddles Green	0	1	10
Pevensey	0	1	30
Punnetts Town	1	1	25
Rushlake Green	1	0	10
Windmill Hill	1	6	50

6.15 The following table provides information of outstanding permissions and completions within parishes, but outside settlements with development boundaries and Core Areas.

Table 4 Residual Permissions and Completions Outside Settlements with Development Boundaries and Core Areas

Parish	Net Outstanding Permissions (as at September 2016)	Net Completions (January 2013 to September 2016)
Alciston	1	0
Alfriston	7	4
Arlington	12	19
Berwick	0	0
Buxted	22	39
Chalvington with Ripe	12	5
Chiddingly	16	7
Crowborough	7	16
Cuckmere Valley	0	0
Danehill	2	6
East Dean and Friston	0	0
East Hoathly with Halland	9	1
Fletching	3	5
Forest Row	9	6
Framfield	6	26
Frant	10	10
Hadlow Down	4	1
Hailsham	27	1
Hartfield	6	3
Heathfield and Waldron	60	20

Parish	Net Outstanding Permissions (as at September 2016)	Net Completions (January 2013 to September 2016)
Hellingly	62	8
Herstmonceux	25	4
Hooe	2	0
Horam	5	6
Isfield	33	25
Laughton	15	1
Little Horsted	0	0
Long Man	5	0
Maresfield	55	56
Mayfield and Five Ashes	19	25
Ninfield	6	8
Pevensey	0	10
Polegate	0	0
Rotherfield	13	14
Selmeston	3	3
Uckfield	5	1
Wadhurst	52	10
Warbleton	11	4
Wartling	5	-1
Westham	5	1
Willingdon and Jevington	0	4
Withyham	6	3

Distribution of Employment Land

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.

Policy WLP 7

Employment and Retail Land

Land will be allocated for office, industrial and warehousing floorspace (B1, B2 and B8) in the following locations. Particular regard must be made to delivering small flexible units to meet the need of small and medium enterprises.

Table 5 The distribution of employment land

Settlement	B1/B2/B8 Allocation sq. m
Hailsham	30,000
Polegate and Willingdon	8,600

Distribution of Retail Floorspace

6.16 Within Wealden District there are currently: 4 town centres namely Hailsham, Uckfield, Crowborough and Heathfield; three District Centres at Polegate, Wadhurst and Forest Row. There are also a number of local centres helping to meet the needs of villages including Pevensey Bay, Maresfield, Horam, Herstmonceux, Westham and Rotherfield.

6.17 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.

6.18 In terms of comparison goods shopping, online retailing accounts for a high proportion of purchases on 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 competing centres and shopping destinations outside the District; principally Eastbourne, Royal Tunbridge Wells and East Grinstead.

6.19 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 the table below.

Table 6 - Hierarchy of Centres

Categorisation	Centre
Main Town Centres	Hailsham, Uckfield
Town Centres	Crowborough, Heathfield
District Centres	Polegate, Wadhurst, Forest Row
Local Centres	Pevensey Bay, Mayfield, Horam, Herstmonceux, Westham, Rotherfield, Stone Cross

Policy WLP 8

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. 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.

Table 7 Retail Distribution

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

Brownfield Land

6.20 There is a limited legacy of redundant brownfield land within the District. Where possible and suitable we will encourage re-development and intensification of our brownfield land. This is intrinsically linked to development boundary policies which promote growth and change within built up areas as opposed to the unchecked use of greenfield land outside of boundaries. However there may be circumstances where brownfield land outside of development boundaries may be suitable for development. Through the SHELAA the Council will keep an up to date register of suitable brownfield land. This is in accordance with Government requirements for a brownfield register which provides permission in principle for suitable brownfield sites.

Policy WLP 9

Brownfield Land

Development of suitable brownfield land identified within the SHELAA Brownfield Register will be supported subject to the protection of residential amenities, design and environmental protection policies contained within this Plan (including Policy AF1). In order to be suitable, the site should be within or adjoining a settlement identified within the settlement hierarchy (including adjoining the development boundary/ core area), and accessible by means of a public footpath to a sustainable settlement or a local or neighbourhood settlement. Subject to Policy AF1 development of brownfield land can exceed the settlement capacity outlined in Core Area Policy WLP7.

Windfalls and Allocations

6.21 In addition to commitments, there are other sites which are within the development boundary that may be suitable but it is currently not known as to whether the landowner will allow delivery of development. These sites are not counted towards supply until such time as they are granted planning permission or are submitted as a SHELAA site and an assessment is undertaken to determine whether they are policy compliant. These are called windfall sites. The Plan allows for the delivery of some 292 windfalls, but with the policies allowing the development of brownfield land it is expected that delivery will exceed this modest amount. To ensure that potential windfalls can be counted towards our five year supply, the SHELAA will be regularly updated to incorporate all potential deliverable land.

Housing Delivery

6.22 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 14,100 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. Considering this in

it simplest form and over the plan period 16,920 homes, using the 20% allowance for worst case scenario, would not be delivered because we are unable to grant more permissions than the allocated headroom. This is further complicated with the situation that permissions granted may not be built out and may block the headroom that could have been released for other development. Therefore it is considered necessary in order to meet the housing requirement of 14,100 homes to include a policy which seeks to prevent blockages to delivery owing to allocations not coming forward.

Policy WLP 10

Release of Land

In circumstances where planning permission has not been granted on sites allocated within this Plan within 2 years from the date of adoption then additional sites can be released instead of the allocated site up to the total of the allocated site headroom. This release of headroom should only be within the same Middle Super Output Area unless it can be shown that another Middle Super Output Area could be used without prejudicing the delivery of permitted sites. 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.

The preference is that alternative sites to allocations are contained within the development boundary or within the Contingency Sector Hailsham South 5.

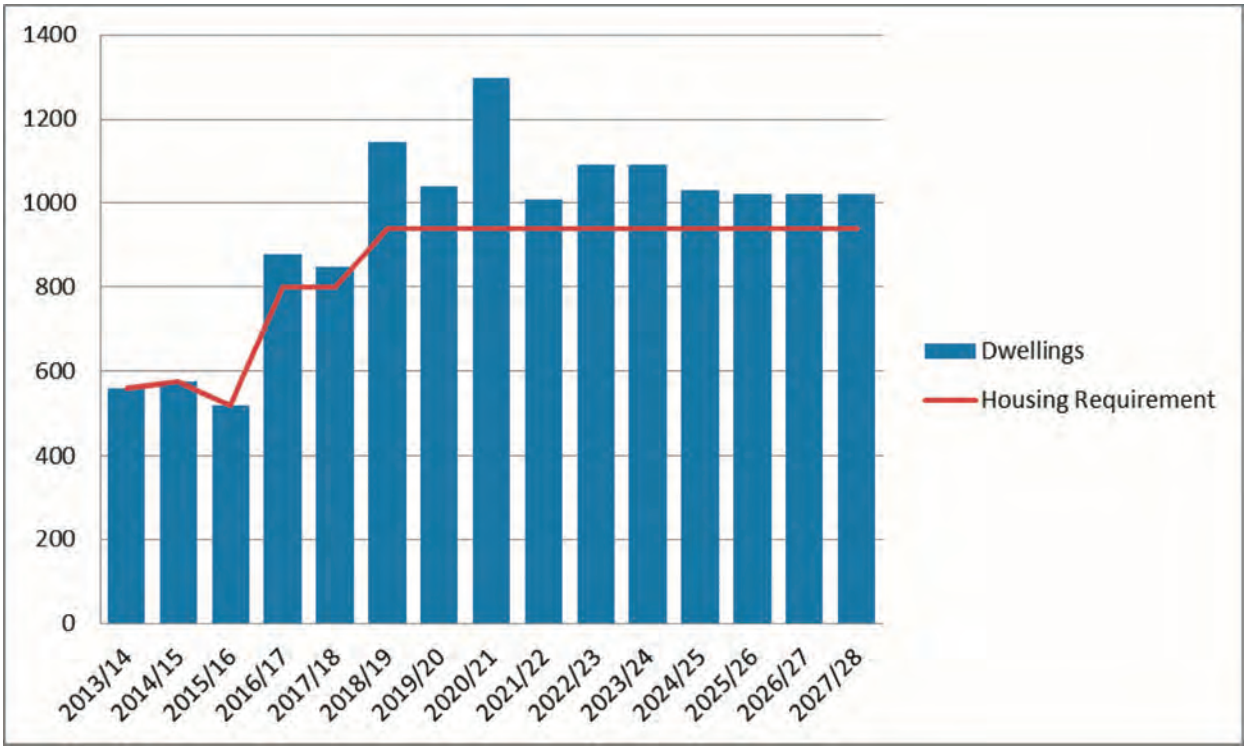
Housing Trajectory and Monitoring

6.23 The following trajectory sets out what has been achieved in Wealden from 2013 to September 2016 and our forecast of future housing delivery until 2028. This will be kept under review and annual monitoring reports will update the trajectory as necessary to demonstrate how progress is being made towards meeting our housing growth targets.

6.24 The trajectory shows the change in housing delivery performance that will be required over the plan period to 2028 to ensure that sufficient housing is provided to meet the housing delivery target of 14,102, taking into account the need to provide for compensatory measures. The housing delivery target is the amount of development that can be accommodated within the District. Although the plan theoretically allows for greater growth than the housing delivery target, identified constraints mean that planning consents cannot be granted much beyond that stated in the plan. This means in calculating the five year supply a buffer of 5% could not be applied to the housing delivery target. Therefore for the purposes of calculating the housing requirement for the five year supply a lower target will need to be applied. This target, as shown in the trajectory moves from current delivery rates to 800 dwellings per annum in 2016/17 and 2017/18 and then to 940 dwellings per annum until the end of the plan period. This results in a housing requirement

of 12,656, for the purposes of the five year supply, although the anticipated delivery will be 14,102.

Figure 2 Housing Trajectory



Policy WLP 11

Managing the Delivery of Housing Land and Employment Land

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 5. The five year supply will be calculated on a requirement figure of 12,658 which is an annual target of 800 dwellings from 2016/17 and 2017/18 and then an annual target of 940 until the end of the plan period.

The release of land will be dependant on the timely provision of infrastructure necessary to deliver housing, including transport improvements in the South Wealden Growth Area, improvements to the Hailsham North and Hailsham South Waste Water Treatment Works, and Ashdown Forest SAC compensatory 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 Annual Monitoring Report. Monitoring will allow effective cohesion between housing delivery and the provision of infrastructure.

Review of Local Plan

6.25 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 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.

6.26 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 phased to maximise growth whilst ensuring the delivery of this critical infrastructure.

6.27 The potential for nitrogen deposition on the Ashdown Forest SAC from planned development must also be taken into consideration in the Plan and the necessary compensatory 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 12

Review of Local Plan

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

1. The solution to the Hailsham North and Hailsham South is not delivered by 2022;
2. The delivery of the South Wealden Growth Area not in line with the housing trajectory;
3. That the continuous review of nitrogen deposition on Ashdown Forest SAC allows more growth or restricts growth further;
4. The compensatory measures for Ashdown Forest SAC are not delivered within the appropriate timescale;
5. The new Eastbourne Local Plan or Tunbridge Wells Local Plan requires further growth within Wealden District and the continuous review of nitrogen deposition on Ashdown Forest SAC allows the consideration of more growth.

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 such as education provision, environmental mitigation and compensation, strategic transport measures, medical facilities, water and waste water infrastructure. Wealden District 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. These 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, transport, utility services including water and waste water providers, and education providers and will be reported as part of the Local Plan monitoring arrangements in the Annual Monitoring Report.

Policy INF 2

Infrastructure Development

There is a presumption against the loss of infrastructure unless it can be proved that the infrastructure is obsolete, there is no demand or it is not commercially viable. 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.

The presumption is that new infrastructure will be allowed in development boundaries subject to other policies in the plan, particularly regarding landscape and ecology. 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;
- Proposals include new roads and other transport infrastructure, water provision infrastructure[(15)], and flood defences;
- It facilitates the enhanced provision of broadband/ mobile technology;
- Conforms with national and development plan policies concerning renewable and other energy sources;
- It forms an extension to existing infrastructure;
- The need for the infrastructure within the District in a rural location can be justified; or
- Other policies within the Development Plan including Policy AF1 are met.

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 in 2017 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

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

complemented by the integration of local transport improvements that support a step change in the use of public transport and 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

7.6 The other objectives include:

- Tackling climate change;
- Improving accessibility and enhance social inclusion, and;
- Improving quality of life

7.7 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. The district of Wealden is split into three areas with South Wealden included alongside Eastbourne as a key County Council growth corridor, Uckfield is a separate area with the north of Wealden included alongside north Lewes districts.

Transport Approach for Eastbourne & South Wealden

7.8 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'.

7.9 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, 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.

7.10 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 stake holders support.

7.11 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 preferred options for 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.

7.12 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.

Transport Approach for Uckfield

7.13 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

7.14 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

7.15 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 stake holders, strategic transport providers and applicants to enable the funding and delivery of the strategic road and rail infrastructure at the earliest opportunity.

7.16 The critical transport infrastructure required to accommodate the levels of growth proposed in the South Wealden Growth Area is contained within the appropriate section within this document.

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
- 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 small scale 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 larger village centres; 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.

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 need to be undertaken and measures implemented to deal with the cumulative impact of development on the road network within the villages of: Ninfield, Horam, and Wadhurst

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
- B2096 corridor

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

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

Arlington Reservoir

7.18 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.

7.19 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.

7.20 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.

Lewes-Uckfield Railway Line

7.21 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 cut vehicle movements between Mid Wealden and Lewes/ Brighton but also could assist is dealing with capacity issues at

Brighton. This route has previously been subject to feasibility testing and continues to do so taking in 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.

7.22 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

7.23 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

7.24 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.

Safeguarding of Infrastructure

Policy INF 5

Safeguarding of Infrastructure

Development will not be permitted which would significantly prejudice the:

a) Provision of Arlington Reservoir;

b) Reinstatement of the Lewes/Uckfield railway line;

c) Eridge to Tunbridge Wells Railway Line; and

d) Willingdon Chord.

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 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 Protected Sites have the greatest level of protection through the Habitats Directive and the Conservation of Habitats and Species Regulations 2010. 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. 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.

8.3 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 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 the District, LNRs include . 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. 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. There are 92 LWSs within the District, including Michelham Priory, Ninfield Reservoir, Beatons Wood, Crowborough Common, Ludlay Coppice and Abbots & Wilmington Wood & Milton Hide. In total these LWSs cover 2,508ha.

8.4 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.

8.5 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.

8.6 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. Whilst this loss is unfortunate, 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 to create stepping stone in green infrastructure 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) [16], or other irreplaceable habitats not already identified in i & ii above.

International and European Sites

a) Where development is likely to have a significant effect either alone and/or in-combination on a designated International or European Site an appropriate assessment will be required. Development in excess of this Local Plan and which results in a net increase on roads adjacent to Lewes Downs SAC (A26) must be assessed as to whether there is a likely significant effect alone and in-combination. [17]

National or Regional Designations

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.

c) Housing development, and development identified within allocations in this plan, that will lead to the loss of ancient woodland will not be supported, and where relevant the provision of a 15 metre buffer between the development and the Ancient Woodland should be provided, unless a different buffer area can be substantiated taking into account the objective of no loss of irreplaceable habitat.

Biodiversity on Allocated Sites

16 formally called Sites of Nature Conservation Importance

17 Development within the hydrological catchment area of Pevensey Levels and assessment of impacts on Ashdown Forest SAC and SPA are addressed elsewhere in this plan. The applicant will be required to provide necessary information to allow the assessment to take place.

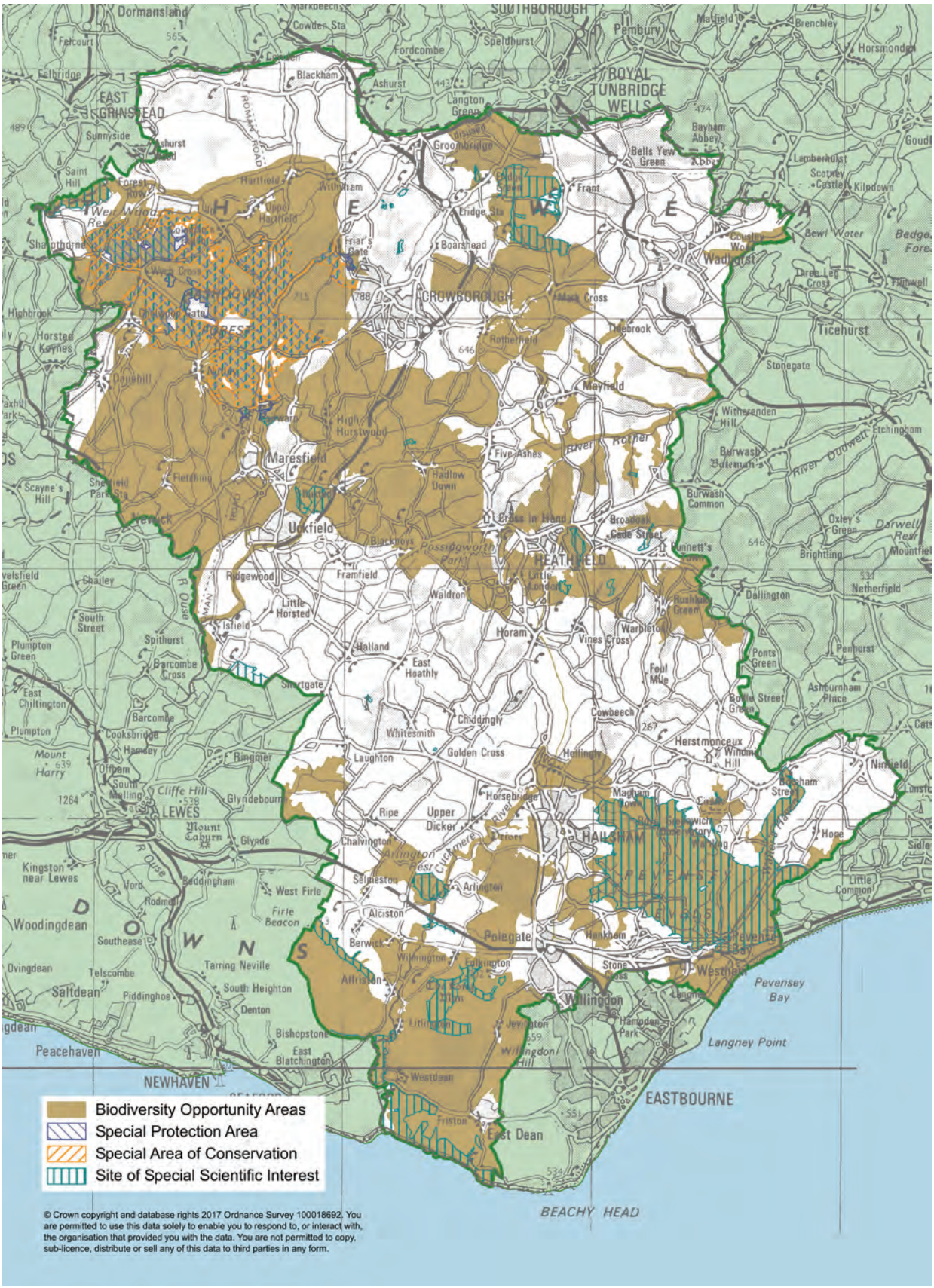
d) Development identified within allocations in this plan must achieve a net gain in biodiversity and where possible the corridors and stepping stones should be protected, retained and where appropriate suitably buffered, enhanced, restored and strengthened to enhance and protect the green network and 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[(18)].

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

Figure 3 Biodiversity Opportunity Areas in Wealden



Green Infrastructure

8.7 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 (NPPF) 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.

8.8 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.

8.9 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.

8.10 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 Districts green infrastructure network. Regard should also be had to Habitats and Species of Principal Importance (Section 41 of the NERC Act).

8.11 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.

8.12 Green infrastructure maintains critical ecological links between town and country[19] and provides us with essential ecosystem services such as flood protection, clean air and water, carbon storage, food and materials and can assist with climate change adaption.

19 Natural Environment White Paper, 2011

It 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.

8.13 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.

8.14 At a site level future development provides opportunities to protect existing on and off site green infrastructure assets as well as contribute 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.

8.15 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 adverse impact and 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. Specific policies relating to biodiversity and green infrastructure associated with planned development are provided in specific site allocation policies and should be considered alongside the Biodiversity and Green Infrastructure Policies within this plan.

8.16 The Wealden Green Infrastructure Study identifies the districts 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.

8.17 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[20] 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.

8.18 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.

8.19 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[21];
- 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;

8.20 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

20 Chris Blandford Associates and The Landscape Partnership, 2017
21 Natural England ANG Standard

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.

Policy EA 2

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 for development 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;

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 positively contributes 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 developer 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 developer contributions for the future management and maintenance of green infrastructure.

Habitat Regulations

8.21 The Conservation of Habitats and Species Regulations 2010, known as the Habitat Regulations, require us to consider the likely significant effect of development. Likely significant effects may be avoided through the provision of suitable mitigation measures If there is considered to be a likely significant effect then it is necessary for an appropriate assessment to take place. The plan can only be allowed if it can be proved beyond reasonable doubt that an adverse effect will not take place taking into account the sites conservation objectives. If the appropriate assessment shows that there will be an adverse effect, the Plan may still progress if it is proven there are either mitigation or avoidance measures no other alternatives to avoid the harm and that public interest tests are met and compensatory measures are provided to off set the harm caused.

Ashdown Forest SPA

8.22 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 an adverse significant effect on the integrity of 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.

8.23 Ashdown Forest 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[22] and analysis[23] has identified a significant use of Ashdown Forest by the existing local population, particularly for dog walking.

8.24 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

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

England both avoidance and mitigation is required in the form of 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 from time to time. 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.

8.25 The Council is currently working with partners including local authorities (Mid Sussex, Lewes, Tunbridge Wells, Tandridge and Sevenoaks) and Natural England to identify an appropriate mitigation strategy with regards to the identification of zones of influence. 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.

8.26 The visitor surveys also show that people are not dissuaded from visiting the Forest from further afield and whilst they are likely to visit less often, they nonetheless still use the forest from time to time. Taking into account this information and on a precautionary basis it is necessary to consider a further zone of influence. Discussions are still underway with partners to identify and agree a strategic approach to the distance bands of the zones of influence, taking into account the new Visitor Survey data collected in 2016. However, for Wealden District a zone between 7km and 10km has been identified, with the exception of larger development sites that will need to be considered on a case by case basis. Any net new dwellings in this outer zone will be required to contribute towards the provision of SAMM.

8.27 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 3

Ashdown Forest SPA

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 conservation interests and integrity of Ashdown Forest SPA.

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

Proposals for a net increase in residential development will not be permitted within a 400m zone around Ashdown Forest SPA, unless there are exceptional circumstances where it is considered that mitigation could be effective and result in no significant effect, either alone or in combination with other development and for the lifetime of that development.

Proposals for a net increase in residential development within 400m and 7km 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.

Apart from large residential development schemes, proposals for a net increase in residential development within 7kmkm and 10km will be required to make a financial contribution to the SAMM Strategy.

Large residential development schemes located close to the 7km or 10km zone of influence 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, appropriate mitigation will be required commensurate with the quantum of growth proposed and the type of mitigation required that will allow a conclusion of no significant adverse effect.

For Community Infrastructure Levy (CIL) exempt development, contributions towards SANGs and SAMM will be collected through S106 contributions.

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 as considered acceptable by the District Council as competent authority and as advised by Natural England;

b) It can be demonstrated that the bespoke mitigation is deliverable and can be secured, maintained, managed, monitored and adapted as necessary to ensure no

significant adverse effect on the integrity of Ashdown Forest SPA throughout the lifetime of the development; and

c) It can be demonstrated that the bespoke mitigation can be funded in perpetuity.

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.

Ultimately bespoke mitigation must, on a precautionary basis, provide certainty that it will remove the potential for an adverse impact on the integrity of the SPA.

Pevensey Levels

8.28 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 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. The Policy concerning Pevensey Levels is contained within South Wealden Growth Area.

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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[(24)] 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

24 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.

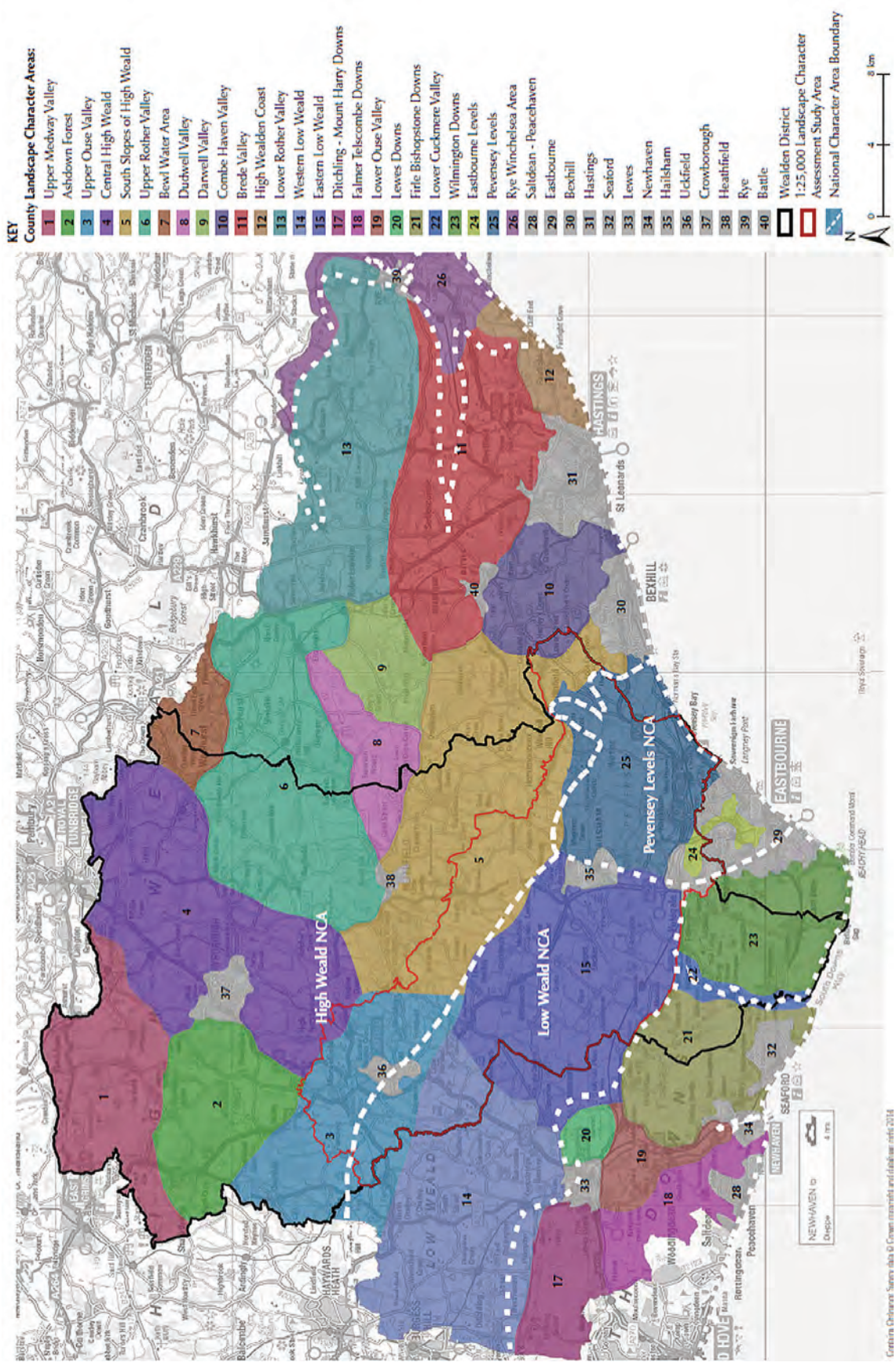
- Shingle beaches with views along the coast dominated in the west by the Victorian seafront at Eastbourne and the Sovereign Harbour complex.
- Widely spaced roads and isolated settlements combine with the overall open character to provide a sense of remoteness. Roads tend to be slightly raised above 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 4 below.

Figure 4 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[25] 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 10 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 8 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

25 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 5 Local Landscape Character Areas



Local Landscape Character Area Type	Local Landscape Character Area
A: Ridges and Valleys	A1: Fletching and Maresfield
	A2: Budletts Common and Five Ash Down
	A3: Buxted
	A4: Blackboys and Framfield
	A5: Hawkhurst Common
	A6: Horam
B: Ridges and Slopes	B1: Cowbeech Hill
	B2: Magham Down and Flowers Green
	B3: Herstmonceux Castle and Wartling
	B4: Ninfield and Hooe
C: Gently Undulating Wooded Valleys	C1: Fletching and Piltdown
	C2: Uck Valley
	C3: High Cross
	C4: Little Horsted
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

Local Landscape Character Area Type	Local Landscape Character Area
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: Wallers Haven
	F3: Manxey and Hooe
	F4: East Polegate Levels
G: Settled Levels	G1: Pevensey and Hankham
H: Coastal Levels	H1: Pevensey Bay
I: Urban Dominated Landscapes	
1:250,000 Assessment Study Area	
High Weald Area of Outstanding Natural Beauty	

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 Est 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.

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.

High Weald AONB Key Features

9.14 Geology, landform, water systems and climate:

- Deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British sub-oceanic climate.

9.15 Settlement:

- dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.

9.16 Routeways:

- ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. These routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.

9.17 Woodland:

- the great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management.

9.18 Field and heath:

- small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

9.19 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.

9.20 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 and Wadhurst. 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 he 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.

South Downs National Park

9.21 The administrative area of Wealden District contains a small part of the South Downs National Park. This area will be planned by the South Downs National Park Authority through its Local Plans 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.

9.22 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.

9.23 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, and in particular 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 emerging National Park Local Plan[26] and other adopted planning documents and strategies.

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

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 The area has a higher proportion of its population qualified to level 4 or above (at least degree level) (28.9%), then the South East LEP (23.5%) or nationally (27.4%) although significantly below Tunbridge Wells (34.6%) and Mid Sussex (35.6%). 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 Functional Economic Area (FEA) (19.8%), but considerably higher than that for some areas within the FEA, 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 than nationally. More than 3-in-4 (or 76.0%) jobs in Wealden are in the private sector, compared to 73.0% across the South East LEP and 74.1% nationally. 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 FEA.

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) and other service activities (LQ 1.7), and arts, entertainment and recreation (LQ 1.6). Manufacturing and Professional, scientific & technical moving towards specialisation in 2015 (LQ1.1).

10.7 The profile of the Wealden District's business base (by size-band) is largely similar to the patterns seen across the FEA, 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. 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% ti 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 increase is £441 (median) gross weekly earnings which is above South East average.

East Sussex Growth Strategy

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

Previous Growth and Labour Supply

10.10 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.

10.11 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.

10.12 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 and 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.

Land Supply

10.13 In the recent years there have been a number of permissions granted for development in relation to allocations in previous plans. In total there are some 123,000 sqm of employment floorspace committed with some 30,000 remaining allocated at Lower Dicker (A22 Employment Sector). It is proposed to continue with the allocation at Lower Dicker (A22 Employment Sector), and it is encompassed within the South Wealden Growth Area Chapter.

10.14 Some additional land will also be put aside to allow for net losses of employment floorspace based on current permitted development rights to change the use from B uses to C3 use.

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;
- Significantly increasing housing stock to encourage working age persons with a range of housing types and price ranges;
- 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.

Provision of Jobs

10.16 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 movement across Ashdown Forest and forms part of the headroom of development contained within this Plan. This employment windfall allowance is expressed in job numbers and equivalent new mixed B Class floorspace. These windfall job numbers which are based on 2014 data and will change as completions take pace, planning permission is granted for different uses or circumstances change. These will be updated and used for determining windfall applications for employment use.

10.17 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 Ashdown Forest further. It is for this reason that this supply of employment land is important as opposed to using these traffic flows for further housing provision.

10.18 The areas identified are Middle Super Output Areas (MSOAs) which are geographical areas used generally for statistical purposes.

Policy EC 1

Provision of Jobs

Subject to Policy AF1 and other policies within the Development Plan, employment provision will be supported up to the 2014 jobs baseline provision, as modified through continuous monitoring of planning applications. This provision excludes floorspace identified within the employment sector within the South Wealden Growth Area and areas allocated within this Plan. The headroom for growth will be closely monitored on a case by case basis and will be implemented in accordance with Policy AF1.

Table 9

MSOA	General Area (settlements)*	Jobs (2014)	Mixed B Use Floorspace Equivalent (Sq. M)
Wealden 001	Forest Row, Hartfield	226	9,786
Wealden 002	Frant, Groombridge	264	11,431
Wealden 003,004,006	Crowborough	693	30,006
Wealden 005	Wadhurst	203	8,789
Wealden 007	Danehill	222	9,613
Wealden 008	Framfield, Hadlow Down, Buxted	290	12,557
Wealden 009, 012, 013	Uckfield, Maresfield, East Hoathly	878	38,017
Wealden 010	Heathfield	259	11,215
Wealden 011	Broad Oak, Horam	202	8,747
Wealden 14	Herstmonceux, Ninfield	178	7,707
Wealden 15, 16,17, 18, 19, 20	South Wealden Growth Area	52	2268

*For description purposes only. Please refer to map of Medium Super Output Areas

Employment Land

10.19 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 2

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;

b) Independent evidence exists to show that there is no market for the current use or an alternative type of employment use;

c) The use, with equivalent floorspace, can be secured and delivered in a suitable alternative location at a reasonable distance; and

d) An alternative employment use, with an equivalent job capacity, can be secured and delivered in a suitable alternative location at a reasonable distance.

10.20 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 3

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) Located within 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; or

d) Associated with agricultural diversification of existing farmsteads or groups of buildings outside of the development boundary.

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.

If within 2 years from the adoption of this plan permission is not granted for development identified in the South Wealden Growth Area the jobs provision may be met elsewhere within South Wealden in accordance with this policy.

Skills

10.21 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.

Policy EC 4

Skills

Although not mandatory, initiatives for new development to promote improving skills of the resident workforce is encouraged.

Tourism

10.22 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.

10.23 The tourism strategy includes:

- Supporting the improvement to the quality of existing visitor attractions including improving visitor access, brown sign provision and extending the season;
- Encouraging quality improvements and upgrading at existing hotels, guest houses, B&B's, self-catering, touring caravan and camping sites and holiday parks;
- 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 a gateway 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.

10.24 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

Retail

11.1 The National Planning Policy Framework (NPPF) requires that town centres are recognised as the heart of the community and pursue policies to support their viability and vitality. The extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, must be defined and policies set that make clear which uses will be permitted in such locations. It is required to retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring 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 allocated.

11.2 The extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, together with associated policies, are contained within the relevant settlement chapter.

Policy TC 1

Town Centres and Retail

Subject to other policies in this Plan, new retail development will be supported within the identified Primary Shopping Areas of the Main Town Centres, Town Centres, District Centres and Local Centres. If it is demonstrated that land is not available within the Primary Shopping Area then the edge of the Primary Shopping Area may be supported. If it is demonstrated that suitable sites are not available within or on the edge of the primary shopping area, land within the Town Centre Area should be considered prior to edge of Town Centre Areas. Out of centre sites should only be considered after it has been demonstrated that all other options have been pursued in a sequential manner.

New retail development within Main Town Centres, Town Centres, District Centres and Local Centres which exceed the targets set out in Policy WLP 7 and contribute to the self containment of the Centres identified within this Plan, outside of the Ashdown Forest catchment[(27)] will be supported, subject to Policy AF1.

Within Main Town Centres, Town Centres and District Centres, where possible, appropriate spaces will be made available as part of the public realm for the provision of markets.

27 The Ashdown Forest Catchment Area includes the retail/ town centre catchment areas contained within the Retail and Town Centre Study which include roads within 200 metres of the Ashdown Forest SAC

Policy TC 2

Local Impact Threshold

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

Town Centre Uses

11.3 The National Planning Policy Framework is clear that town centre uses such as retail, restaurants, cafés, bars and leisure activities such as cinemas, indoor bowling, etc. should be contained 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.

Policy TC 3

Town Centre Uses

Subject to other policies in the plan, the provision of town centre uses and development will be supported within defined Main Town Centres, Town Centres, District Centres and Local Centres, as identified within this Plan. Such development will be directed in a sequential manner firstly towards the Town Centre Area, or where demonstrated necessary the edge of the Town Centre Area. If there is no suitable land available to accommodate the development as identified in the Plan, then out of centre locations may be permitted. For Local Centres the Primary Shopping Area forms the Town Centre boundary.

Uses which contribute to a level of self containment outside of Ashdown Forest catchment area [(28)], subject to meeting Policy AF1.

Town Centre uses include Leisure Centres and Entertainment Centres, Nightclubs, Bars, Restaurants, Cafés, Hot and Cold Food Takeaway.

28 The Ashdown Forest Catchment Area includes the retail/ town centre catchment areas contained within the Retail and Town Centre Study which include roads within 200 metres of the Ashdown Forest SAC will be encouraged

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 objectively assessed need, 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 (including such matters as ancient woodland); 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 of Hellingly, Polegate, Willingdon, Jevington and Westham and Lower Horsebridge.

12.5 The second section covers 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, East Hoathly, Wadhurst, Horam, and Ninfield.

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.

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13 South Wealden Growth Area

13.1 The South Wealden Growth Area (SWGA) encompasses the Parish of Hailsham and parts 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, growth identified at Lower Horsebridge and employment land on the A22. The majority of the SWGA is made up of the urban areas of Hailsham, Polegate and Willingdon and Stone Cross.

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 need for critical transport infrastructure provisions alongside other strategic infrastructure requirements including education, wastewater, employment and community provision.

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, significantly improve 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, tourists and those living in surrounding areas.

Health and wellbeing are an important part of the strategy with 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 activity will be accessible to all residents and the need to prevent social isolation will have been considered in the design of development and the provision of all 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, land identified for employment growth in A22 Employment Sector and growth identified in Lower Horsebridge.

Within the South Wealden Growth Area land is identified to provide for some 3613 dwellings, including 72 dwellings on SHELAA Sites and 243 windfalls, and associated infrastructure identified on the proposals map.

Policy SWGA 2

Distribution of Homes, Jobs and Strategic Infrastructure

Land is allocated in the following sectors for development up to 3298 homes and 30,000 sq. employment land with associated infrastructure.

Sector	
Hailsham North 1 (HN1)	Allocation of 1045 dwellings
Hailsham East 2 (HE2)	Allocation of 841 dwellings
Hailsham South East 3 (HSE3)	Allocation of 278 dwellings - Including 18 Gypsy and Traveller Pitches
Hailsham South 4 (HS4)	Allocation of 1025 dwellings
Polegate North (PN1)	Allocation of 26 dwellings
Polegate 2 (P2)	Allocation of 3 Gypsy and Traveller Pitches
Polegate and Willingdon 1(P&W1)	Allocation of 697 dwellings
Stone Cross 1 (SC1) and Stone Cross 2 (SC2)	Allocation of 833 dwellings
Lower Horsebridge (LH)	Allocation of 127 dwellings (above current commitments)

Infrastructure

13.2 The new development proposed within this plan together with that committed through planning applications, requires significant investment into new infrastructure. In accordance with Policy INF1, Wealden District Council will work with infrastructure providers and stake holders 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 which relate to wider development 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. These 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 in June 2016, referred to as the 'Stage 1 - Wealden Local Plan Transport Study'. This updated the South Wealden and Eastbourne Transport Study with updates to transport data and an extension to the geographical scope of the model. The Stage 1 June 2016 Study considered higher growth figures than that contained in this Plan.

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, alongside delivering a 'step change' in people using public transport or walking and cycling, to mitigate the impact on the performance of the highway.

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 we be able to fund all necessary transport requirements. Therefore the time scales 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 initial Stage 1 Wealden Transport Local Plan Study in more detail, to further understand the revised housing numbers/ distribution and to consider the implications of improved public transport, walking and cycling infrastructure, a Stage 2 Transport Study will be undertaken during 2017 – 2019 by East Sussex County Council in partnership with the council. This will involve developing a new 'multi modal transport model', which will be compliant with the Department for Transport's (DfT) Web

TAG guidance. Having a transport model that meets the DfT's requirements is essential, because East Sussex County Council will be required to develop business cases using the evidence from the modelling to seek approval for the scheme and the associated funding to deliver these in the longer term.

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 an off-line A27 improvement between Polegate and Lewes;
- Delivery of the Hailsham – Polegate – Eastbourne Movement and Access Corridor improvements for public transport users, cyclists and pedestrians;
- Delivery of improvements to junctions and links on the key corridors to increase highway capacity:
    - A22/A27 Cophall roundabout; and
    - Link between the A27/A22 Cophall roundabout and A27/A2270 signalised junction, A27/A2270 signalised junction
    - A2270/Polegate High Street/Wannock Road signalised
    - A22 Golden Jubilee Way/Dittons Road roundabout
    - A27/A22 Golden Jubilee Way
    - A22/A267/A271 Boship roundabout
    - A22/Hempstead Lane – all moves roundabout
    - A267/B2104 North Street junction
    - Localised junction improvements on the A27 between Polegate and Lewes, and,
    - Local junction improvements on the A22 between A22 Boship roundabout and the A22/B2124 junction.

Local Accessibility

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

Further studies will also need to be undertaken in order to inform how additional capacity can be released on the following road networks:

Hailsham

- A271
- Ersham Road corridor
- Battle Road corridor
- London Road corridor
- Town Centre improvements

Polegate/Stone Cross

- Polegate Town Centre improvements
- B2247/Rattle Road corridor
- B2104 Hailsham Road/Lion Hill/Friday Street corridor

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.

A27 Improvements

13.8 ollowing 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 commenced on 27th October 2016.

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 committed.

Policy SWGA 4

A27 Improvements

Improvements to the A27, in terms of the delivery of an off line improvement between Polegate and Lewes, are strongly supported as an integral and critical component of the development strategy for the Local Plan.

In the event that the A27 improvements, including a comprehensive solution for the A27 between Polegate and Lewes, is 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.

Education Infrastructure

13.10 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.

Healthcare Infrastructure

13.11 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.

Pevensey Levels

13.12 In addition to issues regarding waste water treatment works capacity regarding Pevensey Levels, development creating surface water run off may have the potential to affect the hydrological regime or introduce pollution into the Levels. It is therefore necessary to ensure that all new development is suitably assessed and mitigation measures, such as suitable and effective Sustainable Drainage Systems, are put into place.

Policy SWGA 7

Protection of Pevensey Levels

Development will only be permitted if can be concluded that the proposals will not have a likely significant effect on the conservation objectives 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.

In addition 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 a likely significant effect on the SAC and Ramsar Site.

A study of the potential impacts of the development, and any necessary proposed mitigation measures, must be submitted prior to the determination of the planning application and suitable mitigation measures implemented prior to the completion/ occupation of development as appropriate. Any proposed mitigation measures must be maintained in perpetuity.

Release of Development

13.13 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 appear not to have impacts on the highway network in isolation. Over time, cumulative impacts from any of the development sectors will require the full set of identified highway improvements to be implemented. The exact point for this is yet to be determined. 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

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

Strategic Transport Improvements

The release of land 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.

14 Hailsham

14.1 Hailsham is a historic market town which developed as a town and market from 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 it 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 boasts 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[(29)] within an area of 1937 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 weekly income for Wealden District is £819.4 with Hailsham falling below this average 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 (31% and 35% respectively). Terraced housing represents some 20% of housing stock which 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, and 3 bedrooms are lower to that of the South East average, 4 bedroom and 5+ bedroom dwellings are lower than both the Wealden and South East average. 5.3% of housing stock has one less room than required, but has higher on average the appropriate number

29 2011 Census

of rooms and excess of one room. The proportion of one person household is above Wealden average, but below the South East average, with a lower all family household than the Wealden average.

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, 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 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 respects 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 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 in essence connects North Hailsham to the Hellingly Hospital site, which was severed from Hailsham and acts as a standalone housing area.

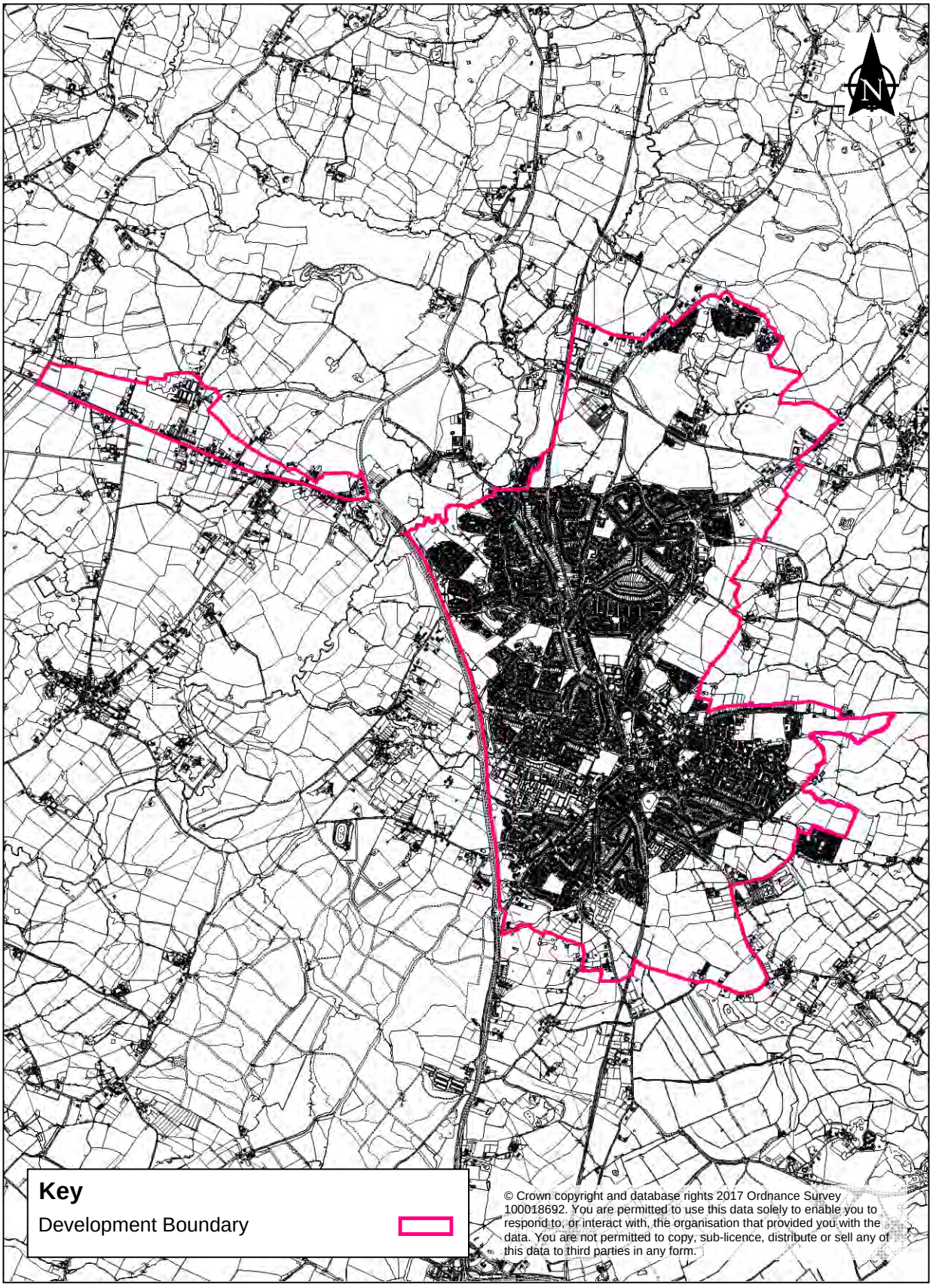
14.9 From Amberstone, where it joins with North Hailsham, the development boundary runs roughly parallel to Battle Road and seeks to respect the eastern edge of Hailsham which dominants the Pevensey Levels. The development boundary seeks to protect the functioning of the Hailsham North Waste Water Treatment 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 form the natural boundary to development. The development 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 in this area is particularly rural and has features akin to the Pevensey Levels crossed with drainage ditches and the Pevensey Levels itself.

14.11 From Ersham Road the development boundary takes into account the existing consent at Oaklands and the ancient woodland edge that bounds small areas of fields. Outside of this part of the development the area as a whole has a rural character which the development boundary is seeking to maintain.

Map of Development Boundary at Hailsham



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Sector Hailsham North 1

14.12 Sector North Hailsham1 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 at Sector North Hailsham 1 E. This sector is considered to be a natural extension to the town 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 North Hailsham1A. 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 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 SWGA 7 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 North Hailsham 1, defined on the Proposals Map as Site HH1A to NH1E, is allocated for a mixed use urban extension comprising housing, education facilities and associated infrastructure.

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

Hailsham North 1A (HN1A): 460 dwellings, education and retail provision

Hailsham North 1B (HN1B): 223 dwellings

Hailsham North 1C (HN1C): 52 dwellings

Hailsham North 1D (HN1D): 370 dwellings

Hailsham North 1E (HN1E): 400 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;

b) 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;

c) 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;

d) 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 Sussex County Council as Highways Authority; and

e) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA 7.

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. Transport improvements relating to affected local roads, as identified in

transport studies, will 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:

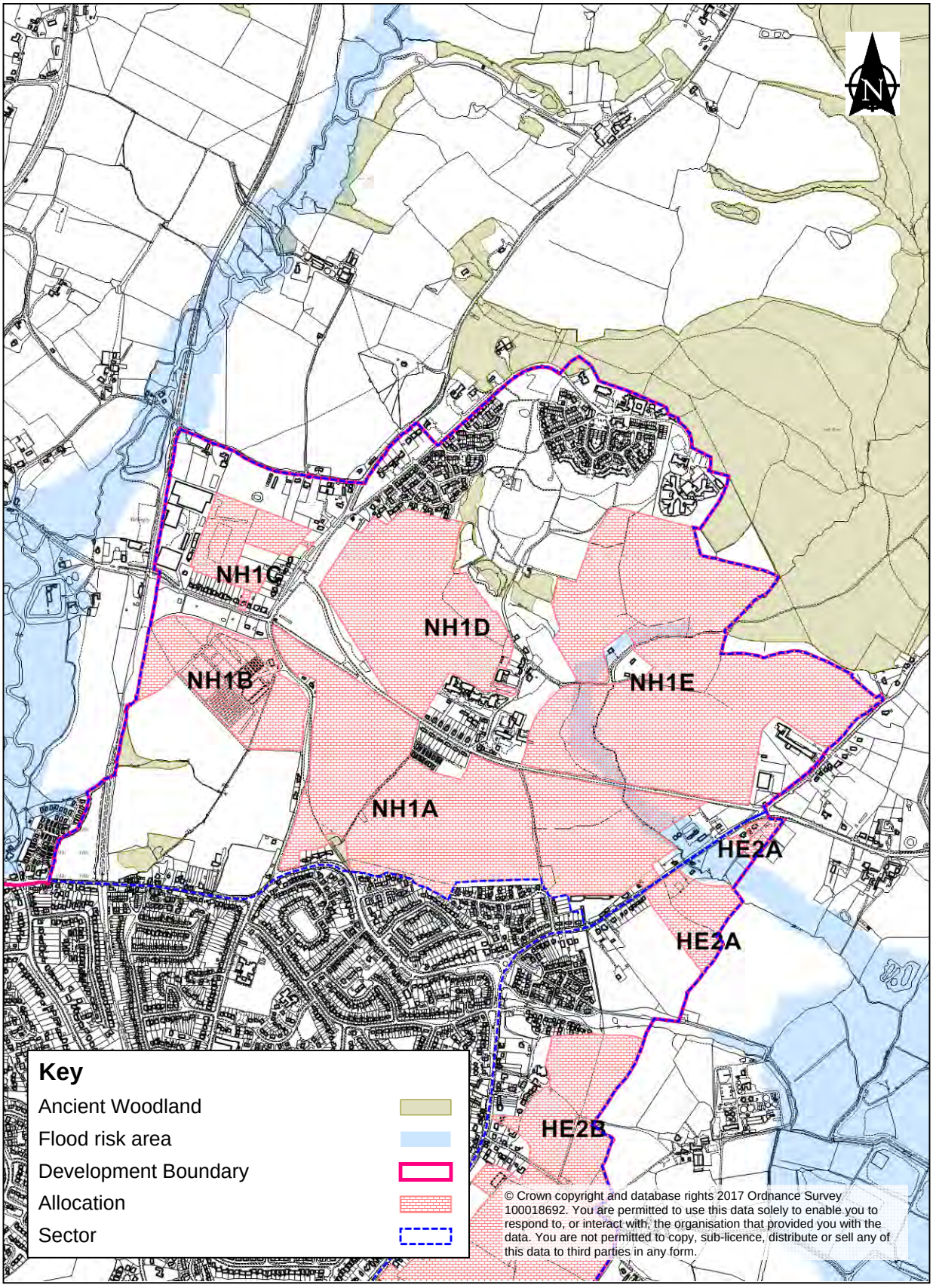
- Hempstead lane roundabout;
- A267/North Street (B2104) junction;

- 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 A271 study;and
- North Street (B2104) and Station Road Roundabout

b) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.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NH1C
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HE2A
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Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Sector
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Allocation North Hailsham 1A

14.16 Allocation North Hailsham 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 North Hailsham 1A

Proposals for development on land at North Hailsham 1A (NH1A) will only be permitted where they provide up to 460 dwellings, 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 Habitat 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;

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 NH1D and NH1E.

Allocation North Hailsham 1B

14.17 Allocation NH1B, 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 North Hailsham 1B

Proposals for development on land at North Hailsham 1B (HN1B) will only be permitted where they provide for up to 223 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 30 dwellings per hectare;

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 reprofiling;

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; and

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

Allocation North Hailsham 1C

14.19 This allocation consists of several parcels of land within the Parish of Hellingly; land adjoining 13 Station Road, Land at Park Road and the part of the Danecroft Nursery site which does not have planning permission. The site consists mainly of open fields and a garden and is partially enclosed by hedgerows, some of which are intermittent with gaps, and trees. Danecroft Nursery, which is shortly to be redeveloped for housing, bounds the site to the west and to the south there are residential properties. Open fields extend to the west and the Hellingly Hospital housing development is nestled between existing tree blocks to the north east.

14.20 Views of the site are limited by the existing residential properties and surrounding vegetation. Glimpsed views may be possible from the properties to Mill Lane but strong, linear belts of trees in the surrounding area distinctly limit the views. In the wider surrounds, the heavily treed banks of the Cuckmere River to the west limit views in this direction.

14.21 The site lies in a semi-rural landscape close to the urban areas of Horsebridge and Hailsham to the south. There is a moderate to good local green infrastructure network with some wooded habitat and Worth Lane creating a strong green link a little way to the west. The green infrastructure network consists of in-site trees and scrub with robust hedgerows on the north and west boundaries. A strong tree line runs through the middle of the site on a north/south axis.

Policy SWGA 13

Allocation Hailsham North 1C

Proposals for development on land allocated Hailsham North1C (HN1C) will only be permitted where they provide for up to 52 dwellings in total. The preference is that the landowners work together to bring forward a comprehensive site with a suitable access and a cohesive design and form of 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;

b)Protect site boundary features including scrub and woodland at the periphery of the site. The eastern boundary hedgerow should be enhanced through appropriate native planting to create a consistent site edge which would help to screen views and maintain the privacy of the surrounding properties;

c) Enhance the existing boundary features to the north and west of the allocated area. Tree belts, should be protected, retained, buffered, enhanced, restored and strengthened to protect and improve their wildlife corridor, connectivity, ecological and screening functions and their contribution to the Green Infrastructure network of the area;

d) Seek to retain areas of scrub and trees, and linear features such as hedgerows and the strong tree line running north/south through the middle of the site, wherever possible;

e) be set back from from the woodland edge to the northern part of the site and a suitable buffer to the woodland provided that contributes positively to and enhances the green infrastructure network;

f) 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

g) consider the creation of appropriate, safe and desirable footway links to the Cuckoo Trail.

Allocation North Hailsham 1D

14.22 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. Development therefore must respect the setting of these listed buildings and must mitigate its impact upon them.

14.23 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. As a result more land may be required to compensate to alleviate flood risk matters.

14.24 The protection of the setting of the listed building, the need for appropriate drainage and the need to protect the ancient woodland and residential amenities has the potential to reduce the overall developable area and the number of dwellings on this site.

Policy SWGA 14

Allocation Hailsham North1D

Proposals for development on land allocated Hailsham North1D (HN1D) will only be permitted where they provide up to 370 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;

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.

Allocation North Hailsham 1E

14.25 Allocation NH1E 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 which 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

as a result of the need to protect both the listed buildings and the water quality and environmental mitigation area has been proposed.

Policy SWGA 15

Allocation Hailsham North 1E

Proposals for development on land allocated Hailsham North1E (HN1E) will only be permitted where they provide for up to 400 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;

b)Protect the tree belt and watercourse to the west of the site and the water quality of the watercourse must not 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 2010;

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 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 4.5 hectares including 1.6 hectares of pitch provision. Youth facilities will also be required amounting to 0.05 hectares. In addition some15 allotment pitches on one site amounting to some 0.378 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 North Hailsham1A.

Sector Hailsham East 2

14.26 Land within Sector Hailsham East 2 is situated close to both the Town Centre and Pevensey Levels Ramsar Site and Special Area of Conservation. The principle for development was identified in the adopted Core Strategy (February 2013) for land within Hailsham East 2A, 2B and 2C. As a result a number of permissions have been granted in the area. However, there are some permissions outstanding and a particular issue with regards to the need to resolve odour issues at the nearby Hailsham North Waste Water Treatment Works.

14.27 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 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.

14.28 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

Development in Sector Hailsham East 2

Land at Sector Hailsham East 2, defined on the Proposals Map as Site HE2A to HE2D, 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): 81 dwellings

Hailsham East 2B (HE2B): 128 dwellings

Hailsham East 2C (HE2C): 374 dwellings

Hailsham East 2D (HE2D): 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 and in particular where linkages cross allocation sites HE2A, HE2B and HE2C. 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, particularly in relation to HE2A, HE2B and HE2C;

e) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA 7.

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 Boship Roundabout improvements to be delivered. 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:

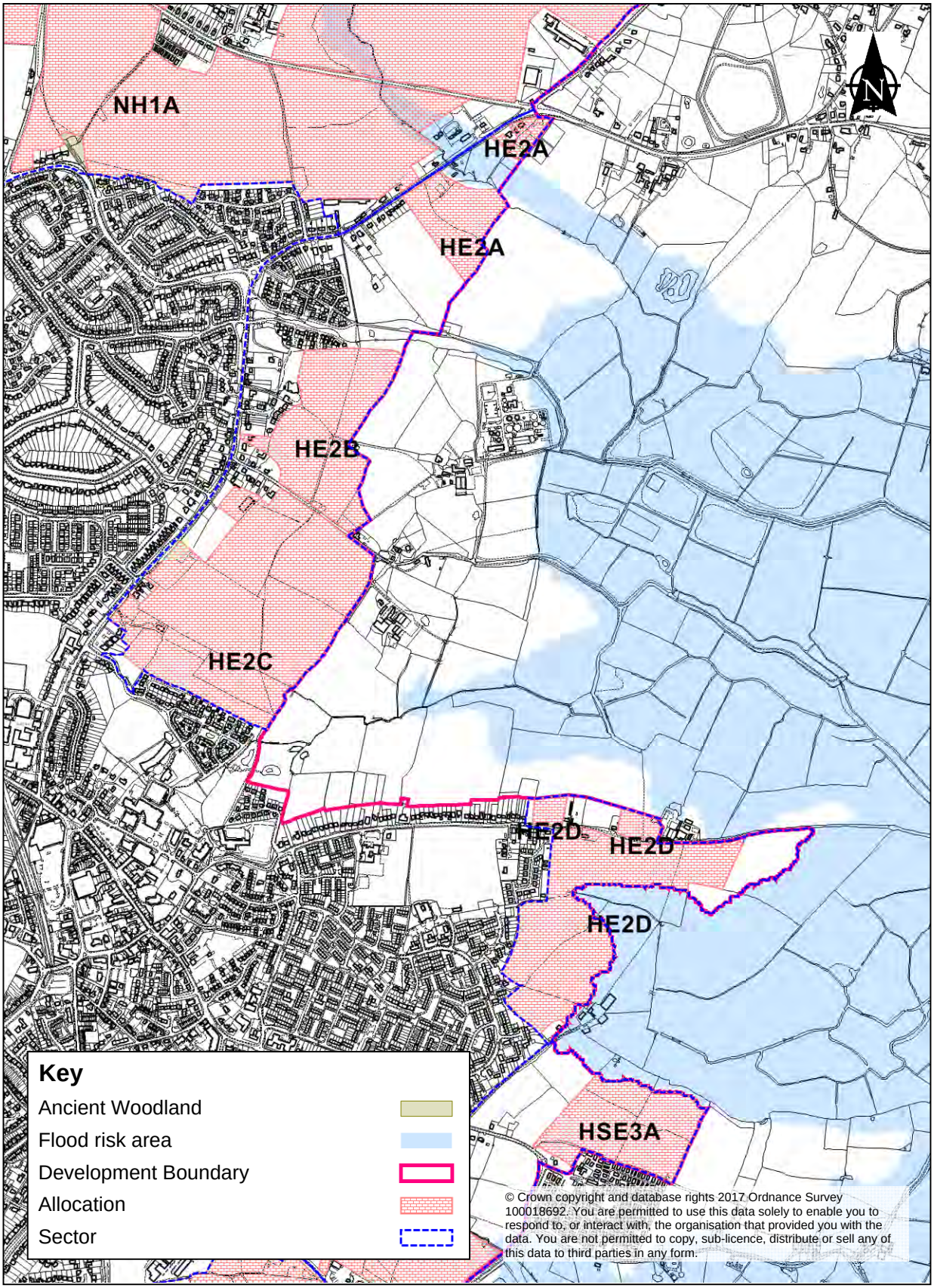
- Hempstead Lane roundabout;

- 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;
- North Street (B2104) and Station Road Roundabout;
- A267/ North Street (B2104) junction; and
- Outcomes of A271 Study.

b) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.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Allocation Hailsham East 2A and Hailsham East 2B

14.29 Land within Allocation Hailsham East 2A and Hailsham East 2B were part of the previous broad location identified within the Core Strategy and subject to examination within the now withdrawn Strategic Sites Local Plan. There are a number of landowners within Allocation HE2A and land adjacent to this area now has consent. This allocation, similar to Sector North Hailsham 1, needs to ensure that the water quality and the hydrology of the Hurst Haven Stream which flows into the Pevensey Levels is not affected and where possible the water quality is improved. In addition to this the land falls within an odour mitigation zone around the Hailsham North Waste Water Treatment Works. This area is limited to development that would not be affected by nuisance caused by the running of such a facility or will cause the facility to cease it's important function of receiving and treating waste water caused by complaints from new occupiers.

14.30 Allocation HE2B has been subject of an application and was subsequently withdrawn due to issues concerning odour mitigation requirements. Whilst these requirements have not changed the long term delivery of the land is considered appropriate as part of the strategy.

14.31 Allocation HE2A is comprised of three fields on the south side of the A271, to the north eastern edge of Hailsham. To the south and east is open countryside, arable and pasture. To the west is the eastern edge of Hailsham, and to the north is a mix of arable and pastoral land with wooded slopes beyond.

14.32 Allocation HE2B is comprised of a number of fields of grazing / pasture with hedgerows and mature trees along field boundaries. A minor ridgeline runs east west across the centre of the site, with the northern half sloping down towards the watercourse which runs along the northern boundary and the southern half sloping down towards Harebeating Lane. Longley Farm buildings (one of which is listed) sit on the eastern boundary of the site and to the north east is the North Hailsham Waste Water Treatment Works. Housing on the eastern edge of Hailsham borders the western edge of the allocation site. The allocation site is crossed by footpaths and overhead wires, and contains a small pond to the centre and a telecommunication mast on the western edge.

14.33 The wider landscape character within which both allocation sites lie is comprised of a small-scale patchwork of arable and pastoral fields which are often lined with mature hedgerows;open views eastwards across the Pevensey Levels and west-east orientated stream corridors that feed the Pevensey Levels to the east.

14.34 Visually, allocation site HE2A is visible in the wider landscape from its northern edge due to fewer and smaller trees and lower hedgerows allowing views to and from the road and from adjacent properties. Large mature trees (oaks) line the south eastern boundary and mostly block views from the southern fields out across the flat open Levels landscape beyond. Hedgerows along the south eastern boundary block ground level views to / from the Pevensey Levels beyond but there is a sense of openness and wide skies.

Policy SWGA 18

Allocation Hailsham East 2A and Hailsham East 2B

Land at Allocation Hailsham East 2A (HE2A) and Hailsham East 2B (HE2B), defined on the Proposals Map, is permitted as an urban extension comprising housing and requiring associated infrastructure.

Land is allocated within the sector at allocation HE2A for up to 81 dwellings and HE2B for up to 128 dwellings.

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

No residential development should take place within 300 metres of the perimeter of the Waste Water Treatment Works. Land within 300 metres of the perimeter of the Waste Water Treatment Works may only be used and counted towards formal/ informal recreational open space if after agreed odour modelling suitable mitigation measures are in place at the Waste Water Treatment Works to mitigate potential odour nuisance to an acceptable level taking into account the use proposed;

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;

b) Where possible, measures must be undertaken to protect, retain, and enhance woodland including the provision of suitable woodland buffers. As far as possible, suitable sections of semi-improved grassland must 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 to provide screening to development, maintain the continuity of field patterns and contribute to habitat diversity;

c) Where possible, measures to protect, retain and enhance areas of scrub and trees, and linear features including the watercourse on Hailsham East 2A, and hedgerows must be undertaken to contribute to habitat biodiversity, provision of wildlife corridors and the green infrastructure network ;

e) The development of Hailsham East 2A should include the planting of a belt of trees and/or shrubs at the southern in order to contribute to the screening of the site from views to and from the Pevensey Levels;

f) The development of Hailsham East 2A should include the retention and enhancement of the on site pond to increase the value of the site to wildlife and

provide habitat and biodiversity gains. Consideration must be given to the enhancement and long term maintenance of the pond through de-silting;

g) The development of Hailsham East 2B will include the retention and enhancement of the watercourse to increase the value of the site to wildlife and provide habitat and biodiversity gains. Consideration must be given to the enhancement and long term maintenance of the watercourse through selective removal of overhanging vegetation;

h) On site Hailsham East 2B the tree belt along the eastern edge should be strengthened and enhanced with appropriate native planting to form a strong boundary between the Pevensey Levels landscape and the urban edge. The upper edges in the southern half of the site should be screened with appropriate boundary vegetation due to their higher visibility within the landscape;

i) The existing tree line on Hailsham East 2B south of Arrow Drive should be safeguarded, and where appropriate enhanced and restored with appropriate native planting, to help screen development and provide a continued attractive and prominent landscape feature;

j) 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;

k) 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 Windmill Grade II listed building, Harebeating Farmhouse Grade II listed building, Whiteoaks Grade II listed building and Longleys Farmhouse Grade II listed building ;

l) Provision of new or upgraded accesses for vehicles, cyclists and pedestrians onto Battle Road and Amberstone 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;

m) 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 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, Amberstone Road and Vicarage Lane and existing and proposed neighbouring areas and facilities, including land at Hailsham North; and

n) Amenity space, including natural green space, must be incorporated into the design of the site. In addition provision must be made on site for 12 allotment plots amounting to some 0.313 hectares.

Allocation Hailsham East 2C

14.35 Land within Allocation HE2C was part of the previous broad location identified within the Core Strategy and subject to examination within the now withdrawn Strategic Sites Local Plan. There are a number of landowners within Allocation HE2C. This allocation, similar to Sector North Hailsham 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 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 in regards to odour.

14.36 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 sites topography is gently rolling, generally falling away to the east, with high points to the west and the southern tip by Marshfoot Lane. There is a small pond towards the southern boundary of the site associated with a drainage ditch which runs west-east adjacent to the southern boundary.

14.37 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.

14.38 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 19

Allocation Hailsham East 2C

Land at Allocation Hailsham East 2C (HE2C), defined on the Proposals Map, is permitted as an urban extension comprising housing and requiring associated infrastructure.

Land is allocated within the sector at allocation HE2C for some 374 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;

b) Provision of a large Community Hall of around 1,000 sq. m. unless suitable off site provision can be secured;

b) 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;

c) 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;

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

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

e) 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;

f) 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;

g) 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 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;

h) 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;

j) Amenity space, including natural green space, must be incorporated into the proposal for the allocation. In addition provision must be made on site for a park and/ or amenity green space of 2.5 hectares including 1.2 hectares of pitch provision. Youth facilities will also be required amounting to 0.04 hectares. Off site contributions to meet these needs may be acceptable where it meets accessibility standards and there is capacity.

Allocation Hailsham East 2D

14.39 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.

14.40 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.

14.41 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.

14.42 Land at Allocation HE2D 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 20

Allocation Hailsham East 2D

Land at Allocation Hailsham East 2D (HE2D), defined on the Proposals Map, is permitted for some 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;

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;

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

f) 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.

Sector Hailsham South East 3

14.43 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.

14.44 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 21

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 the following requirements and other relevant policies detailed in the development plan:

a) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA 7.

Policy SWGA 22

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:

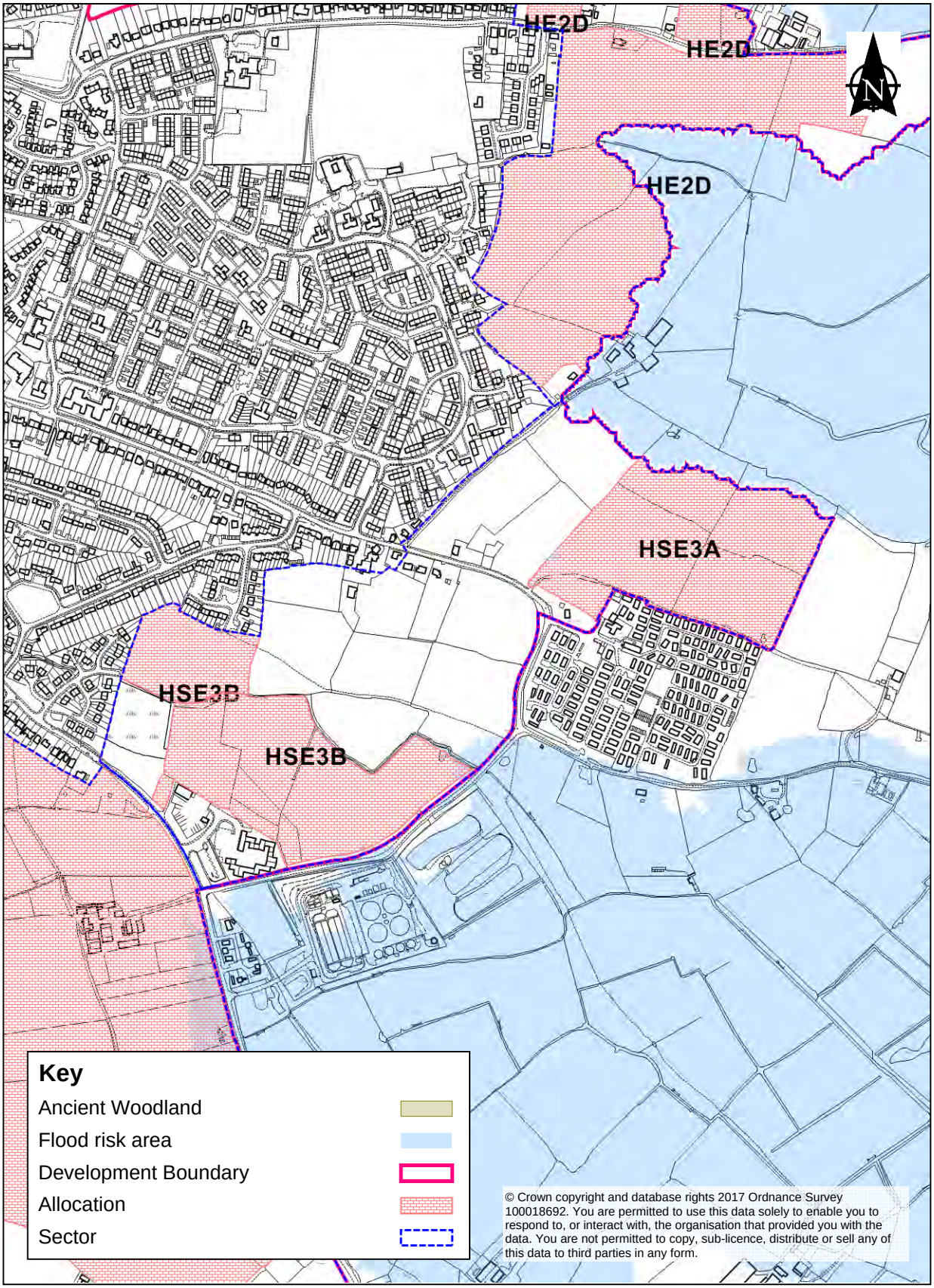
a) Any development in this sector will be dependent upon the Boship Roundabout improvements being delivered. Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Sector Hailsham South East 3, or at such time as agreed with 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; and
- A22/A27 strategic junction improvements.

b) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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) Connection to the sewerage systems at the nearest point of adequate capacity, as advised by Southern Water.



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Allocation Hailsham South East 3A

14.45 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.

14.46 The allocation HSE3A is closely associated with proposed development on Allocation HE2D in terms of its relationship with the Pevensey Levels in terms of landscape 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.

14.47 There is a small pond / ditch at the south eastern corner of the site, and another larger pond at the north eastern corner. The ground slopes mostly from the south to the north, although the field in the south eastern corner slopes toward the south east. From the upper parts of the site there are attractive long distance views across the hedgerows and trees to the low lying levels landscape to the north. The site has a well-managed and attractive pastoral character.

14.48 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 23

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;

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;

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 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;

d) 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;

e) 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

f) 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.

Allocation Hailsham South East 3B

14.49 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 Waste Water Treatment Works (WWTW), including areas of hardstanding and bare ground, rough semi-improved grassland, scattered scrub, amenity grassland and small areas of woodland, particularly towards the south, east and west boundaries.

14.50 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.

14.51 A public footpath runs across the north east edge of the site with access from Howard Close but is largely overgrown indicating infrequent use.

14.52 The allocation site is bounded to the north and west by housing on Howard Close,Swan Road and Butts Field. The south east of the site borders Old Swan Lane and to the south west are fields and the Swan Business Centre. An area of woodland and scrub border the north west corner of the site and a small watercourse runs through the centre of the site.

14.53 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 24

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;

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;

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.

Allocation Hailsham South East 3C

14.54 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 (mostly oaks) 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.

14.55 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.

14.56 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 southeast to the Pevensey Levels. These effectively link the site with the wider countryside despite a variety of local land uses including housing, a sewage treatment plant and various light industrial premises.

14.57 The watercourse running adjacent and through the site on the northern boundary is an important feature within the landscape and contributes to the character and sense of place and should be preserved and protected.

Policy SWGA 25

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.

Sector Hailsham South 4

14.58 Sector Hailsham South 4 is a large area bounded contained 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 access 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.

14.59 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.

14.60 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.

Policy SWGA 26

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 1025 dwellings with and 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 on Hailsham South 4B and between 30 and 35 dph on Hailsham South 4A;

b)Tree belts along the Cuckoo Trail must be protected, where possible, and enhanced in order to reinforce the feeing 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 hedgelines 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;

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 footpath 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 1.4 hectares pitch provision and an additional 2 ha amenity greenspace. Some 14 allotment pitches on one site amounting to some 0.345 hectares must be provided and 0.071ha children's play provision and 0.047 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 SWGA 7;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 27

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 Boship Roundabout improvements.

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:

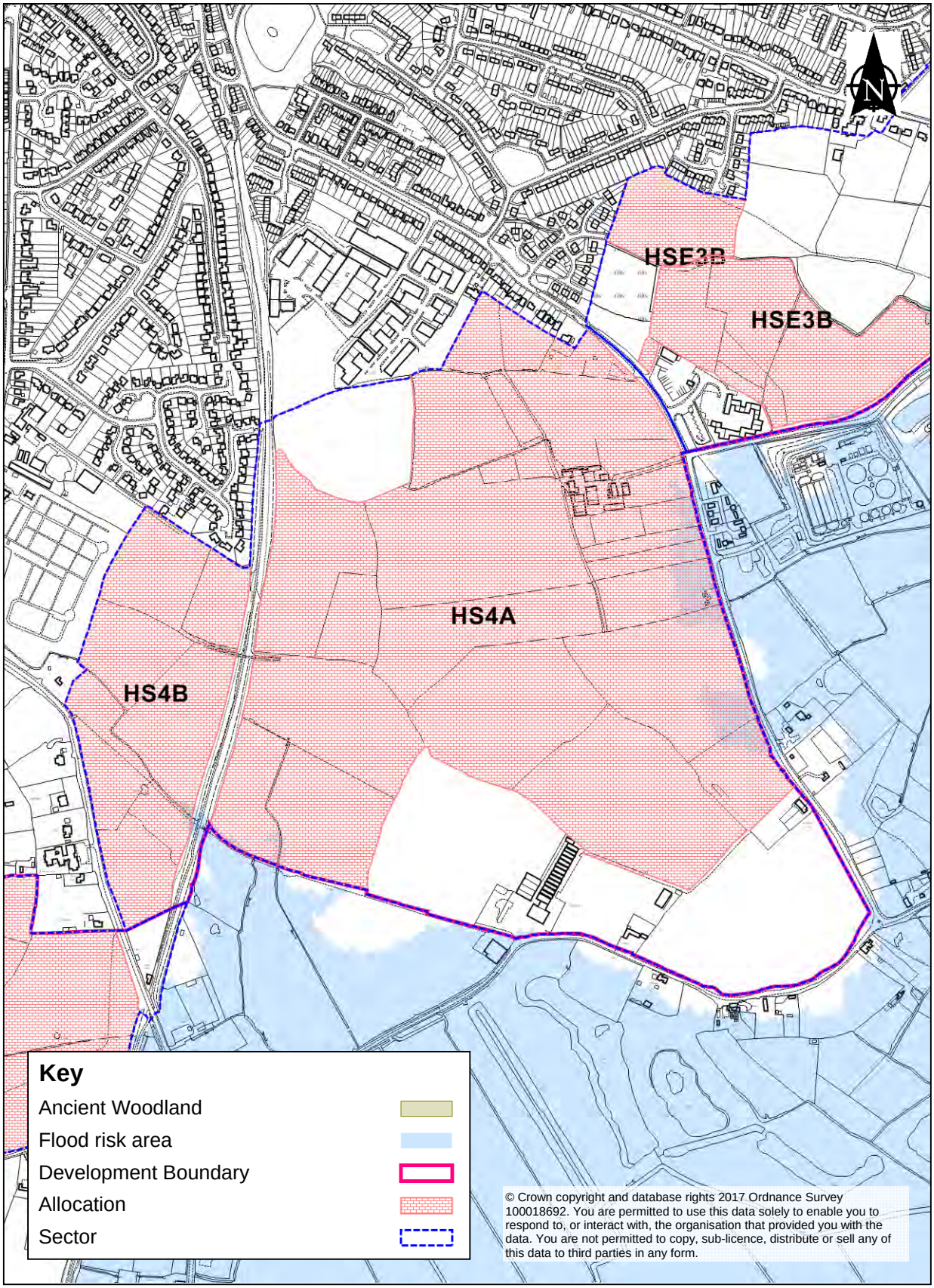
- Introduction of an express bus service between Hailsham – Polegate – Eastbourne;
- Hailsham – Polegate – Eastbourne Movement and Access Corridor (MAC);

- Movement and Access Study Hailsham and Hellingly (MASHH) measures;
- A22/A27 strategic junction improvements; and
- A22 Hempstead Lane roundabout;

c) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.


HSE3B
HSE3B
HS4A
HS4B
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Sector
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A22 Employment Sector

14.61 The A22 Employment Sector is a standalone 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 Councils economic objectives.

Policy SWGA 28

A22 Employment Sector

Land within the A22 Employment Sector, defined on the Proposals Map, is identified as an area for employment serving the wider South Wealden growth Area.

Land is allocated within the sector for some 30,000 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

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:

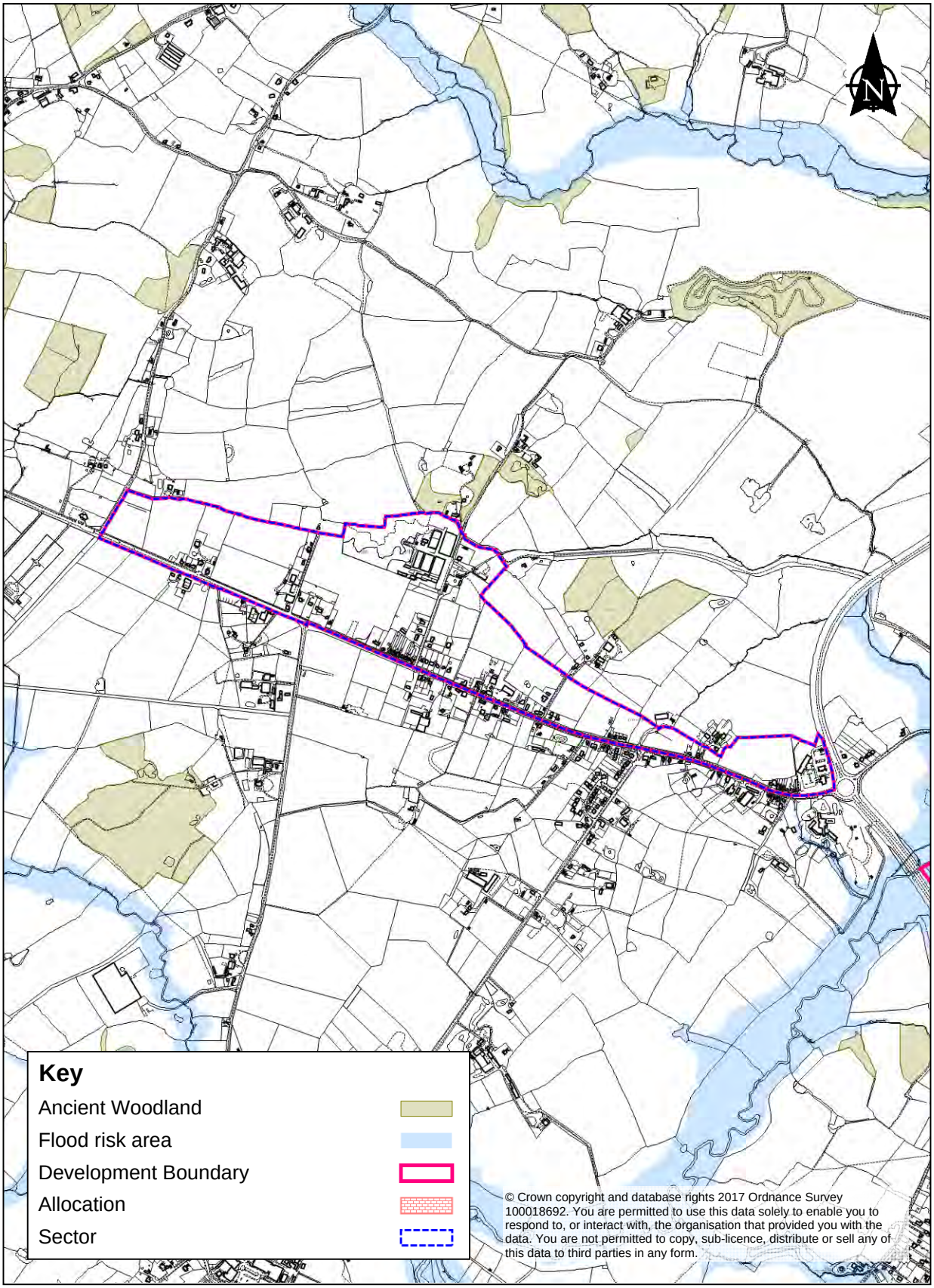
a) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of A22 Employment Sector, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- 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
- A267/North Street junction

c) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.



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SHELAA Sites Within Development Boundary

14.62 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 AF1.

Policy SWGA 30

SHELAA Sites within Hailsham 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.

Table 10

SHELAA Reference	Site Name	Calculated capacity
461/1310	Amberstone Council Depot	12
470/1310	Fire Station, Victoria Road	10
574/3000	Horselunges Business Park and Gros Fayt, Park Road/ Mill Lane	15
621/1310	Land at Hailsham Delivery Offices, 11 North Street	8
809/1310	Plumb Centre, 116 London Road	10
885/1310	Hailsham Ambulance Station, London Road	15

Contigency Sector Hailsham South 5

14.63 The contigency land 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 site 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.

14.64 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.

14.65 The contingency 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 carriage ways of the A22.

14.66 Information relating to the improvement of the green network in and around Contingency Sector Hailsham South 5 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 31

Contingency Sector Hailsham South 5

Land at Contingency Sector Hailsham South 5, defined on the Proposals Map as being situated beyond the development, is identified for growth for some 500 only to be brought forward if land is not available in accordance with Policy WLP 9 Release of Land.

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;

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. All boundary vegetation should be strengthened by further planting;

d) The hedgerow to the southern boundary of the site must be extended and enhanced to screen views towards the depot to the south;

e) 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;

f) 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;

g) Provision for cyclists, vehicles and pedestrians within the sector should be designed to allow connectivity throughout the sector;

h) Amenity space, including natural green space, must be incorporated into the design of the development in accordance with open sace standards contained within the development plan; and

I) Specific regard must be given to Flood Risk Policy NE4, Water Quality Policy NE5 and Protection of Pevensey Levels Policy SWGA 7.

Policy SWGA 32

Strategic Infrastructure Requirement Contingency Sector Hailsham South 5

Proposals for development on Contingency Sector 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 access and access road from the A22 serving the whole of Contingency Sector Hailsham South 5 and if relevant Hailsham South 4;
- Boship Roundabout improvements.

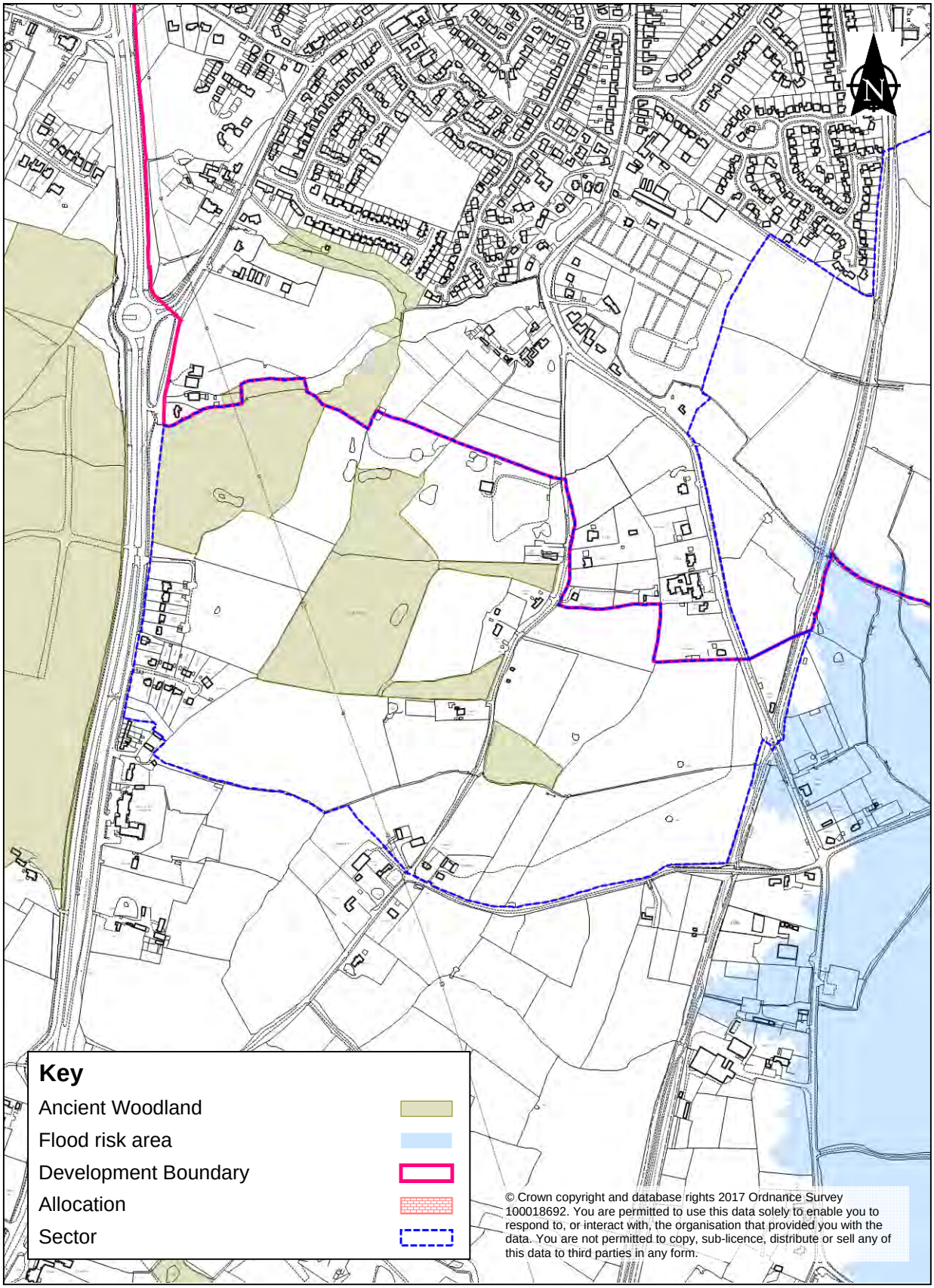
b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of Contingency Sector Hailsham South 5 or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. 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; and
- A22 Hempstead Lane roundabout;

c) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.



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Windfall

14.67 In addition to the SHLEAA sites identified, the plan also makes an allowance for windfall sites within the Hailsham development boundary. This allows for small scale growth and change and assists smaller building companies within the District.

Policy SWGA 33

Windfalls within Hailsham Development Boundary

Within the development boundary of Hailsham the development of housing windfall sites up to 243 dwellings will be supported. Any further windfall sites will be subject to Policy AF1.

Hailsham Town Centre

14.68 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. It is considered necessary to safeguard the town centre in the short term, however, there is increasing demand that cannot be met in the town centre and additional land has been identified as a potential expansion of the town centre.

Policy SWGA 34

Hailsham Town Centre

Land is identified for the purposes of retail provision on the proposals map. Land at HCTa to HCTD are identified for redevelopment purposes for a mix of retail, town centre and leisure uses subject to Policy AF1. The design of the development should not create a net loss in parking spaces and accommodate an overall net gain in spaces proportionate to the uses identified on site or off site car parking supplied. Any other retail uses should be contained within the primary and secondary shopping frontages and primary shopping area. Other town centre uses will be encouraged within the town centre boundary. Any retail floorspace in addition to that allocated should take place within the boundaries as specified.

Retail

14.69 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 for 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 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.

14.70 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. **(30)** 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 and opportunities should be considered to accommodate these units which are prevalent across other town centres.

14.71 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

14.72 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.

14.73 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 are poor. The introduction of better "west-to-east" connections linking the two shopping centres (Vicarage Fields and the Quintins) and the Leisure Centre, focused around an attractive public square, would help to improve the pedestrian circuit, and the quality and legibility of the overall shopping environment. This would make it more attractive to shoppers and visitors.

30 Javelin's 'Venuescore' index

14.74 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 Fields 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.

14.75 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.

14.76 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.

14.77 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.

14.78 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.

14.79 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.

Hailsham Town Centre Policies

14.80 In order to facilitate this change there requires a number of changes to be made in terms of increased floorspace but also improvements to existing buildings as well as the public realm. Changes will also require consideration of how pedestrians and traffic flows within the town and car parking provision to sustain such a centre.

Vision for Hailsham Town Centre

By the end of the plan period some 1,500 sqm (net) convenience floorspace and 1,000 sqm 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.

The Council, and other stake holders, will have worked with the landowners existing buildings, including Vicarage Fields and the Quintins 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 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.

14.81 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 nighttime economy.

Policy SWGA 35

Hailsham Retail and Town Centre Use Allocations

Subject to further retail studies some 1000 sqm convenience and 1500 sqm 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 will be re-assessed in relation to primary, secondary shopping frontages and primary shopping area.

Policy SWGA 36

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:

- Retail development (Use Class A1)

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
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

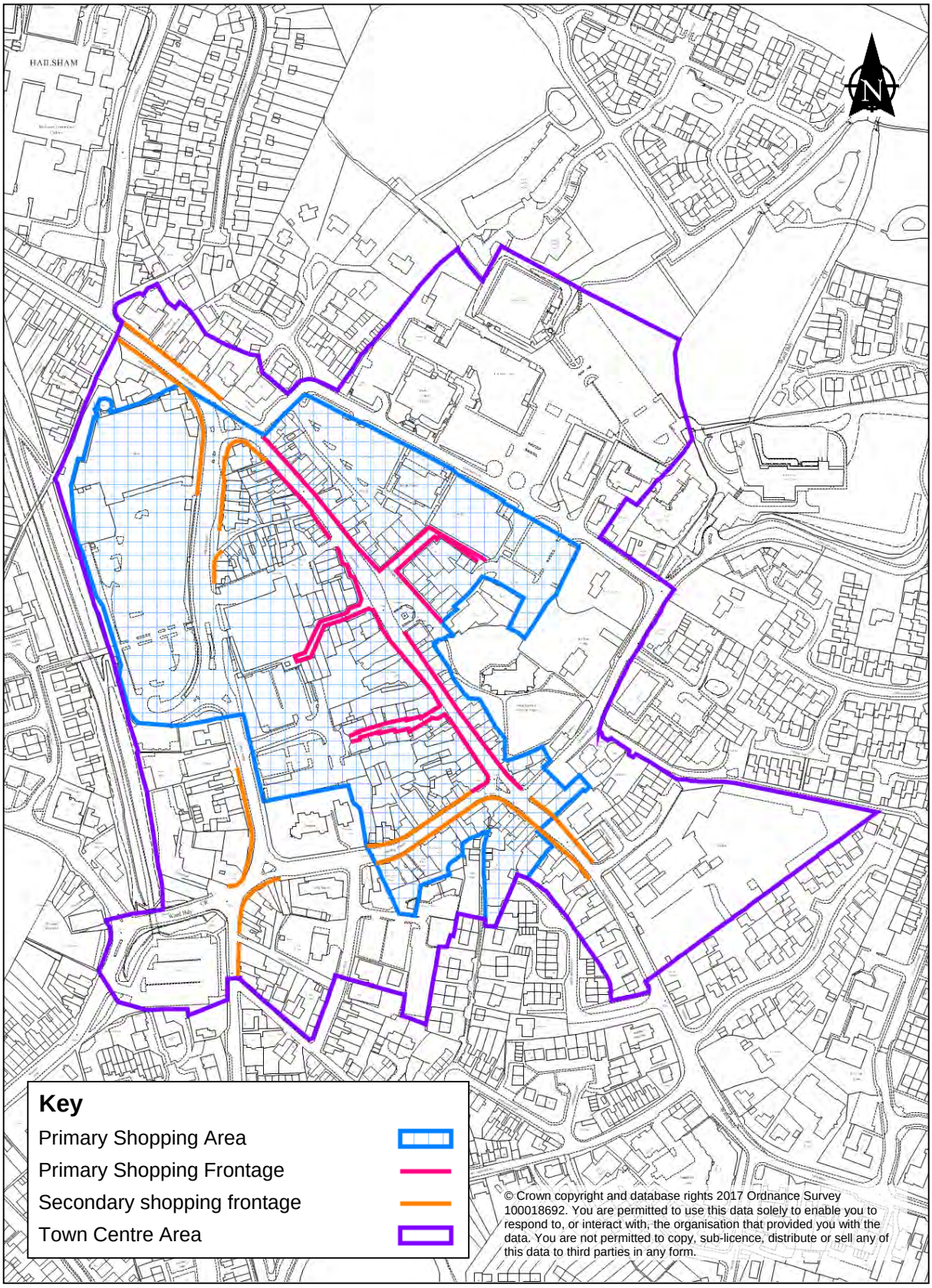
The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5,
- B1 and D1 to D2 and C3 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.

Map of Hailsham Town Centre



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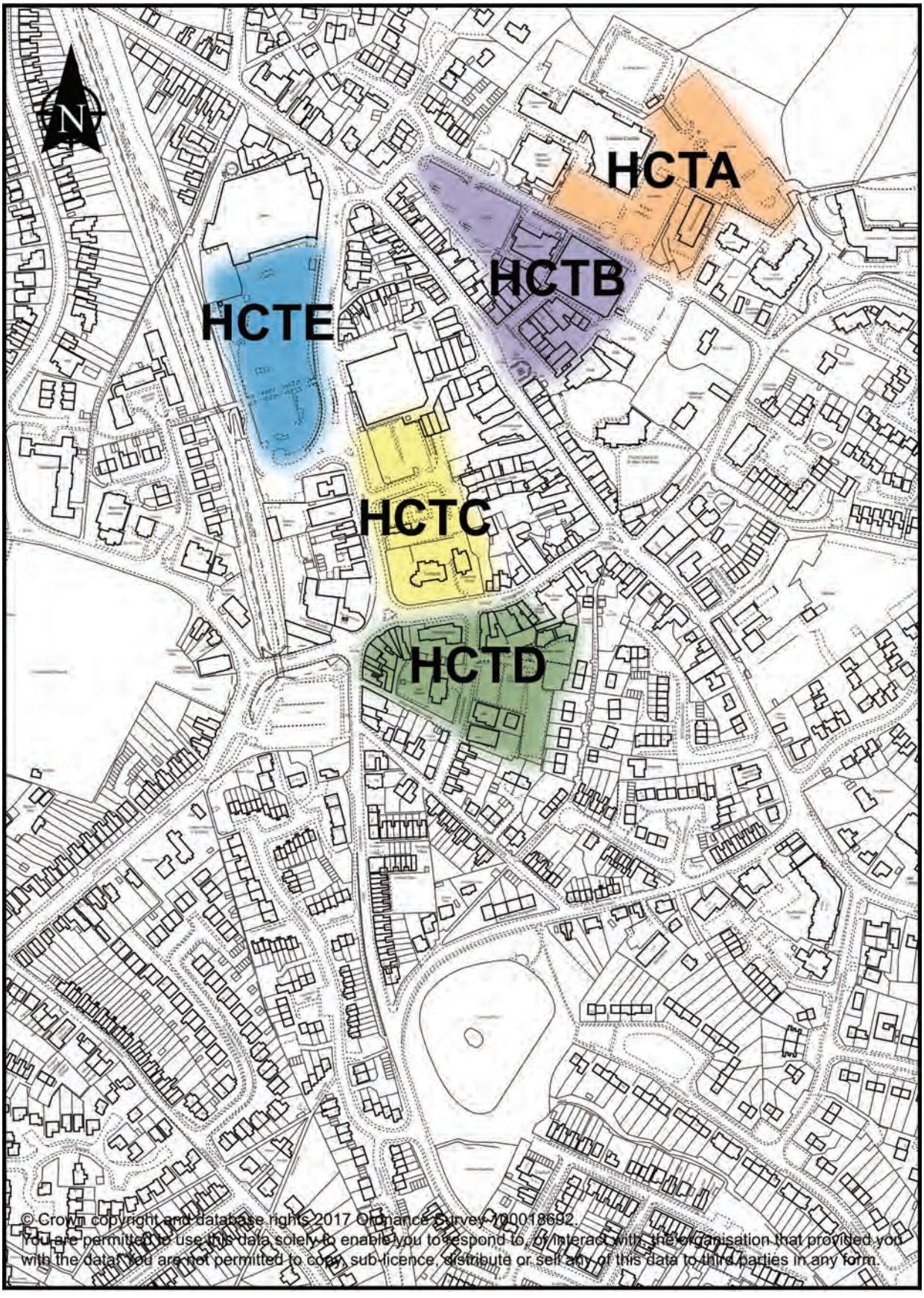
Retail Allocation Options for Hailsham Town Centre



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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 mainly consists of linear development and is separated from Hailsham by the River Cuckmere Flood plain. There are a number of businesses within Lower Horsebride including a vets and Public Houses and 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 around 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 34 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 B. In order to maximise the development potential of the area a further 51 dwellings is allocated on land at west Lower Horsebridge identified as Lower Horsebridge A. 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.

Policy SWGA 37

Lower Horsebridge

Land at Lower Horsebridge, defined on the Proposals Map as Sites Lower Horsebridge A (LHA) and Lower Horsebridge B (LHB), is allocated for housing and associated infrastructure.

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

LHA: 51 dwellings

LHB: 110 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) Improve pedestrian and cycle provision within sites and create suitable and safe access to Lower Horsebridge and Hellingly Community Primary School;

c) 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 Sussex County Council as Highways Authority; and

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

Policy SWGA 38

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. 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;
- A267/North Street (B2104) junction;

- 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 A271 study;and
- North Street (B2104) and Station Road Roundabout

b) Improved pedestrian links and cycle links, crossing facilities and signage commensurate with the existing and new pedestrian and cycle accesses created on site;

c) Creation of footpath or other safe form of pedestrian access to Hellingly Community Primary School;

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.

Lower Horsebridge A

15.5 Lower Horsebridge A is a greenfield site and is situated in a predominantly rural area on the outskirts of the village of Lower Horsebridge, which contains a collection of Grade II listed buildings. To the south, the site is bordered by residential properties and a pub. A portion of the eastern edge of the side borders the B2104. This eastern edge also wraps around a small new housing development (Field Close). A further, single residential property on a large plot, borders the north east corner of the site. To the west, and the north, the site is bounded by hedgerow beyond which is undeveloped agricultural land with a public right of way extends north south close to the site boundary.

15.6 The site is enclosed by hedgerow on the western edge. Back gardens from adjacent properties comprise the southern site edge and a small new housing development sits on the eastern site boundary. A hedgerow extends north to south along the eastern edge of the site adjacent to the new housing development, to the north of this is a small pond which is nestled within a clump of vegetation. An electricity pylon extends through the site in a north-south direction.

Policy SWGA 39

Allocation Lower Horsebridge A

Proposals for development on land allocated Lower Horsebridge A (LHA) will only be permitted where they provide for up to 51 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:

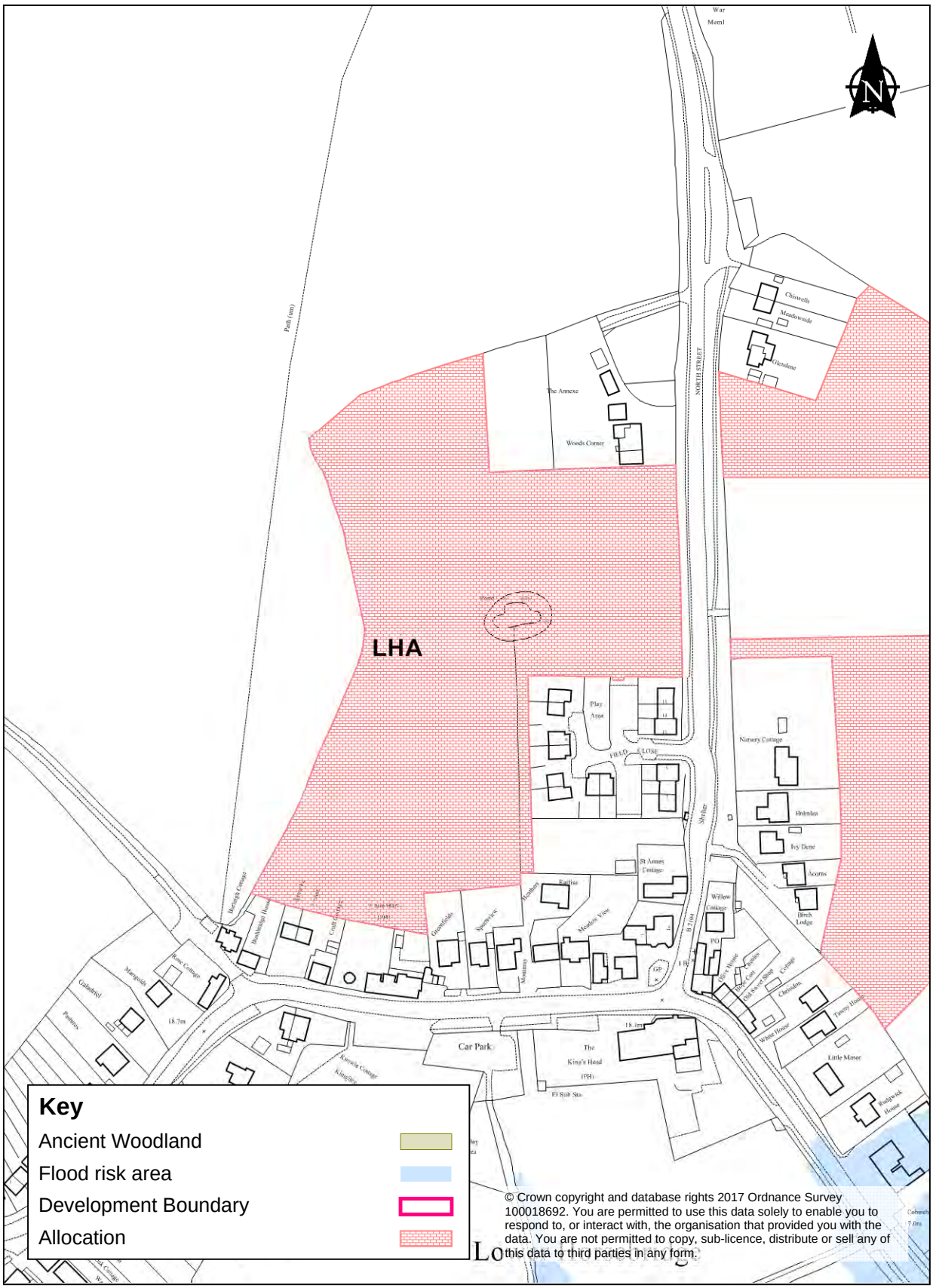
a) Include a range of densities on site, but achieve on average around 30 dwellings per hectare;

b) Be sited and designed to not cause substantial harm to the significance of the setting of the Busbridge House Grade II listed building, Croft House Grade II listed building, The Cottage Grade II listed building, The Spa Stores Grade II listed building, and Olive House Grade 2 listed building;

c)Retain existing hedgerows particularly that which is located between Field Close and the eastern boundary and strengthen and create boundary features, particularly the north and western boundaries and suitably buffer the residential properties adjacent to the site; and

d) Consider the retention, enhancement and long term maintenance of the on site pond.

The location and the design of the access shall be determined following highway studies in agreement with the Highways Authority.


LHA
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Car Park
The King's Head (PH)
NORTH STREET
The Annexe
Woods Corner
Chriswells
Meadowside
Glendene
Play Area
FIELD CLOSE
Nursery Cottage
Holmlea
Ivy Dene
Acorns
Birch Lodge
Willow Cottage
Meadow View
Greenfields
Sycamores
Hawthorn
Bayliss
St Annes Cottage
Chrysalon
Little Manor
Badgerick House
Tawny House
White House
Old Forge House
Forge Cottage
Forge Cott
Old Forge Shop
Post Office
Stables
Burrows Cottage
Thatched Cottage
Cobb Cottage
Kingfisher Cottage
Kiwacia Cottage
Marigolds
Gillaldrel
Pinetrees
Rose Cottage
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18.7m
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Lower Horsebridge B

15.7 Lower Horsebridge B 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.

15.8 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 southeast of the site at its closest point. This area of the site is located within Flood Zone 3.

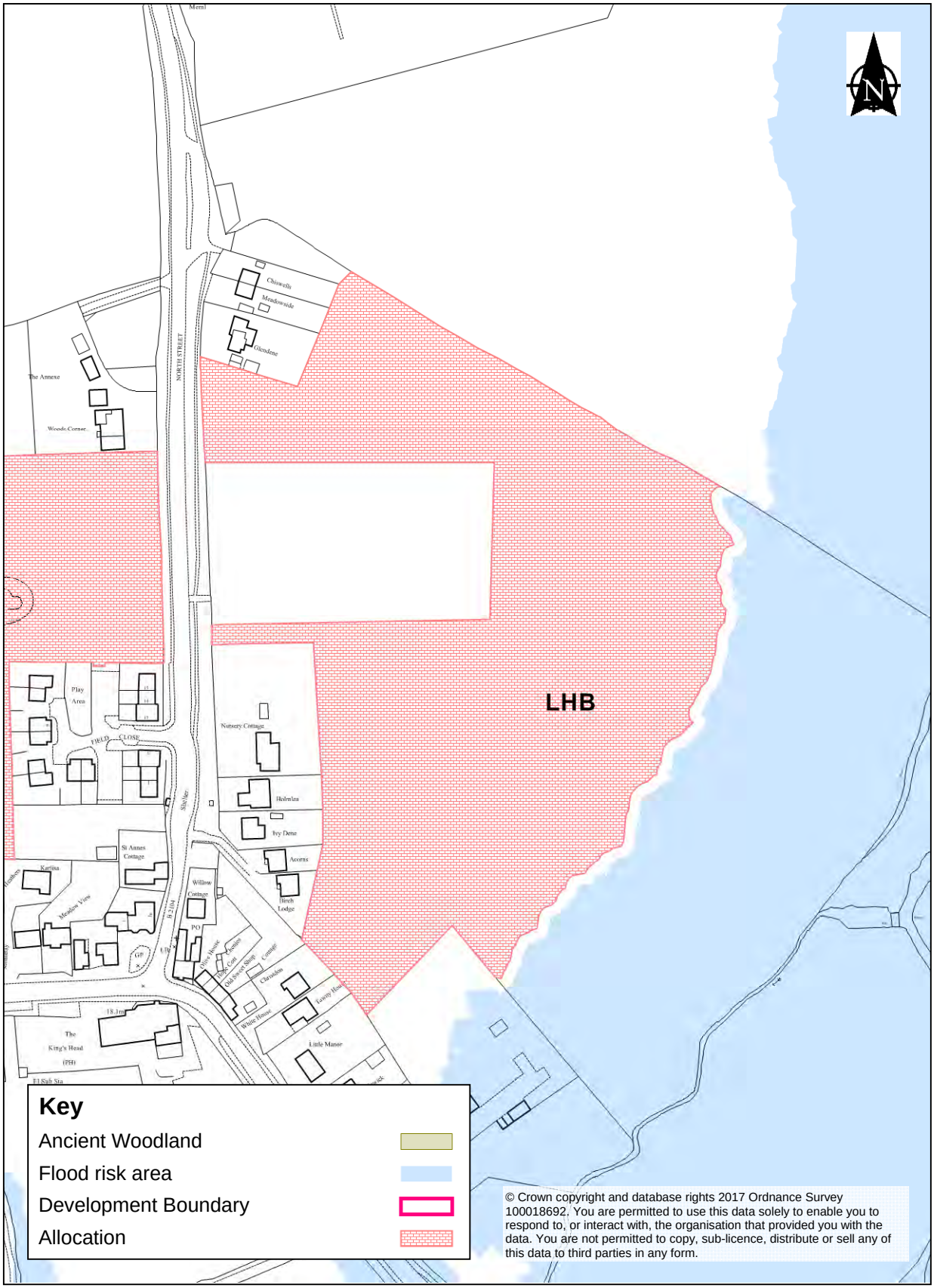
15.9 There are no trees within the site, although there are mature trees located on the site's northern, southern and western boundaries which are interspersed with hedgerow.

Policy SWGA 40

Lower Horsebridge Allocation B

Proposals for development on land allocated Lower Horsebridge B (LHB) 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. Equipped children's playspace, allotments and youth and adult recreation space should be incorporated into the design of the site;
b. To meet the requirements of the sequential test residential development must avoid Flood Zones 2 and 3.
c. 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
d. The location and the design of the access shall be determined following highway studies in agreement with the Highways Authority.


LHB
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
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16 Polegate and Willingdon

16.1 Polegate Parish covers some 706 hectares and with a population of some 7,700 persons [31] 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 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 Hailsham is estimated to be 7655 people[32] 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 Polegate is situated between Hailsham and Eastbourne and is located around the interchange linking East/West and North/South road links.Polegate is also home to the train station linking Hailsham/Polegate residents and surrounds to Lewes/Brighton/London and Hastings. This station, located within the centre, draws people and cars from a wide area and as a result a particular issue within the town is parking provision. Having said that this has the potential to for local economic benefits.

16.5 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 weekly income for Wealden District is £819.40. Polegate has the lowest estimated weekly income of £605. 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%)

31 2011 Census
32 2011 Census

with a relatively even split of detached and semi detached (21% and 69% respectively) which is significantly lower than the Wealden average. 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 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.

16.6 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

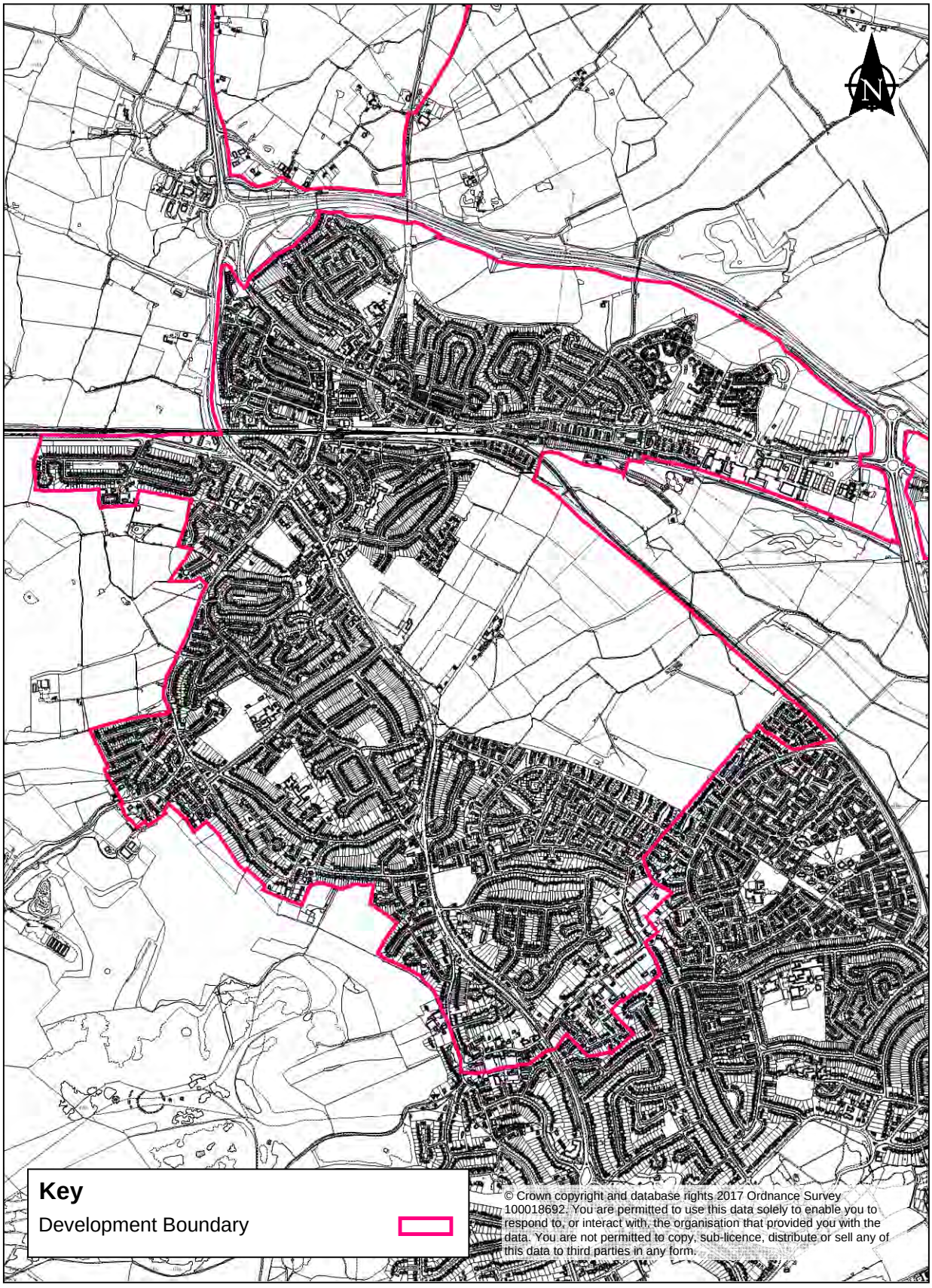
16.7 There are clear landscape, physical and environmental constraints to the further outward expansion of Polegate and Willingdon. The proximity of the South Downs National Park and the severance of the A27 constrains significant expansion to the west of the area.

16.8 The hard northern edge of Polegate is further 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.

16.9 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.

16.10 The tract of open, relatively low lying countryside between Polegate and Willingdon includes the Morning Mill Farm site. The boundary includes this land up to the railway line in order to accommodate land for sufficient growth. 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 of Development Boundary at Polegate and Willingdon



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Allocation Polegate North 1

16.11 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 41

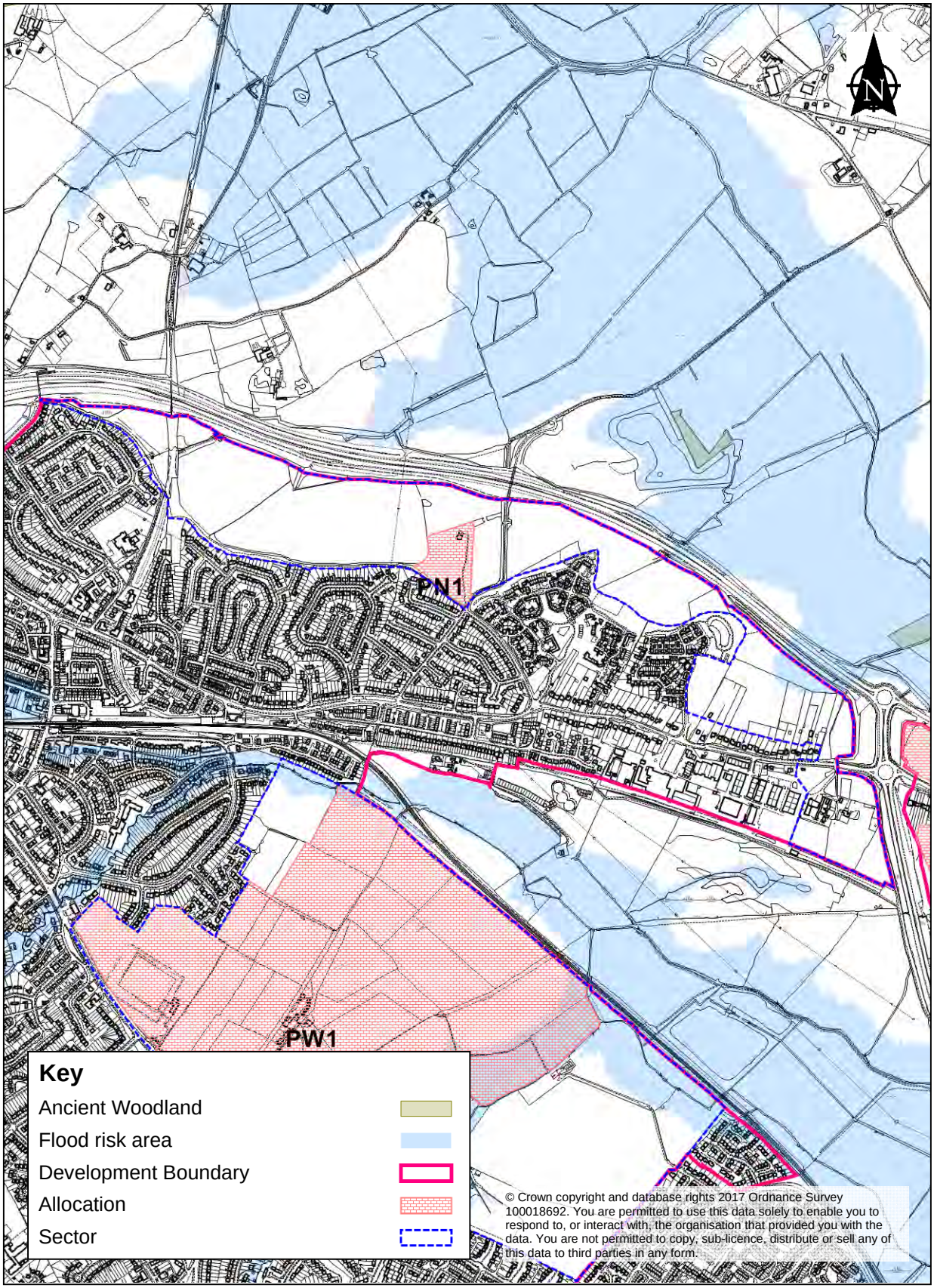
Allocation Polegate North 1

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;

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 feeing of enclosure.



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Allocation Polegate 2

16.12 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 42

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.

Willingdon

16.13 The Parish of Willingdon is located between Polegate, Eastbourne and the South Downs National Park. The small rural settlement of Jevington is contained within the South Downs National Park and does not form part of this Plan.

16.14 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 inclusive of Jevington[(33)]. 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%).

16.15 There are a number of small shopping parades in the area meeting some of the day to day needs of residents and 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.

33 2011 Census

16.16 The current population of Willingdon (including Jevington in the SDNP) is estimated to be 7,440 people[34] within an area of 1077 hectares (population density 6.9). It has a recent history of growth with allocations in the adopted Core Strategy.

16.17 Information from the 2011 census shows that 34.6% of the relevant 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 weekly income for Wealden District is £819.40 with Willingdon falling below this average at £679. 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 (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.

16.18 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 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

16.19 Land at West Polegate and East Willingdon was allocated for mixed use development within the Core Strategy. Permission has been granted at the east of the area and is not subject of this policy.

34 2011 Census

16.20 The Sector lies to the south east of Polegate, on the northern edge of Lower Willingdon, set within a curving band of undeveloped land (known as the Willingdon and Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon, and Eastbourne. The East Coastway railway line runs along the north eastern edge of the site. The Eastbourne Road A2270 and residential area lie to the south west of the site. Playing fields and recreation grounds border the site to the west with open farmland to the east. Site is crossed by two Public Rights of Way including the 1066 Country Walk National Trail.

16.21 The site itself comprises mainly pasture, including some floodplain marshland and small areas of scrub, together with the Mornings Mill farmstead and associated buildings.

16.22 The field boundaries within the site are lined by a network of hedgerows, trees and drainage ditches. A tree lined track (also a public right of way) runs north-south through the centre of the site from the A2270 and the site is also crossed by the 1066 Country Walk public right of way, which runs north-east. 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. To the east is a similar area of fields contributing to the sense of openness present in the area. The pastoral 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.

16.23 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, these include views west from the A22. The site is also visible from the north-facing slopes of the South Downs. However, Eastbourne Road and housing enclose the south western edge of the site whilst boundary vegetation and playing fields provide separation between the site and the eastern edge of Polegate. The railway line encloses the northern edge of the site, to the west this boundary is lined with mature trees which provide some screening of views towards the site from houses along Lynholm Road and the Cuckoo trail.

16.24 The site, though rural/ agricultural itself and extensive in area, is semi-enclosed within a predominantly urban landscape at the edge of Polegate, close to Lower Willingdon. The internal network of hedged fields and ditches 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 - it is bordered on the north by a railway line and to the south by Eastbourne Road (A2270) and residential development. The surrounding land use is a mixture of pasture, including grazing marsh, and urban habitats. A minor watercourse arises to the southwest of the site and flows northeast to ultimately join Mill Ditch and Langley Sewer and there is a small on site pond.

16.25 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.

16.26 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 43

Allocation Polegate and Willingdon 1

Land at Allocation Polegate and Willingdon 1 (PW1), defined on the Proposals Map, is permitted as a mixed use site comprising housing amounting to some 700 dwellings, 8,600 sq.m. employment floorspace and community facilities including education, medical facilities, community hall, sports and leisure facilities.

It is preferred that development is brought forward comprehensively. However, in order to secure necessary education and medical infrastructure these uses may be secured and brought forward prior to any other development.

Proposals will only be permitted if they meet the following 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;

b) Protection, retention and reinstatement of existing watercourse corridors and important wetland habitats on site, and in the immediate vicinity are required, including the Langney Sewer (Main River No 23), ditches, streams, ponds and marshy grassland. In relation to all watercourses on site, a minimum of a 5 metre grassland buffer zone from development is recommended;

c) The woodland/hedgerow belt that runs north-east to south-west (adjacent to footpath 5) should be retained, protected and enhanced. Particular regard should be given to the woodland/hedgerow belt that runs along the sites south western boundary, the semi-improved marshy grassland located in the southern part of the site, the woodland strip located to the north of the site along the south western boundary and native hedgerows, especially species rich hedgerows;

d) The green corridor along Eastbourne Road shall be protected, retained, enhanced and strengthened to serve as both a wildlife corridor and landscape mitigation, reflecting the green frontage along the A2270. The wildlife corridor that runs parallel with Footpath 5 and the stream shall be protected, retained and enhanced. 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;

e) If practicable, employment provision should be situated in one area, not dispersed throughout the allocation, close to an access with the A2270 serving the development and the road frontage taking into account other constraints on the site including the need to provide a green frontage along Eastbourne Road. Where practicable, the residential access roads should not incorporate employment estate roads. Suitable screening and sufficient separation of the employment provision from residential and recreational development on and surrounding the site is required;

f) Amenity space, including natural green space, must be incorporated into the proposal for the allocation. In addition provision must be made on site for a park and/or amenity green space of 3.9 hectares including 1 hectares of pitch provision. Youth facilities will also be required amounting to 0.0432hectares and Children play provision of 0.048ha. There is also a need for 9 allotments (0.242 ha) to be provided on site. Off site contributions to meet these needs may be acceptable where it meets accessibility standards and there is capacity.

g) 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. The Community Hall should be approximately 525 sq.m;

h) 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;

i) The provision of new and improved pedestrian, cycle and vehicular accesses onto the A2270, with possible closure of alternative accesses as appropriate. 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;

j) Protection of access from Eastbourne Road onto Willingdon and Jevington Footpath No. 6 'The1066 Way'. In addition, footpath 5 must be retained and incorporated into the layout and design of the development;

k) Subject to appropriate acoustic studies, provide measures to mitigate the impact of traffic noise from the A2270 and the railway line to the north of the site. This can be provided either on or off site;

l) 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

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

Policy SWGA 44

Strategic Infrastructure Requirement Polegate and Willingdon 1

Proposals for development on Allocation Polegate and Willingdon 1 will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Any development in this allocation will be dependent on the delivery of Strategic Road Network improvement at:

- Cophall Roundabout;
- A27, A22 and A2270 strategic junction improvements;
- A2270 and Polegate High Street; and
- A 22 Golden Jubilee Way with A27 and Dittons Road

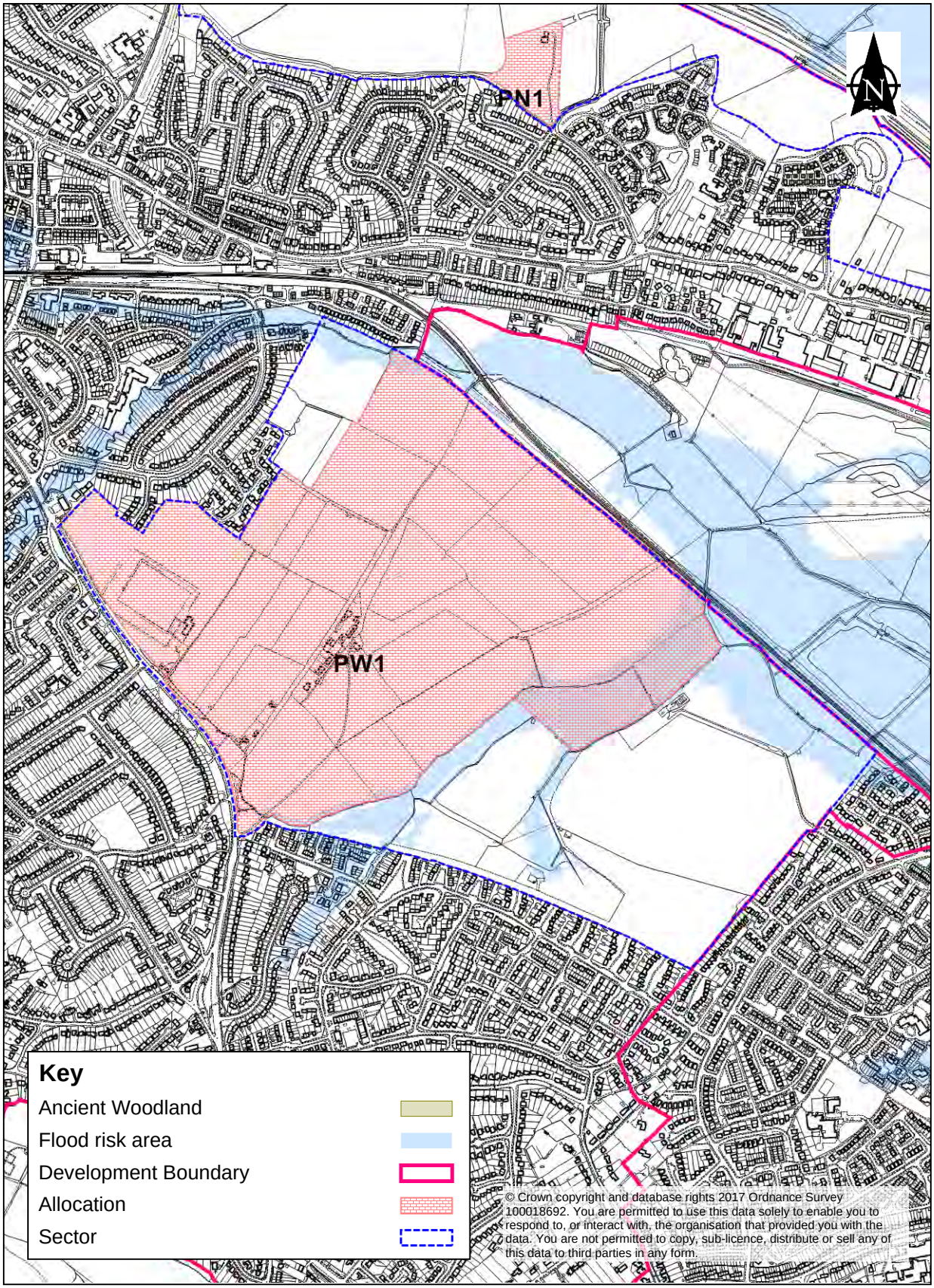
b) Transport improvements relating to affected local roads, as identified in transport studies, may be required before the completion of the allocation at Polegate and Willingdon 1, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road 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
- Outcomes of B2247 corridor study

c) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.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PW1
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Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Sector
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SHELAA Sites within Development Boundary

16.27 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 AF1.

Policy SWGA 45

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.

Table 11

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

Polegate Town Centre

16.28 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.

16.29 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.

16.30 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.

16.31 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 basis 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 46

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:

- Retail development (Use Class A1)

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
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

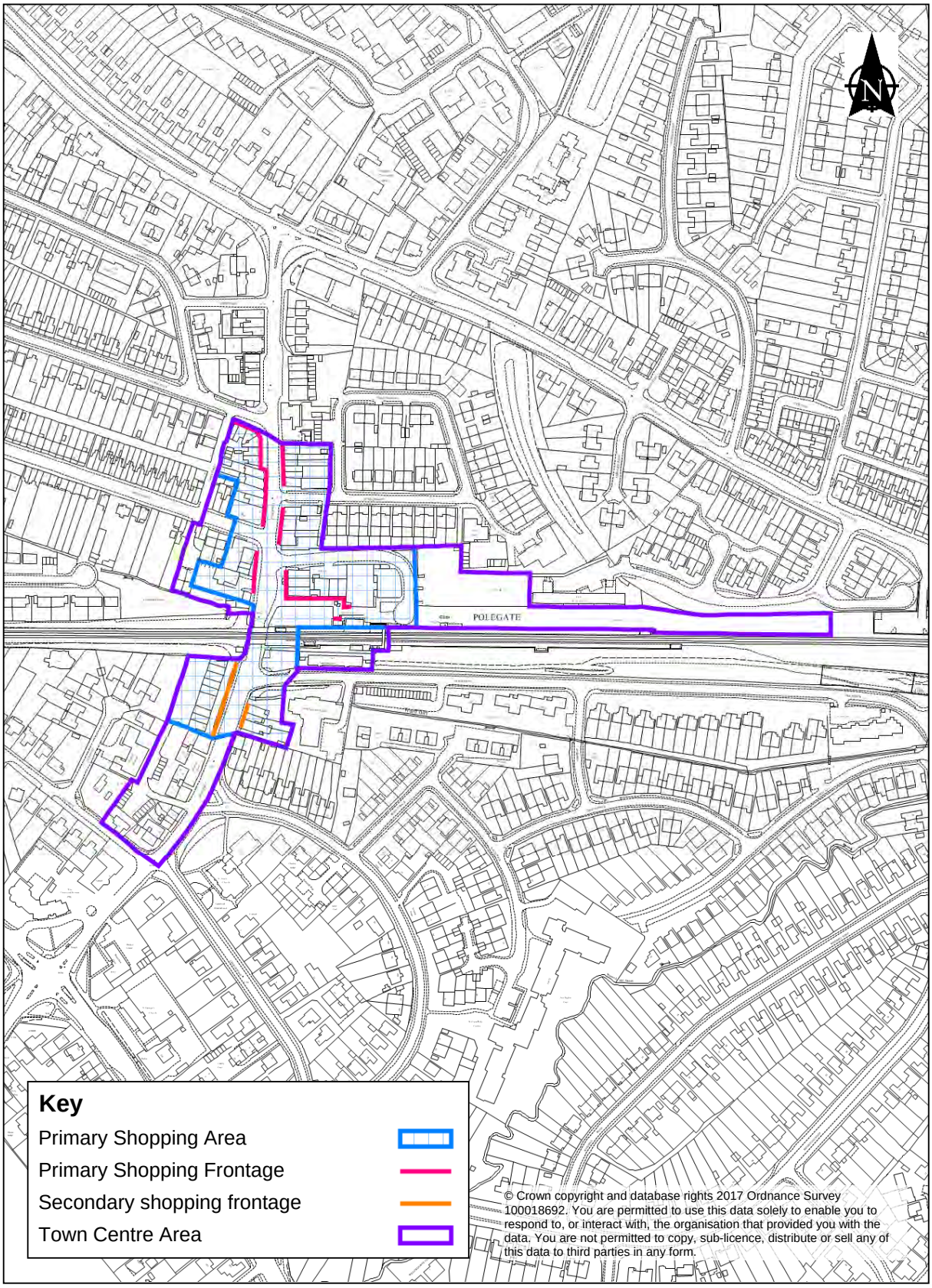
The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5,
- B1 and D1 to D2 and C3 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.

Map of 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 5515 people[(35)] within an area of 1415 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 weekly income for Wealden District is £819.40 with the borderline Westham falling below this average at £725.9. 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 (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 Wellbeing indicators show that Westham is around average with some potential issues around obesity.

35 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.

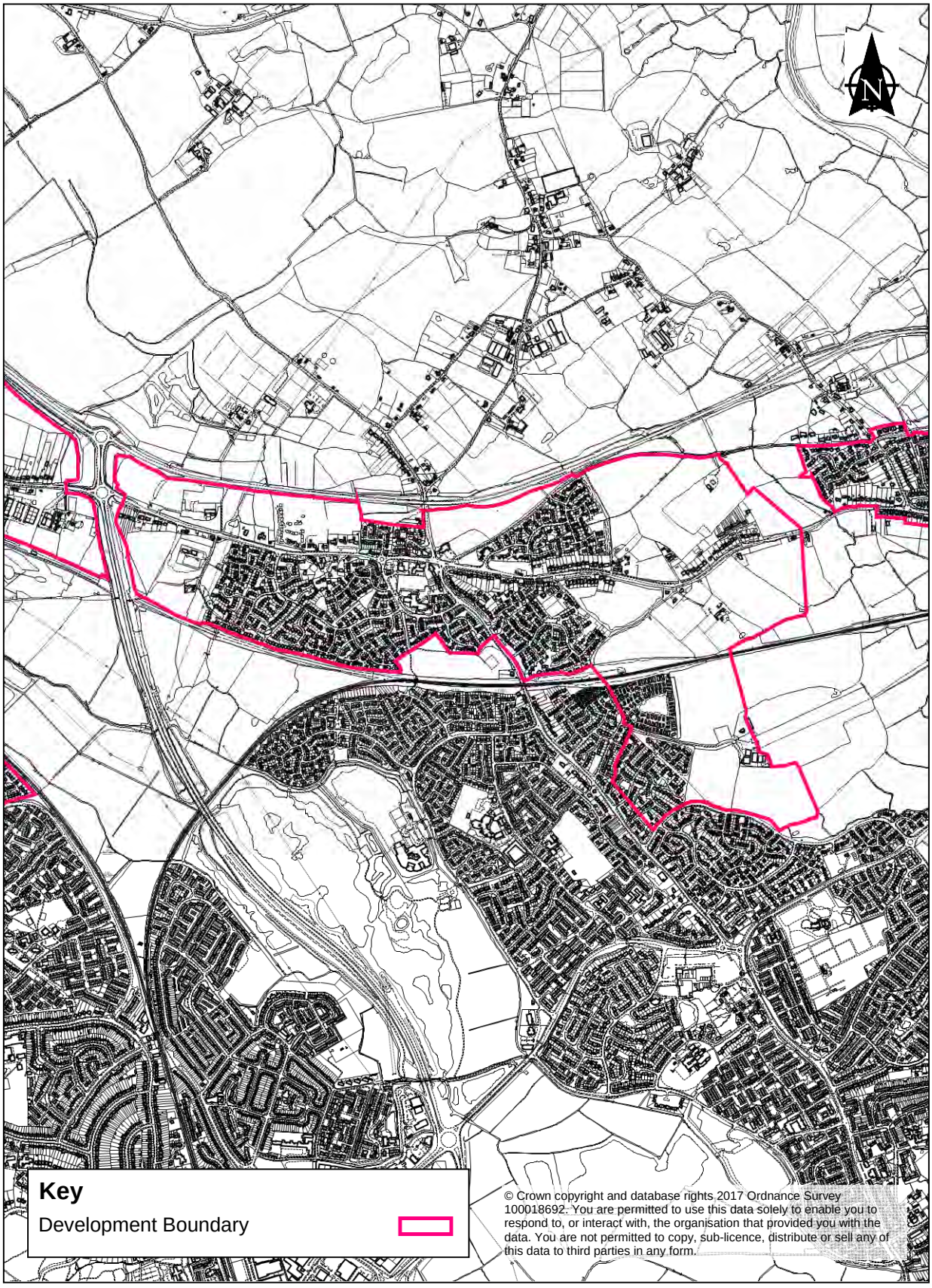
17.5 In the east of the settlement the development boundary takes into account planning permissions granted to the north and south of Rattle Road. In addition two further sites have been included within the boundary with the extent of the development boundary being constrained by the identified flood 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 of Development Boundary at Stone Cross



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Village Centre and Economy

17.9 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.

17.10 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.

17.11 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).

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 VTGA 1

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:

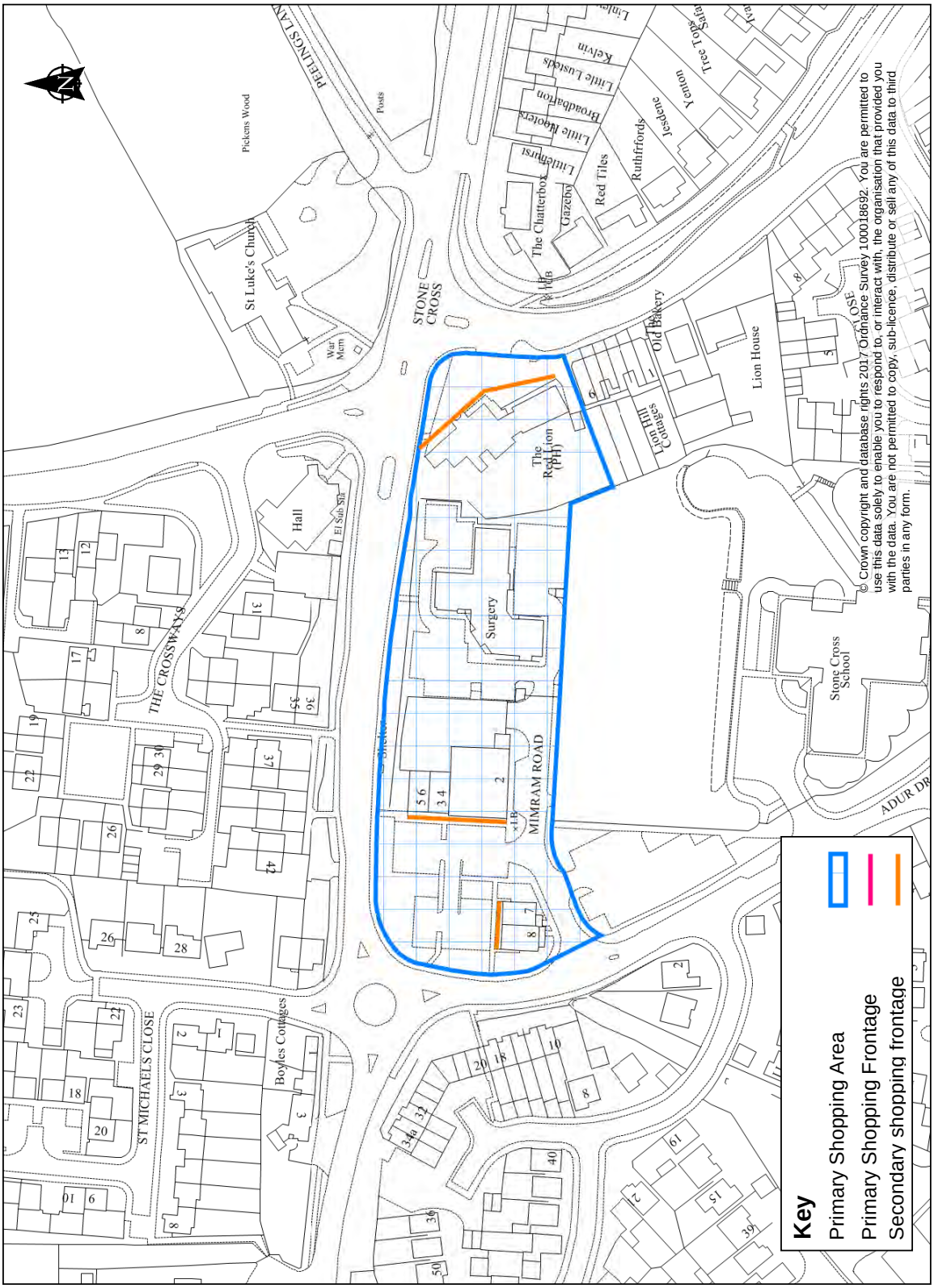
1. It can be shown that there is no demand for the premises in (class A1) use through an effective 12 month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*; and

2. 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.

3. 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.*



Land at Stone Cross

17.12 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.

17.13 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.

17.14 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 47

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

Stone Cross 2 B (SC2B): Land at Friday Street Farm

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

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

Policy SWGA 48

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 junction; and
- A22 Golden Jubilee Way and Dittons Road.

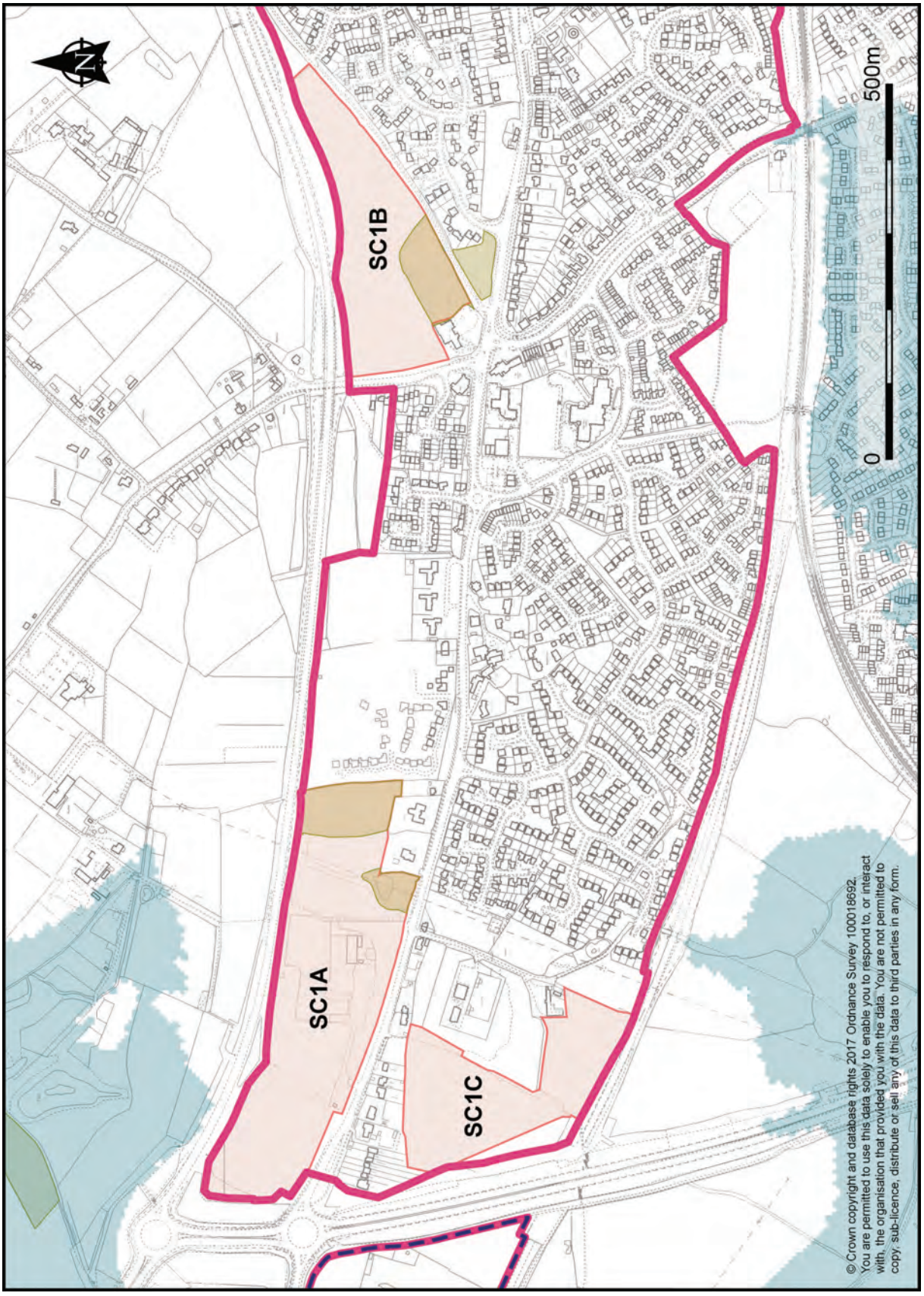
b) Transport improvements relating to affected local roads, as identified in transport studies, will be required before the completion of Land at Stone Cross, or at such time as agreed with the Highways Authority, in order to mitigate the impact of development on the local road network. These include:

- A22/A27 Strategic Junction improvements;
- Outcomes of B2247 and B2014 corridor studies; and
- Links to Polegate in the west, Westham to the east and into Eastbourne (Shinewater/Langney) in the South.

c) Improved pedestrian links and cycle links, crossing facilities and signage commensurate 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.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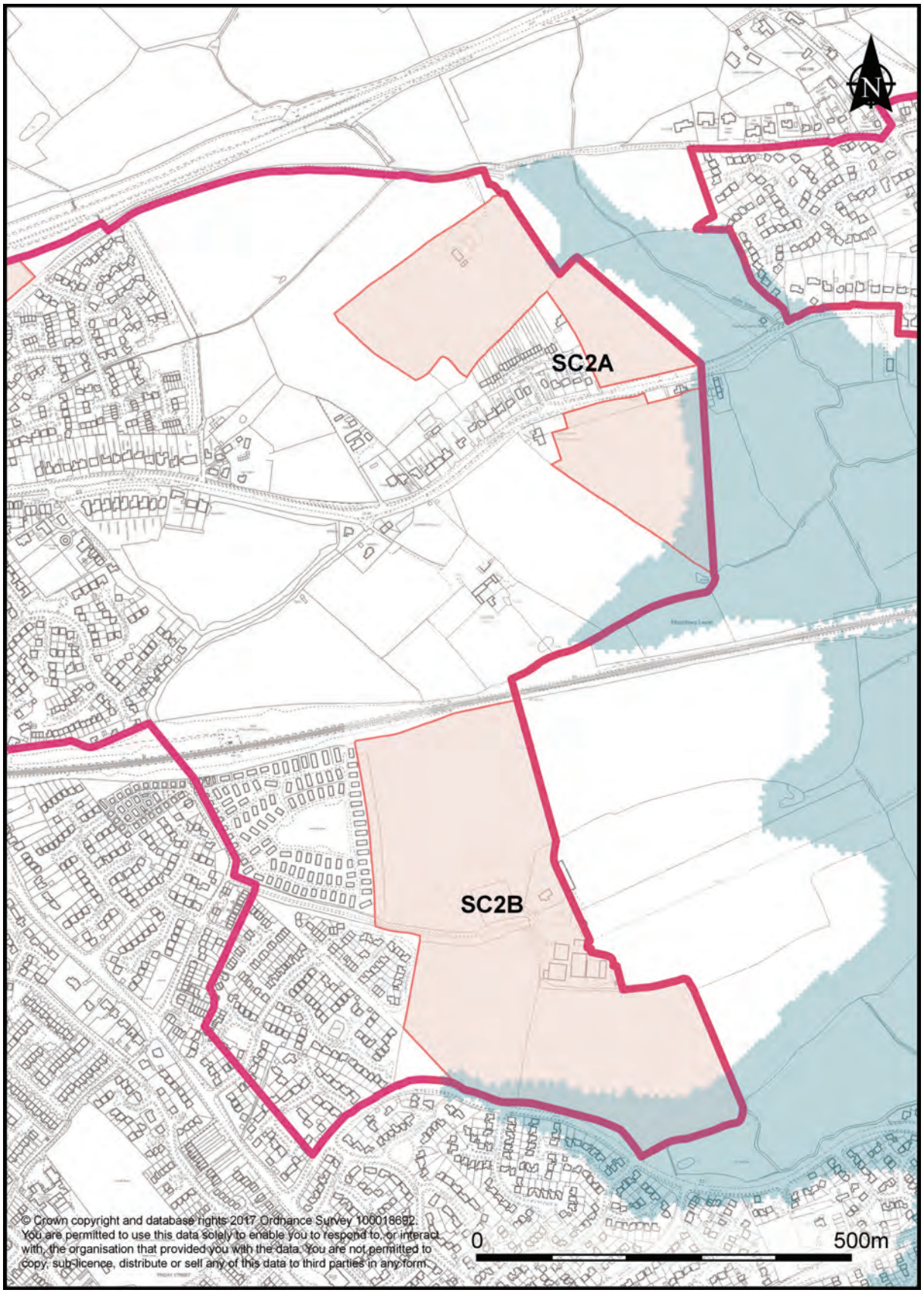
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Allocation SC1A

17.15 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.

17.16 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.

17.17 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.

17.18 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 49

Allocation Stone Cross 1A

Proposals for development on land allocated Stone Cross 1A (SC1A) will only be permitted where they provide for around 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;

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.

Allocation SC1B

17.19 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.

17.20 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 sites 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 50

Allocation SC1B

Proposals for development on land allocated Stone Cross 1B (SC1B) will only be permitted where they provide for around 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;

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.

Allocation SC1C

17.21 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.

17.22 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.

17.23 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.

17.24 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 51

Allocation SC1C

Proposals for development on land allocated Stone Cross 1C (SC1C) will only be permitted where they provide for some 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;

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;

b) The existing right of way, the 1066 Country Walk, which passes through the site should be protected and incorporated into the development as appropriate;

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 offsite 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.

Allocation SC2A

17.25 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.

17.26 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.

17.27 The allocation site lies approximately 800m 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 Anceint and semi-natural woodland
- Orchard BAP priority habitat
- The Coastal & floodplain grazing marsh BAP priority habitat falls partially within site and adjacent south

17.28 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.

17.29 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 are very gappy 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 52

Allocation SC2A

Proposals for development on land allocated Stone Cross 2A (SC2A) will only be permitted where they provide for around 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;

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;

b) 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;

c) 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;

d) 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;

e) 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 treebelts, woodland and hedgerows, particularly native hedgerows;

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;

g)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

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 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.

Allocation SC2B

17.30 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.

17.31 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.

17.32 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 53

Allocation SC2B

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 around 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;

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;

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.

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, East Hoathly, Horam, Ninfield edge of Tunbridge Wells and Uckfield.

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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 16 miles in between Tunbidge 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 a mile 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[(36)]. In terms of population, Heathfield is currently the third largest town 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

36 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 weekly income for people living in Heathfield in 2011/2012[37] is £777.00, 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[38], 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[39], 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 Histroric 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 Order 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. Gibralter 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

37 Office for National Statistics (ONS) 2015
38 National Child Measurement Programme (NCMP) 2016
39 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 several of these sites are considered suitable for future development, some of which are located within the High Weald Area of Outstanding Natural Beauty. 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);
- The provision of 248 homes over the plan period 2013 – 2028; and
- The provision of 4,625 sqm (net) of retail floorspace over the plan period.

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 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 so the boundary is adjusted to reflect this commitment together with adjacent land to Nursery Way and another commitment north of Tilsmore Lodge. Any 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/2017/0211), The Coach House (WD/2015/2425) and 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.

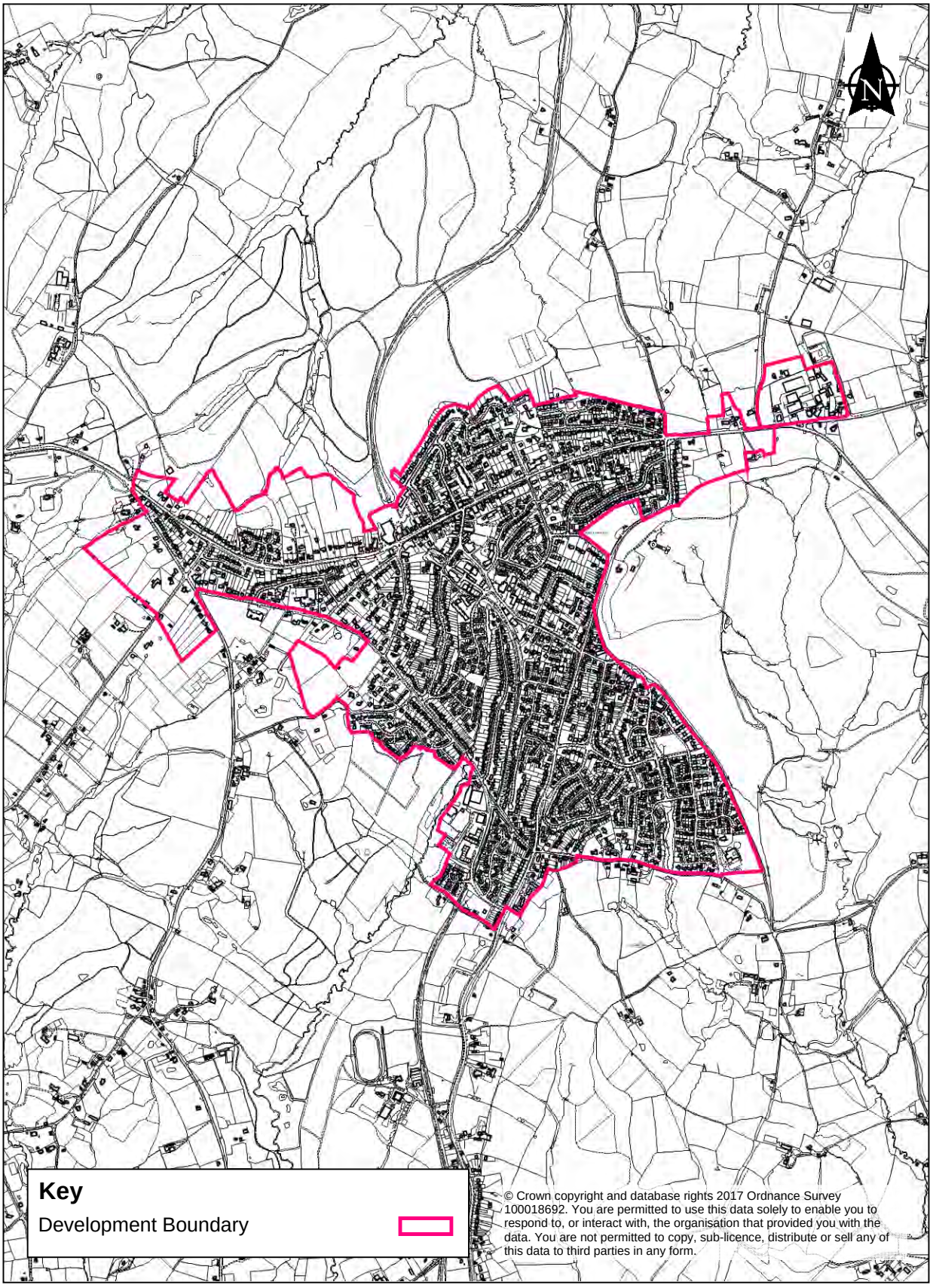
19.20 To the south-west, the development boundary wraps around the edge of existing development around Theobalds Green and the Ghyll Road Business Area. There is a small area to the south-west of the commercial area where the boundary is re-drawn to reflect constraints and lack of development potential. 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). Whilst parts of the land here are within the High Weald AONB, the boundary is not consistent and there is significant land outside the AONB. The Council considers this part of the town can deliver managed housing growth close to the town centre without causing significant harm to the AONB.

Map of Development Boundary at Heathfield



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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. To address this an exercise was undertaken to proactively encourage land outside the AONB to be submitted for the SHELAA. Whilst the majority of sites submitted are understandably within the AONB, a number of sites did come forward as a result of the exercise.

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. A number of small to medium sites are therefore allocated for development including some land within the AONB. This is unavoidable if other policy requirements in the plan are to be met. Where sites are allocated for development in or adjacent to the AONB 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 Management Plan objectives. The development strategy for Heathfield comprises the following:

19.26 Housing

- Policy RUGA 3– Sector at Land South of Little London Road
- Policy RUGA 4– Pine Ridge and Old Common

- Policy RUGA 5 - Land south of Burwash Road
- Policy RUGA 6–Land south west of Ghyll Road

19.27 Retail floorspace

- Policy RUGA 1 and Policy RUGA 2

Town Centre

19.28 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

19.29 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 CCZ2. This represents a total retention rate of 52.8%. The majority of the trade leaking out of the area goes to Eastbourne and Hailsham.

19.30 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.

19.31 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%.

19.32 Overall, it is considered that Heathfield adequately meets the comparison needs of its local catchment population. The 'gap' analysis has identified that the town centre does not have a dedicated pharmacy, which may represent an opportunity to improve its immediate retail mix. There are also a relatively high number of charity shops in the centre and this will need to be monitored.

Town Centre Uses

19.33 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%. Current provision includes nine hairdressers/beauty salons, a funeral director, a dry cleaner, a post office, a travel agent, two taxi shops, and two opticians.

19.34 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

19.35 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 1

Retail and Town Centre Use Allocations

Subject to further retail studies some 290 sqm 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 dependant upon change within the town centre.

Policy RUGA 2

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:

- Retail development (Use Class A1)

Proposals for use classes A2- A5 and D1 - D2 provided that:

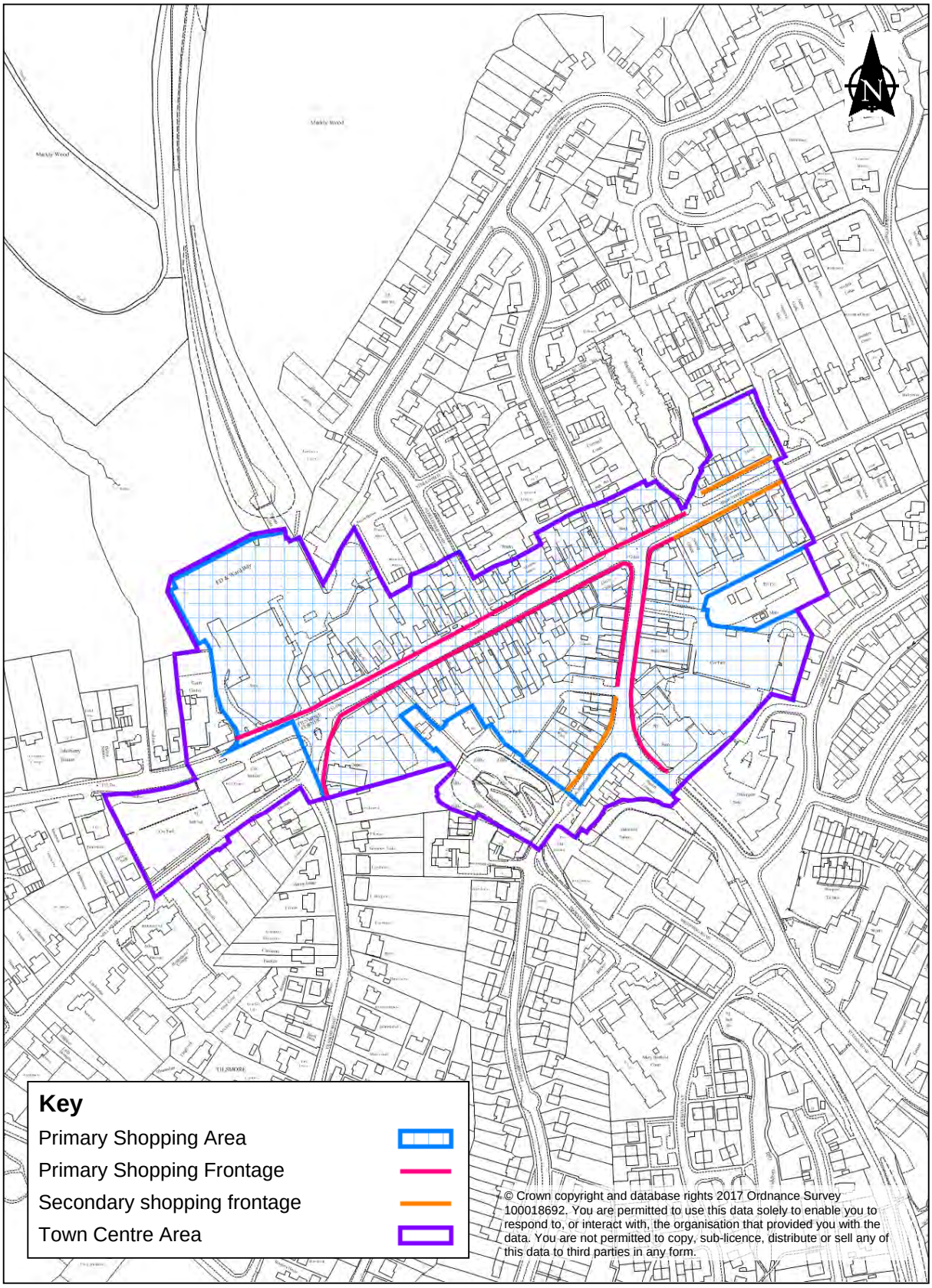
- it would not result in 3 or more non A1 Use class units in adjoining premises within the primary shopping area
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2.

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.

Map of Heathfield Town Centre



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Housing

19.36 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 had 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).

19.37 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.

19.38 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[(40)].

19.39 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 districts housing requirements in this area will minimise any further need to develop in the designated High Weald AONB.

Infrastructure

19.40 Heathfield has a good provision of services and facilities including schools, a police Station, Fire Station, Ambulance response post, medical facilities (GP's dentists, pharmacies), and community facilities (library, waste transfer site, 2 community halls, 2 leisure centres/gyms, four churches, a post office and one public house) and open space and recreation facilities, including football and cricket pitches, recreation grounds, bowls

40 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

and children's and teenage play facilities. Rugby facilities are provided in the nearby village at Cross in Hand.

19.41 With regard to education provision, East Sussex County Council has confirmed that there is currently sufficient capacity within the primary sector to support growth in the Heathfield area. Due to the growth proposed in the area which forms the catchment for Heathfield Community College, it is anticipated that a further provision may be required at the college in the future, subject to further review. A range of independent schools is available in the wider locality.

19.42 Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

19.43 The council will work with developers and infrastructure providers, to seek additional routes and bus services and improved existing bus services and infrastructure as appropriate, to support the growth in the area. Additional public car parking provision, household waste management and library facilities may be required to support growth in the Heathfield area, in due course. The council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

19.44 The High Weald Lewes and Havens Clinical Commissioning Group are currently supporting funding applications for the potential reconfiguration of existing premises to enable additional clinical space at the Heathfield Surgery. South East Coast Ambulance has identified a requirement to increase the Community Responder Scheme in the area.

19.45 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 childrens play facilities, youth facilities and multi-functional greenspace.[41] 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.

19.46 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.

Broad Location at Land south of Little London Road

19.47 This area was identified as part of a proactive search for suitable sites to identify land outside the AONB for housing development. As a result a number of land parcels have been submitted for consideration in the SHELAA and the area is identified as a Sector for housing growth. The Sector is located on the western fringe of Heathfield where

41 Multi-functional greenspace includes Parks, Pitch sports provision and amenity greenspace.

the urban form gives way to ribbon development. The broad location is approximately 1km from the town centre with good access to the Primary School. There are also bus services available on the A265 to Tunbridge Wells and Haywards Heath. The Cuckoo Trail National Route is located 1.4km from the broad location.

19.48 The existing houses are of a substantial size and are located on a ridgetop, however land slopes to the south west towards the adjacent countryside. The north western part of the broad location includes fields located within the AONB. In considering the areas ridgetop location visual containment is provided from the wider AONB by strong boundaries formed by hedgerows and trees. Any new development will need to retain and reinforce this containment so as to reduce the visual impact of the development.

19.49 The surrounding residential area provides low density housing at around 16 dwellings per hectare. To maximise the use of an area that is within and adjacent to the High Weald AONB and in a sustainable location it is considered that 30 dph 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 assist to provide a low density development in appearance, whilst providing the housing mix required in the town.

Policy RUGA 3

Sector at Land south of Little London Road

Land south of Little London Road, defined on the Proposals Map, is permitted as an urban extension for housing.

Land is allocated for development in the following area for around 66 dwellings:

- Site HEA 1: Pine Ridge and Old Common

Additional land may also come forward for development as part of the Sector and may yield up to an additional 52 dwellings. It is preferred for comprehensive schemes to be submitted in this area to ensure the deliverability of development within the Sector and to ensure that land use is maximised in a non / edge of AONB location.

Proposals will only be permitted if they meet the requirements of the policies contained within the development plan and will only be permitted subject to the following:

a) A comprehensive approach by all interested parties is required in the consideration of the design and location of vehicular access points as relevant to the sector. The design and location of any access should not preclude the provision of suitable and safe access for adjacent proposed development or allocations.

b) A traffic assessment to assess capacity at peak times at the junction of the A265 and A267 must be undertaken. Development will only be permitted if sufficient capacity exists as agreed with the Highway's Authority. Where capacity issues are identified

then options may be identified, in collaboration with the Highway's Authority, and delivered to increase capacity. 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) Development must provide local highway or transport improvements as required and where possible to improve the local foot way and carriageway network including access for cycle and pedestrians as appropriate for the scale and type of development. This may include reducing the speed limit to 30mph on Little London Road 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.

d)The provision of a proportion of affordable housing as relevant to the number of houses proposed and whether the site is within an AONB location in accordance with Policy HG2. The mix of units should conform to policy HG7;

e) The provision of market housing should include a mix of housing types including flatted, terraced, semi-detached and detached dwellings. The aim should be to achieve on average 30dph across each site either alone or cumulatively across the Sector;

f) Around 0.52 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. Around 0.27 hectares of amenity greenspace, including natural greenspace must also be provided specifically within the sector. A children's equipped play area of an adequate size (minimum 0.04 hectares) will also be required (in addition) and must be suitably located within the site to improve access and increase recreational opportunities. This provision will be identified within the site specific policy HEA 1. The remainder of provision can be included either on or off site or can include the improvement or enhancement of existing provision, where it would improve accessibility, the quality of the site and where additional use capacity exists. This could include but is not limited to Section 106 Planning Obligations towards one or more of the following: new and/or enhanced/improved sports pitches, improved recreation ground facilities,improved teenage facilities and the provision or enhancement of off-site green spaces. If individual applications are received then it will be necessary to provide the amount of open space requirements proportional to the number of houses proposed either on site or within the allocation overall and as agreed;

g) Existing woodland areas, including the Ancient Woodland located to the north-west of the site must be protected, retained and suitably buffered. The on-site woodland must also be enhanced and managed, including the provision of a suitable buffer that contributes positively to the green infrastructure network. The enhancement of habitats of value must be informed by appropriate habitat surveys including specific species surveys as required;

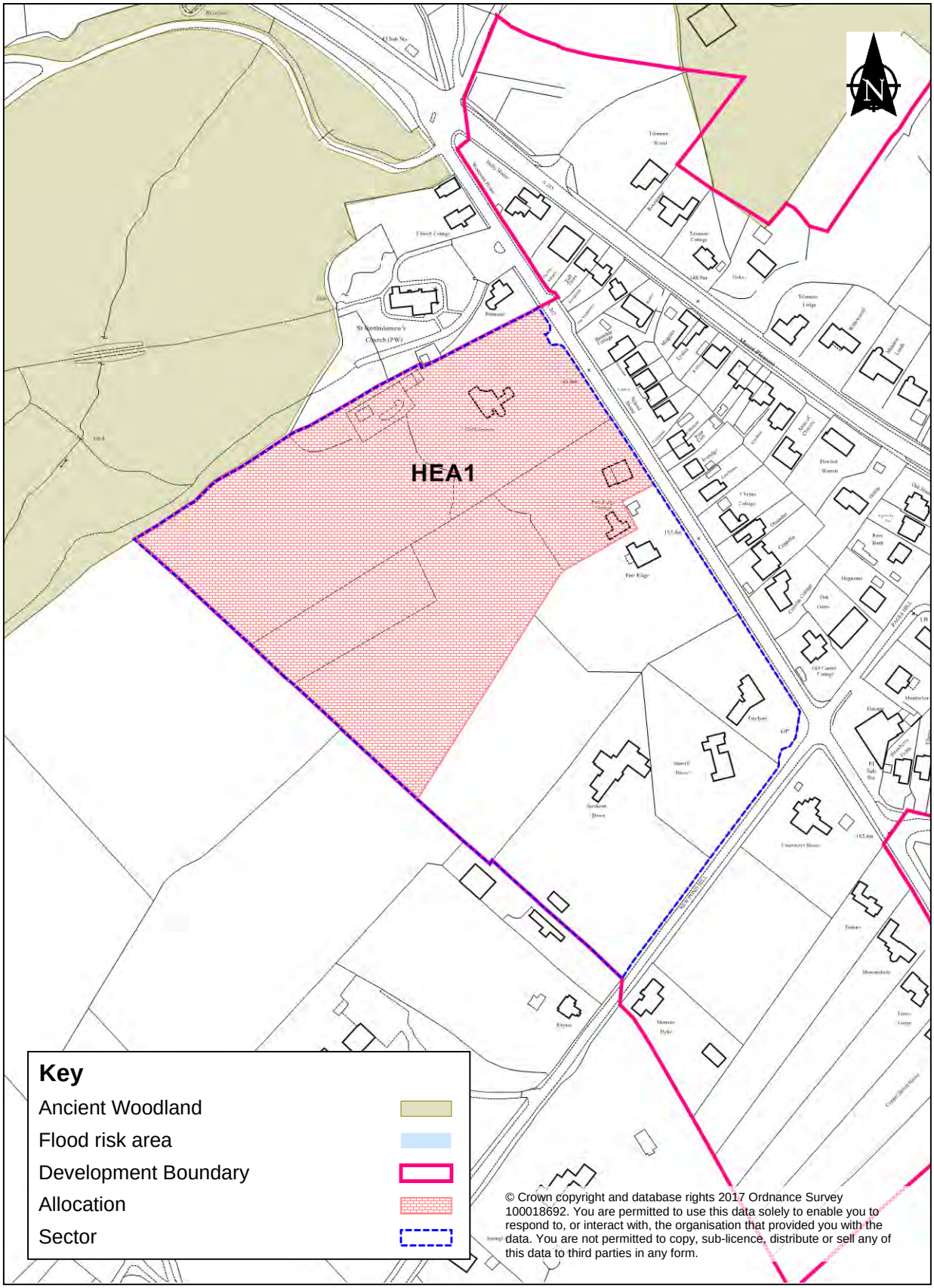
h) The mature trees and existing wildlife corridors within the sector, including hedgerows, should be protected, retained, enhanced, restored and strengthened. The green corridors shall be incorporated as part of the overall design of development to reinforce historic character, landscape characteristics and to protect and improve the green network and ecological functions. Where possible, the creation of new wildlife corridors and stepping stones including the retention and management of grassland areas should be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network;

i) Pedestrian and cycle provision must be provided and where necessary improved. This includes the improvement of local roads to ensure the provision of safe access to the town and nearby services and facilities; and

j) It is preferred for all sites forming part of the sector to be submitted as a comprehensive and master planned scheme to achieve the associated requirements and to ensure appropriate design and the efficient use of land. However, if planning applications are submitted for individual parcels of land the proposals must accommodate residential development proportionally to the size of the site meeting policy requirements including, but not limited to, affordable housing, average density and proportion of housing mix contained within other relevant policies within this plan. The proposal must provide for infrastructure to meet the needs of the development proposed and demonstrate through a planning consent that the remaining allocated land will meet the requirements of relevant policies also.

k) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

Site specific requirements are contained within policy HEA 1. Additional land coming forward as part of the sector should have regard to policy RUGA 4 also.


HEA1
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Sector
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Land at Pine Ridge and Old Common

19.50 The allocation is formed of two sites, which are in separate landownership, each consisting of a single residential property with a large residential curtilage mainly outside the High Weald AONB boundary and includes a field within the AONB boundary. The site slopes to the south west towards the adjacent countryside. The visual containment of Pine Ridge and Old Common from the wider AONB is assisted by a strong boundary of trees on its south-western extent. New development will need to retain and reinforce this containment however, so as to reduce any visual impact of development in the wider landscape. Visual containment will also be required on the sites south-eastern boundary to protect the amenity of adjacent properties and northern boundary to protect the setting of St Bartholomew's Church and churchyard.

19.51 The A267 is a busy road with a current speed limit of 40 mph. There are currently no footways provided on the western side of Little London Road. It will therefore be essential for any development in this location to create a safe pedestrian environment. Subject to Highway agreement this could be achieved through speed reduction and / or traffic calming.

Policy RUGA 4

Land at Pine Ridge and Old Common

Land at Pine Ridge and Old Common, defined on the Heathfield proposal map as Site HEA1 is allocated for the development of up to 66 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 vehicular access point into the development at a suitable location and as agreed with the Highways Authority;

b) 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 Ancient Woodland.

c) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare;

d) The layout and design of the development shall have regard to its location both within and adjacent to the High Weald AONB 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

e) Around 0.365 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 0.152 hectares of new amenity space, including natural green space to be incorporated into the design of the site. A children's equipped play area at a minimum of 0.04hectares with 0.01 hectares of playable space will be required in addition to the multi-functional green space. Off site contributions may be suitable for the remainder of provision where this will improve accessibility or the quality of provision for residents of the development.

Land south of Burwash Road

19.52 Land at South of Burwash Road consists of four sites in separate ownership totalling around 3.5 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. Planning permission has been granted at one of the sites within the allocation (Parklands) for 20 residential dwellings. However, for the remainder of the site 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.

19.53 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, it is also one of the most sensitive sites 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.

19.54 Consideration will also be required in relation to the sites proximity to Grade II Listed Half Moon House, which is located to the south and 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, includes sympathetic boundary treatment to adjacent woodland areas and protects on and off site habitats of value, including mature hedgerows, woodland and mature trees. 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.

19.55 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.

19.56 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.

19.57 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 dph 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 5

Land south of Burwash Road

Land south of Burwash Road, defined on the Heathfield proposal map as Site HEA 2 is allocated for the development of up to 50 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;

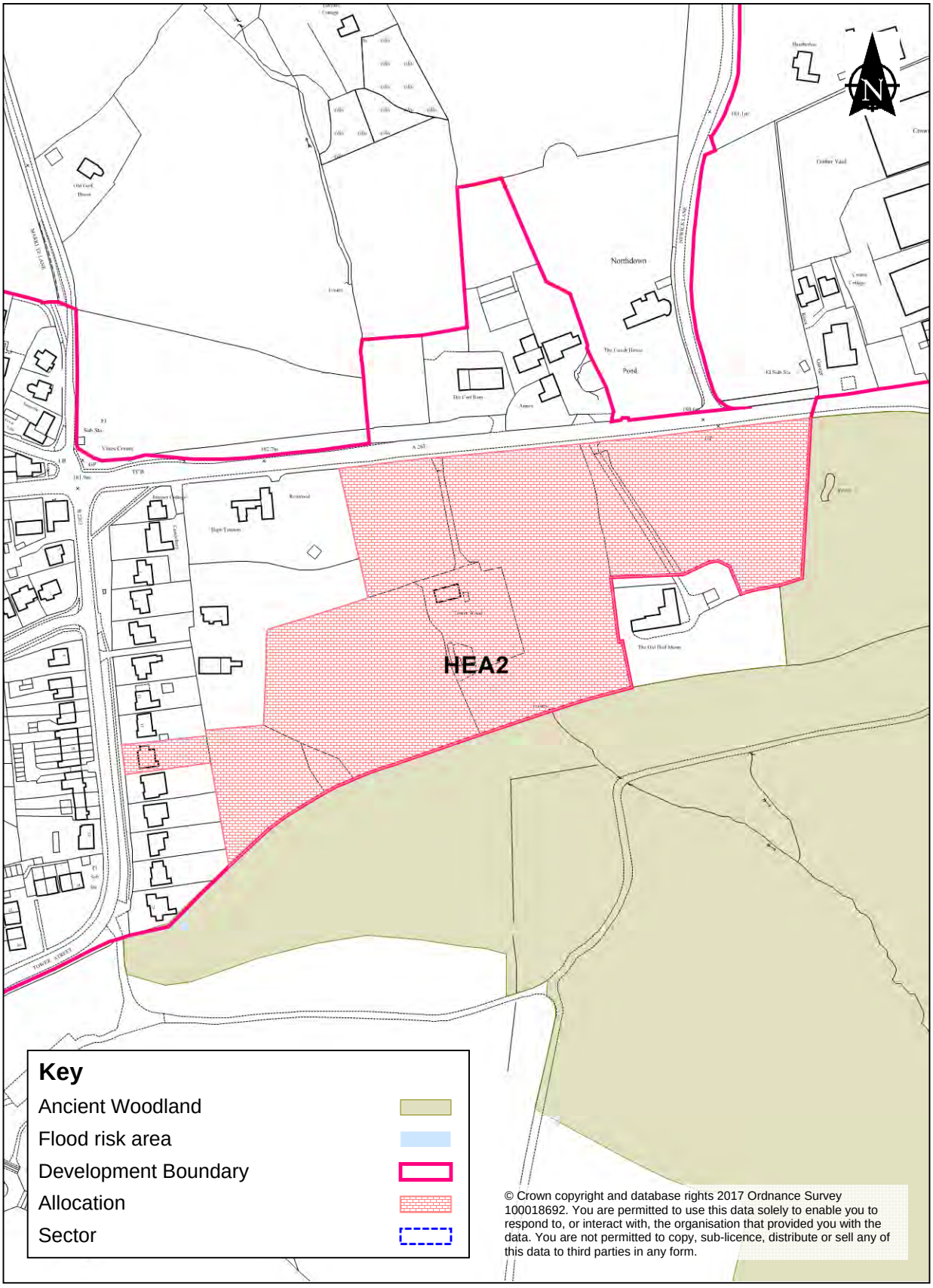
e) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty and shall be determined through a landscape and visual impact assessment taking into account the setting of the High Weald AONB. The design will require the sensitive 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) Around 0.28 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 0.115 hectares of new amenity space, including natural green space to be incorporated into the design of the site. In addition, a children's equipped play area of around 0.04 hectares and 0.01 hectares of playable space will also be required in addition to multi-functional greenspace. Off site contributions may be suitable for the remainder of provision where this will improve accessibility or the quality of provision for residents of the development; and

h) 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.

19 Heathfield



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Land south west of Ghyll Road

19.58 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.

19.59 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.

19.60 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 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 town.

Policy RUGA 6

Land south west of Ghyll Road

Land south west of Ghyll Road, defined on the Heathfield proposal map as Site HEA 3 is allocated for the development of up to 102 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;

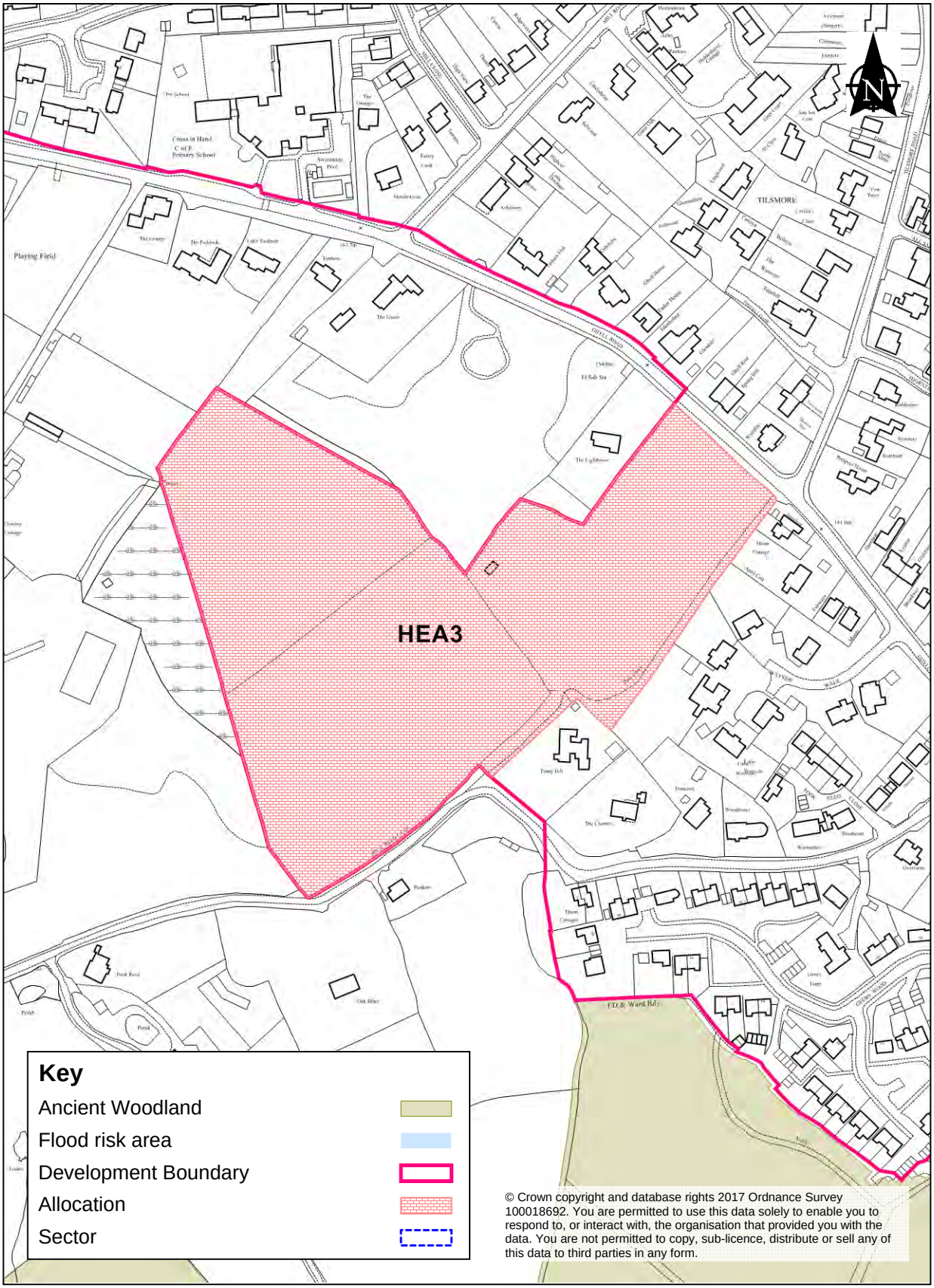
e) Protect, retain and manage 0.422 hectares of semi-improved grassland as part of the required provision for natural greenspace to create a functional habitat area / stepping stone. The area to be retained should be the area considered to be of the greatest ecological value, as informed by appropriate 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 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;

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.


HEA3
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
Sector
TILSMORE
Playing Field
Cross in Hand C of E Primary School
FD & Ward Bdy
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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 seven miles 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[(42)].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[(43)] 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[(44)] 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).

42 Source: 2011 Census, Office of National Statistics
43 Primary Care Mortality Database 2016
44 National Child Measurement Programme (NCMP) 2016

20.6 The estimated total weekly income for people living in the Wadhurst area in 2011/2012[45] 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 the church, library, community hall, primary and secondary school and two public houses, as well as a variety of stores, a doctors surgery and pharmacy, a post office and a number of small eateries.

20.8 Wadhurst also has a train station located 1.5 miles North West of the town, which runs from London to Hastings. The service which is run by South Eastern operates a regular service of around 27 trains per week day in each direction. A bus service connects Wadhurst and the adjacent village of Durgates and Sparrows Green to the train station. Wadhurst is served by a regular bus service to nearby Tunbridge Wells, Eastbourne and Crowborough. The journey to Tunbridge Wells takes around 25 minutes providing access to other services and facilities such as ATMs, banks, supermarkets, petrol stations and leisure facilities.

Vision

20.9 Wadhurst is a sustainable settlement with good accessibility and a good 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.

45 Office for National Statistics (ONS) 2015

Growth and Change

20.10 Chapter 5 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 villages 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 number of the sites, which are located adjacent 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
- The provision of 84 homes over the plan period 2013 – 2028.

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.

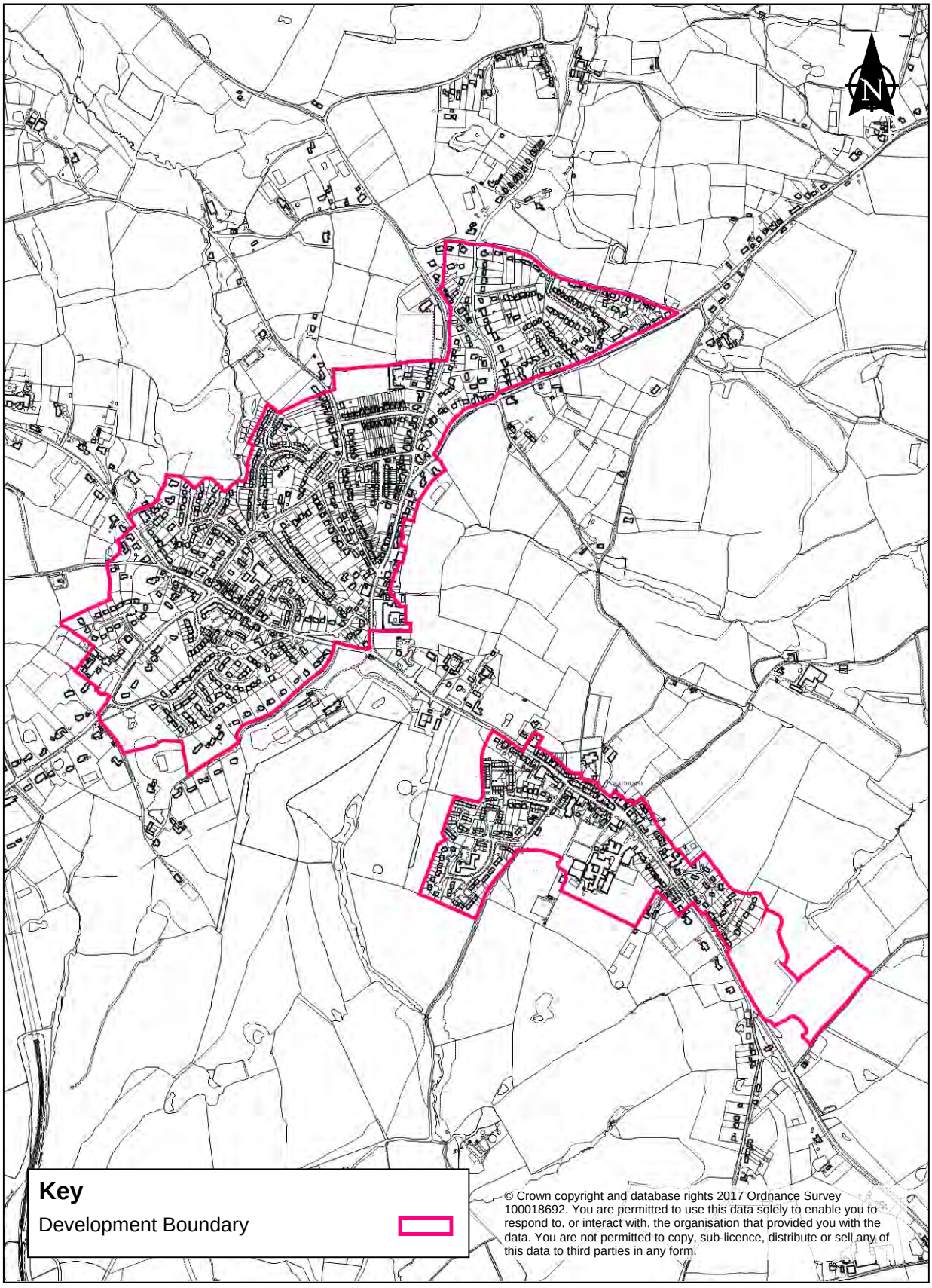
20.16 Along the north-western edge of Durgates and Sparrows Green, the development boundary includes land north of Jonas Drive and Queens Cottages. This offers a relatively visually contained area of the village to deliver housing growth. Land to the west of a commercial office development, to the north of Western Road is also 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 to Foxhole Lane to include the housing allocation at Foxhole Farm. 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 of Development Boundary at Wadhurst



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Provision of Homes

20.20 In recent years limited development has taken place in Wadhurst owing to earlier expansion and 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 elsewhere in the District restricting growth, the vision statement for Wadhurst and consultation discussions and feedback. The plan therefore allocates a number of small to medium 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 which would have minimal impact on the delivery of The High Weald Management Plan objectives. The development strategy for Wadhurst comprises the following:

Housing

- Policy RUGA 8 – Land at Foxhole Farm

  Policy RUGA 9 – Land at Windmill House

- Policy RUGA 11 – Land at Old Station Road

Mixed use

- Policy RUGA 10 – Land at High Street – The provision of community facilities and 10 dwellings

Village Centre and the Economy

20.22 Wadhurst provides around 1.1% of the District's employment providing jobs for around 500 people[(46)]. 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 Coulsley Wood Road at Durgates.

20.23 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.

46 Wealden Economy Study: Source: ONS, Business Register and Employment Survey, 2015

20.24 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 craft.

20.25 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

20.26 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 7.

Policy RUGA 7

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:

- Retail development (Use Class A1)

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
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

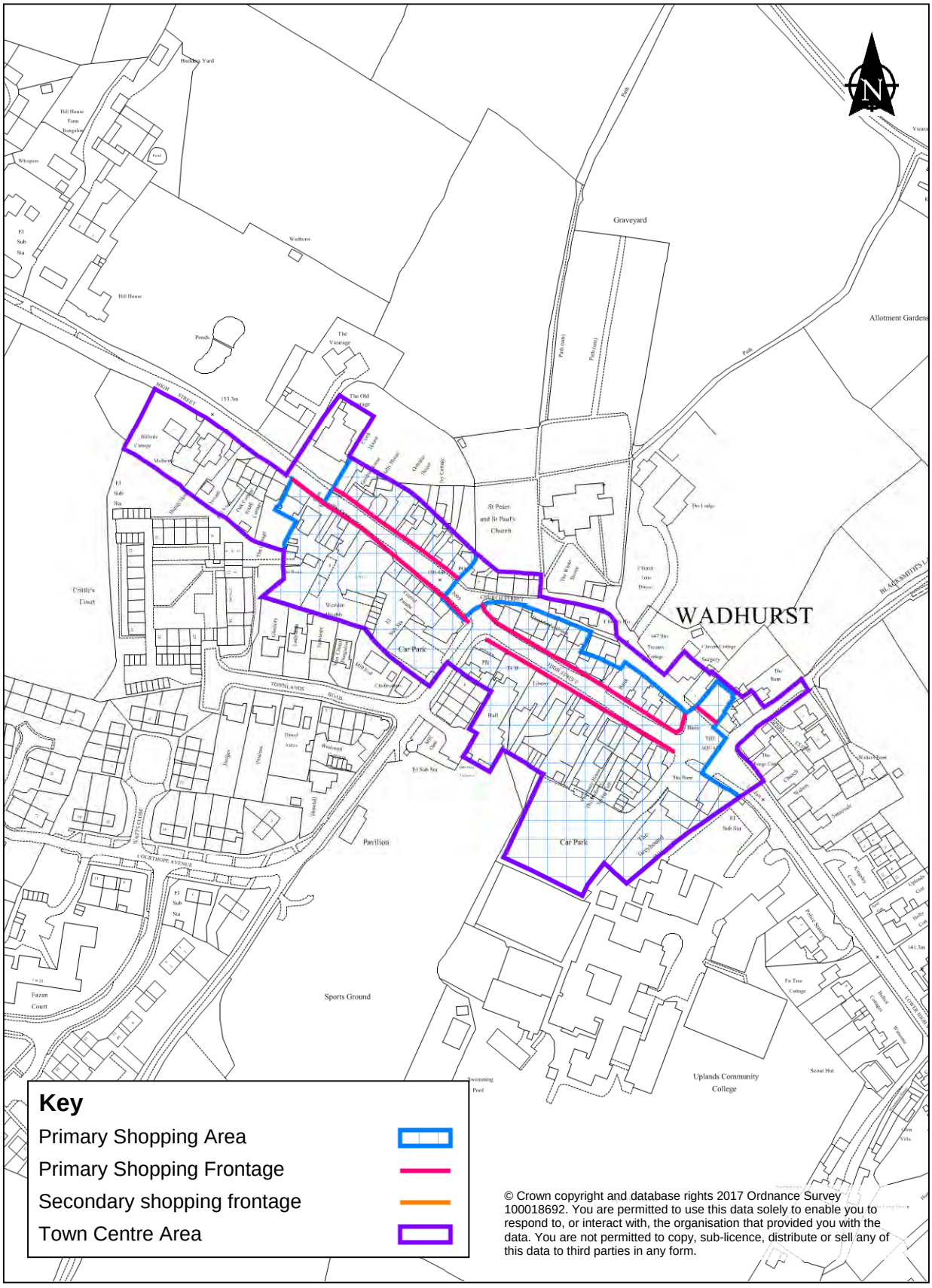
The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5,
- B1 and D1 to D2 and C3 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.

Map of Wadhurst Town Centre



Housing

20.27 Accommodation in Wadhurst Parish is characterised by large four and five bedroom detached and semi-detached dwellings where the 2011 census shows that the majority of the 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 reflected 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.

20.28 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.

20.29 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[47].

20.30 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

20.31 Wadhurst has a good provision of services and facilities including an Infant and Junior school, medical facilities (GP surgery, dentists, pharmacy), a fire station, community facilities (including a library, household waste site, a church, post office, two community Halls, and six public houses) and a number of open space and recreation facilities. There are also a range of independent schools available in the wider locality.

20.32 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 mile 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

47 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

Council has identified a programme of High Street improvements which are planned to take place shortly.

20.33 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.

20.34 Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

20.35 In terms of education, it is currently anticipated that there is sufficient capacity for both primary and secondary years for the amount of growth proposed in Wadhurst, although in the longer term improvements may be required.

20.36 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 10 below. South East Coast Ambulance have identified the need to increase the community responder scheme in the area.

20.37 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 childrens play facilities, youth facilities and multi-functional greenspace.[48] In considering current deficiencies all open space, sports and recreation facilities are protected under Policy HWB1. Policy RUGA 10 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.

20.38 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.

20.39 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 Foxhole Farm

20.40 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

48 Multi-functional greenspace includes Parks, Pitch sports provision and amenity greenspace.

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.

20.41 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 22dph. 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.

20.42 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

Land at Foxhole Farm

Land at Foxhole Farm, defined on the Wadhurst proposal map as Site WAD 1 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.

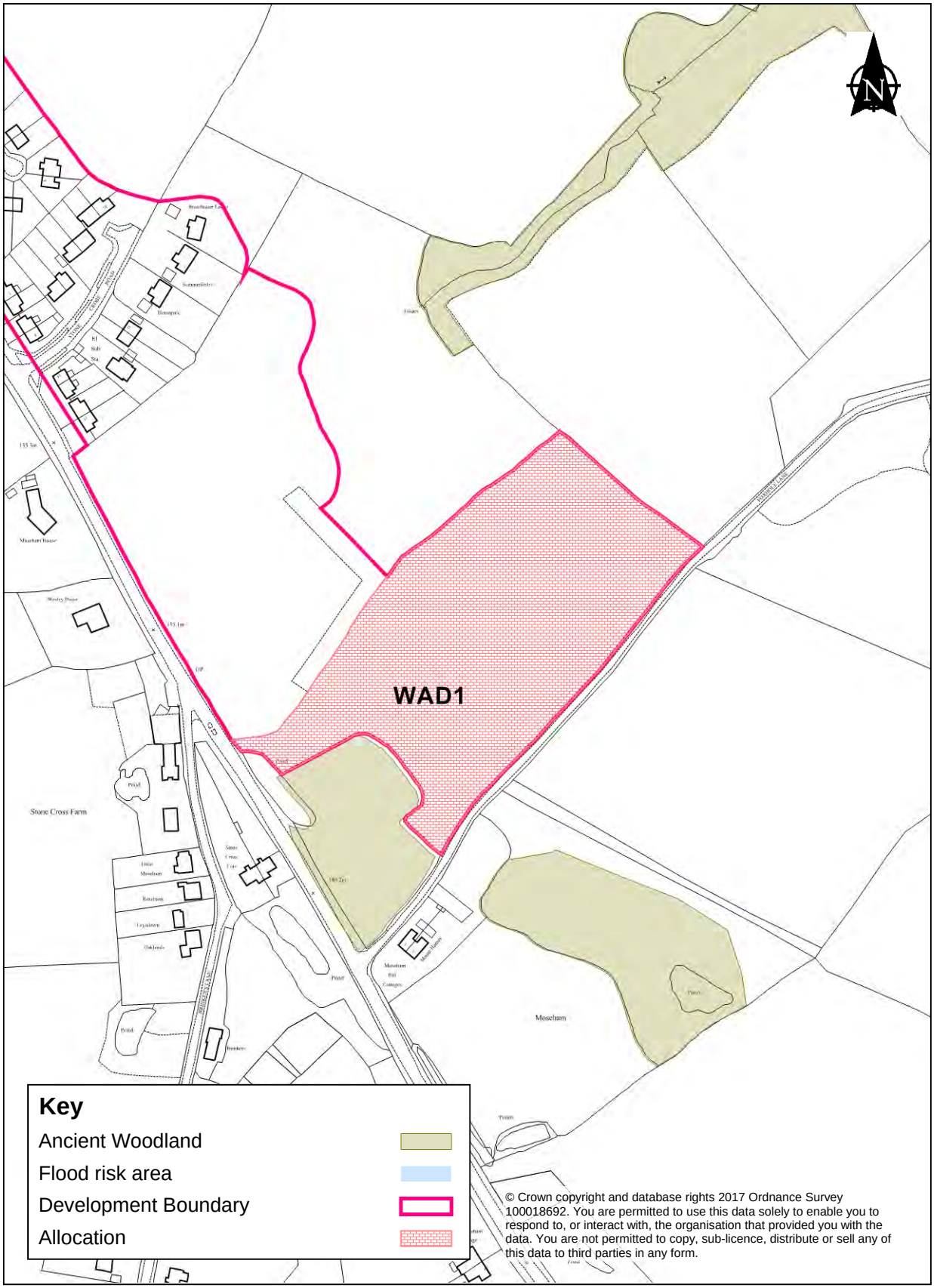
e) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare;

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. The provision of a children's equipped play area of around 0.04 hectares and 0.01 hectares of playable green space will also be required on site. This is required in addition to multi-functional green space. Should on-site provision not be possible then off site contributions may be suitable for the remainder of provision where this will improve accessibility or the quality of provision for residents 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.



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Land at Windmill House

20.43 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.

20.44 The site is reasonably level and consists of grassland. There is a perimeter Tree Preservation Order 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.

20.45 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.

20.46 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 9

Land at Windmill House

Land at Windmill House, defined on the Wadhurst proposal map as Site WAD 2 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.

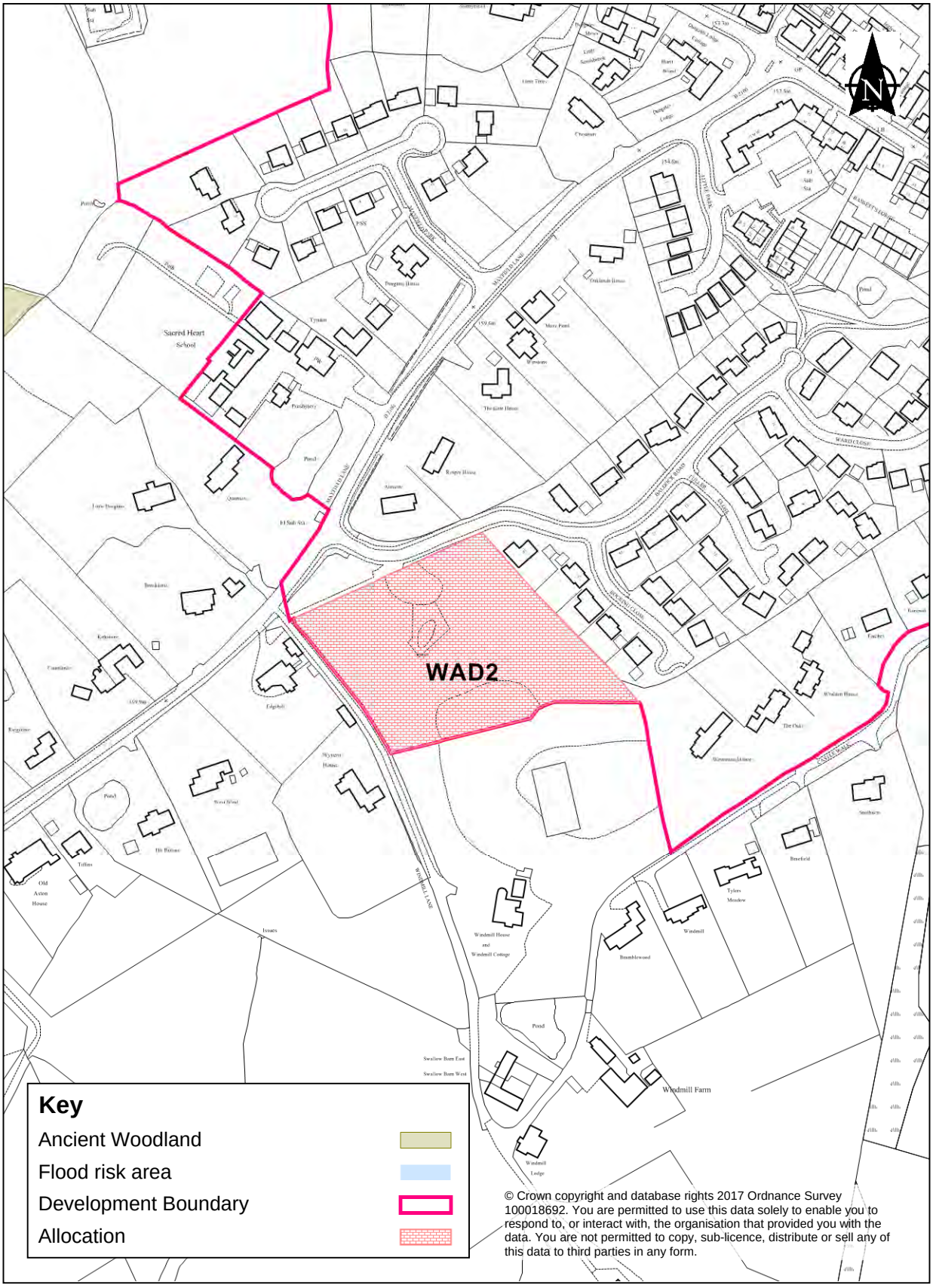
d) The layout and design of the development shall have regard to its location within the High Weald Area of Outstanding Natural Beauty. The scheme should promote local distinctiveness through good design including the sensitive layout of spaces, the provision of soft landscaping, the use of local materials 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;

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.

g) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

20 Wadhurst


WAD2
Sacred Heart School
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
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Land at High Street

20.47 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.

20.48 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.

20.49 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.

20.50 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.

20.51 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.

20.52 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 10

Land at High Street

Land at High Street, defined on the Wadhurst proposal map as Site WAD 3 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;

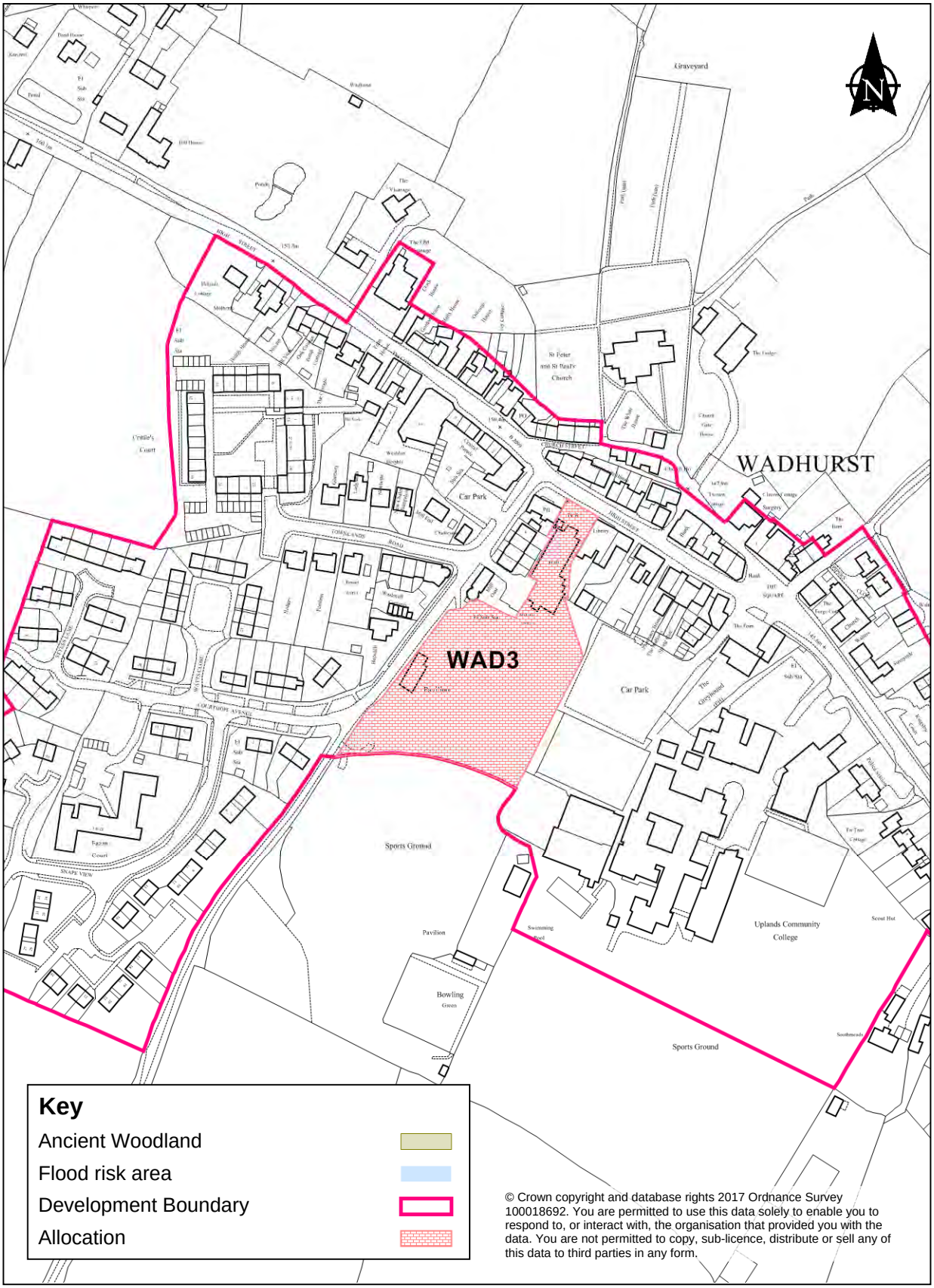
c) The provision of community facilities must be informed by an assessment of local community facility needs. Should the redevelopment of existing community facilities be proposed then development will only be permitted where there is no net loss in facilities or a reduction in the capacity for their 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;

f) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.


WADHURST
WAD3
Graveyard
Car Park
Sports Ground
Pavilion
Bowling Green
Uplands Community College
Key
Ancient Woodland
Flood risk area
Development Boundary
Allocation
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Land east of Old Station Road

20.53 The allocation is located at the northern edge of Wadhurst to the east of Old Station 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.

20.54 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.

20.55 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.

20.56 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 11

Land East of Old Station Road

Land at North of Burwash Road, defined on the Wadhurst proposal map as Site WAD 4 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;

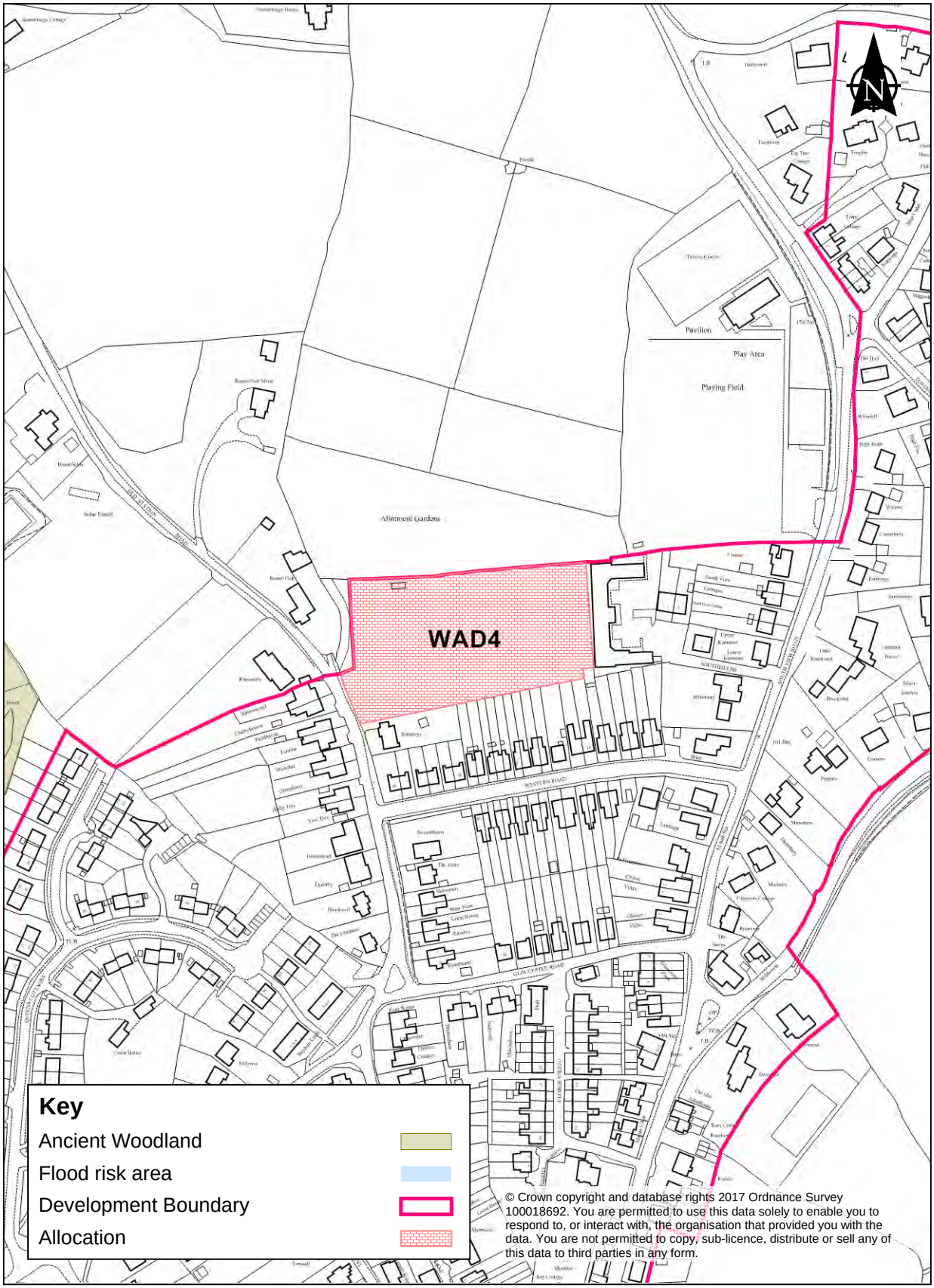
b) Apart from where vehicular and pedestrian access is required, The hedgerows and mature trees along the northern, eastern, southern and western boundary must be protected, retained, enhanced, appropriately buffered and managed. These features must be incorporated into the overall design of the development 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.

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.

f) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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21 East Hoathly

Introduction

21.1 East Hoathly is a small village located approximately 4 miles south east of Uckfield and 6 miles 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.

21.2 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.

21.3 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 which operates Monday to Saturday. Uckfield train station provides regular and direct trains to Haywards Heath, London and Tunbridge Wells.

21.4 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%).

21.5 In terms of the economy, the 2011 census shows that 71.1% of the parish's population are economically active. This is a slightly higher percentage than the Wealden average (70.1%). The census shows the parish has has a higher proportion of self-employed persons (20.2%) compared to the district average (15.7%) but a lower proportion who are unemployed (1.9%) and retired (15.3%) in comparison to the respective district averages (2.5% and 18.0%).

21.6 The hierarchy of employment industry in East Hoathly reflects that of the district as a whole, with the highest proportion of the population working in the wholesale and retail trade; repair of motors' industry (13.5%), followed by human health and social work activities (13.1%) and construction (11.5%).

21.7 For the people living in the East Hoathly area, the estimated total weekly income in 2011/2012[(49)] was £947.00 which is greater than the district average (£819.40). In terms of qualifications, the 2011 census identifies that East Hoathly has a lower percentage of the population aged 16 and over without qualifications (16.5%) and a higher percentage

49 Office for National Statistics (ONS) 2015

of those with the highest level of qualifications and above (32.4%) compared to the respective district averages (19.9% and 28.9%).

21.8 The 2011 census results shows that 16.8% of the population has long term health problems or disabilities. This figure is below the district average (17.5%). Between 2012 and 2014[(50)] 18.3% of children aged 4-5 are classified as overweight or obese in Chiddingly and East Hoathly ward, which is higher than the district average (17.8%), however only 17.8% children aged 10-11 are classified as overweight or obese which was below the district average (26.4%) and lower than all other wards. During the same period, life expectancy[(51)] in Chiddingly and East Hoathly ward was 81 years, which is slightly less than the Wealden average (83 years).

Vision

21.9 East Hoathly is a sustainable settlement with good accessibility and a good provision of local services and facilities. The area has a good potential to deliver sustainable development to meet housing need.

Vision for East Hoathly

By 2028 East Hoathly will retain its rural community village feel and village character through the provision of a design-led approach to development taking into account the character of the village, adequate parking and ensuring pedestrian connectivity to the village core. The High Street will retain its function and the village will benefit from the provision of improved services, facilities including leisure and recreation provision and the green network will be strengthened and enhanced.

Growth and Change

21.10 The strategic growth policies set out in Chapter 6 identify East Hoathly 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.

21.11 To meet the spatial objectives of this plan, growth and change in East Hoathly will be facilitated through:

- The provision of a development boundary; and
- The provision of around 205 homes over the plan period 2013 – 2028.

50 National Child Measurement Programme (NCMP) 2016
51 Primary Care Mortality Database 2016

Development Boundary

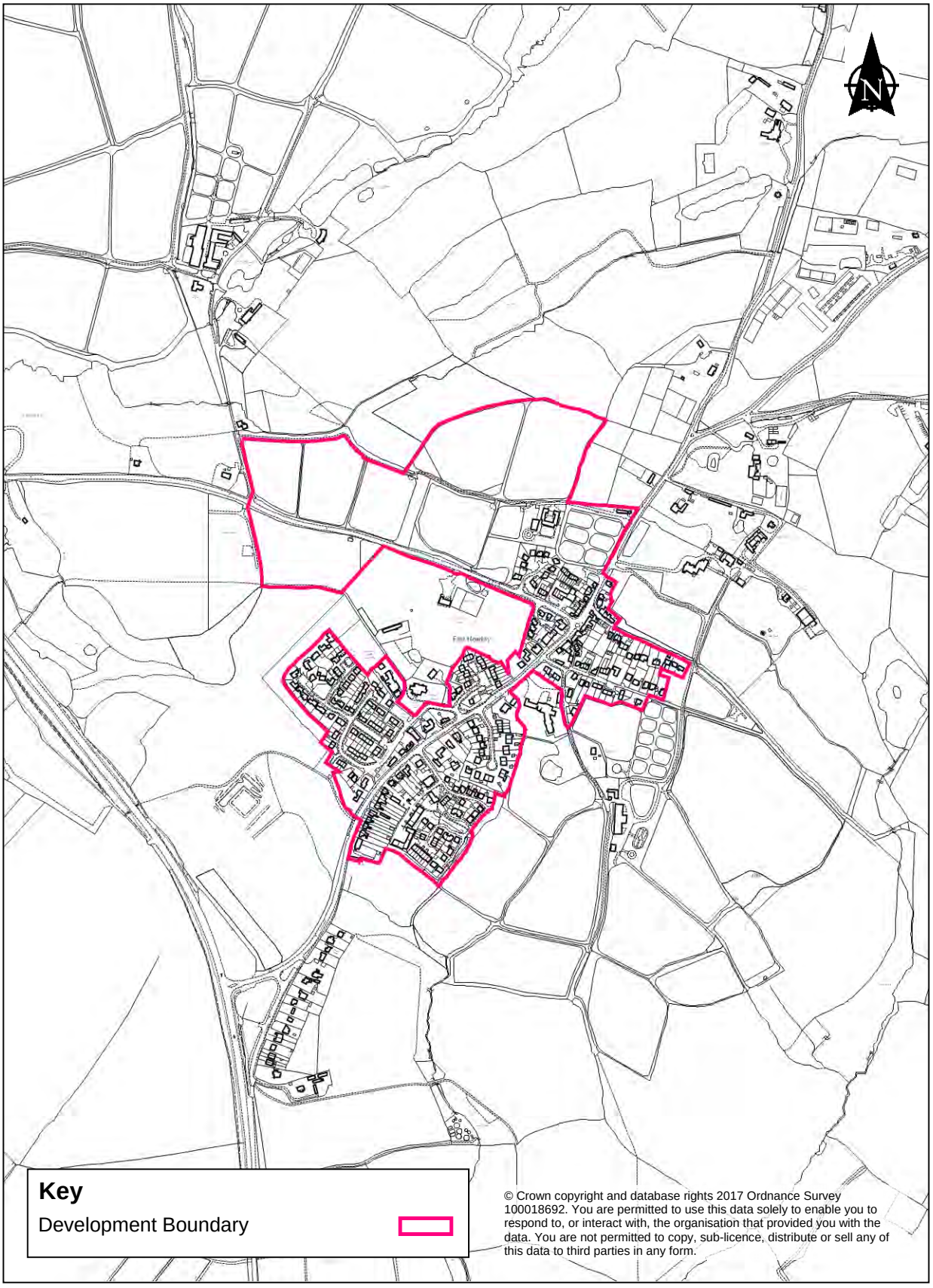
21.12 The development boundary at East Hoathly seeks to provide and manage growth whilst preventing significant outward encroachment of development into the surrounding open countryside to the east, south and west. To the south, the development boundary follows the clear physical edge to development 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.

21.13 West of South Street, the development boundary is drawn tightly around existing development, including the school. 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.

21.14 North of London Road, the development boundary includes land between Halland Road and Waldron Road that is all enclosed to the north and west by woodland including Ancient Woodland. Development in this area would be relatively visually contained due to screening provided by the surrounding woodland. Further north, large houses set 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.

21.15 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 of Development Boundary at East Hoathly



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Provision of Homes

21.16 East Hoathly is a sustainable village in relation to the services and facilities it provides and also its proximity to other towns. This makes some further expansion appropriate and land has been allocated to accommodate some modest residential growth in a location that is close to the existing village. The development strategy for East Hoathly therefore includes:

21.17 Housing

- Policy RUGA 13 - Land to the North of London Road; and
- Policy RUGA 14- Broomy Lodge Field

Housing

21.18 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).

21.19 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

21.20 East Hoathly has a good provision of services and facilities including a primary school, a medical centre, community facilities (including a post office, a village shop, a café, public house, a church and village hall). 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 Ringer, Heathfield, Uckfield and Hailsham. There are also a range of independent schools available in the wider locality.

21.21 East Hoathly is generally well served with services and facilities but there may be a requirement for additional primary school places. In addition, it has been identified in the Infrastructure Delivery Plan that East Hoathly would benefit from an ambulance community responder scheme, improved broadband provision.

21.22 Specific transport requirements for individual sites are identified in the site allocation policies below and future applications 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.

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 payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

21.24 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 [(52)]. In considering current deficiencies all open space, sports and recreation facilities are protected under Policy HWB1. The overall scale of development will limit the types of open space, sports and recreation facilities that can be provided on sites. Where, relevant, contributions will be sought to improve existing facilities where open space capacity or accessibility deficiencies cannot be met through on-site provision.

21.25 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.

Policy RUGA 12

Infrastructure

Proposals for development, contained in Policies RUGA 13 and RUGA 14, will require the following off site infrastructure to be provided to mitigate the impacts of development:

1. Contribute to the provision of additional education places;

1. Contribute to other infrastructure needed to make the development acceptable in planning terms;

52 Multi-functional greenspace includes parks, pitch sports provision and amenity greenspace.

Contributions will be collected through the Community Infrastructure Levy and other available funding mechanisms to deliver any site specific requirements or improvements.

Land to the north of London Road

21.26 The site lies on the north western edge of East Hoathly, north of London Road. The site consists of a number of agricultural / equestrian fields separated and enclosed by hedgerows and trees. The site is bounded to the north and west by woodland including Ancient Woodland. A public footpath runs through part of the site connecting with the Weald way footpath network which runs on the sites western boundary. The eastern part of the site connects with East Hoathly's village and historic core.

21.27 The village centre is approximately 500 m from the central position of the site and the primary school is a short walk away (500m) either directly along public footpaths 22A/ 23 with an option to connect through the recreation ground or less directly using the footway along London Road and High Street. The site is therefore in a sustainable location for the provision of a mix of dwelling types including a mix of affordable units. Any development proposal must seek to retain and upgrade both the on-site and off-site Public Rights of way ensuring good connectivity to the network.

21.28 The landscape assessment identifies the site as having a low landscape capacity for change but 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 whilst ensuring that it forms part of the village. This will be essential to ensure the provision of safe access into and out of the site for vehicles, pedestrians and cyclists. Development in this part of East Hoathly along with land at Broomy Lodge Field would encircle the recreation ground which could provide a green focal point for this area of the village. An opportunity therefore exists in this location for a distinctive and well-designed development that provides a visually pleasing entrance to the village, whilst ensuring that the character of its historic core is maintained, particularly in the eastern part of the site on Waldron Road. An overall density of around 30dph is proposed for the site. However this can vary across the site to take account of landscape and ecological sensitivity as well as ensuring design quality in this village gateway location.

21.29 Subject to Highway Authority agreement, access can be achieved from London Road and Waldron Road. There is a need to reduce overall speeds in the vicinity of the site to ensure compliance with the speed limit. Speed limit reductions will also be required extending west of the site. Suitable engineered traffic calming measures and signage will need to be in place in order that a revised speed limit can be self enforced. The provision of an active visual frontage will contribute to maintaining continuity from the existing village centre and will assist in keeping vehicle speeds lower for highway's safety.

21.30 Existing highway's improvements will be required including the provision of pedestrian / cycle links along London Road to incorporate the area into the urban form

and to provide a sustainable means of accessing the village where facilities and services are provided. Bus routes will need to be considered and where necessary the development may be required to provide an additional bus stop and associated infrastructure.

Policy RUGA 13

Allocation - Land to the north of London Road

Land to the north of London Road, defined on the East Hoathly proposal map as Site EH 1 is allocated for the development of up to 205 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) The location and suitability of access points 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 London Road. A comprehensive approach / consideration by all interested parties relevant to site EH 1 and Site EH 2 is required with regards to the location of access points to ensure that no one access point is prejudiced by the location of another;

b) Development will be required to provide local highway or transport improvements as agreed necessary by the Highways Authority. This will include the provision of new and improved suitable footways along London Road and Waldron Road as appropriate for the scale and type of development, reducing the speed limit to 30mph to a suitable distance west of the allocation on London Road, 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) Retain and improve on and off-site existing public rights of way footpaths and incorporate new footpaths into the layout and design of development ensuring that connectivity is retained with the existing public rights of way network. In particular footpaths 22a, 22b and 23 should be improved to promote walking as an attractive and convenient travel method to access services and facilities located in the village centre, including the Primary School. Footpaths 1a and 2c should also be improved to promote access to the countryside / the Weald way footpath trail. Any diversion or rationalisation of rights of way must connect with the existing rights of way network and retain its existing access location. Contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

d) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare;

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 Highway's Authority. 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;

f) The design of the development must ensure that it visually forms part of the village through the provision of frontage development to contribute to a street scene to maintain continuity from the existing village edge to the east. A high standard of architectural design, enhancing local character and distinctiveness will assist to create vitality of the built form to create a new village approach, taking into account the recreation ground and its function as a central point of the village. The allocation area on Waldron Road must be designed in a way that preserves the rural character and setting of the country lane and the Conservation Area;

g) 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 where possible. The enhancement of these features and other features of ecological value must be informed by appropriate habitat surveys including specific specie surveys;

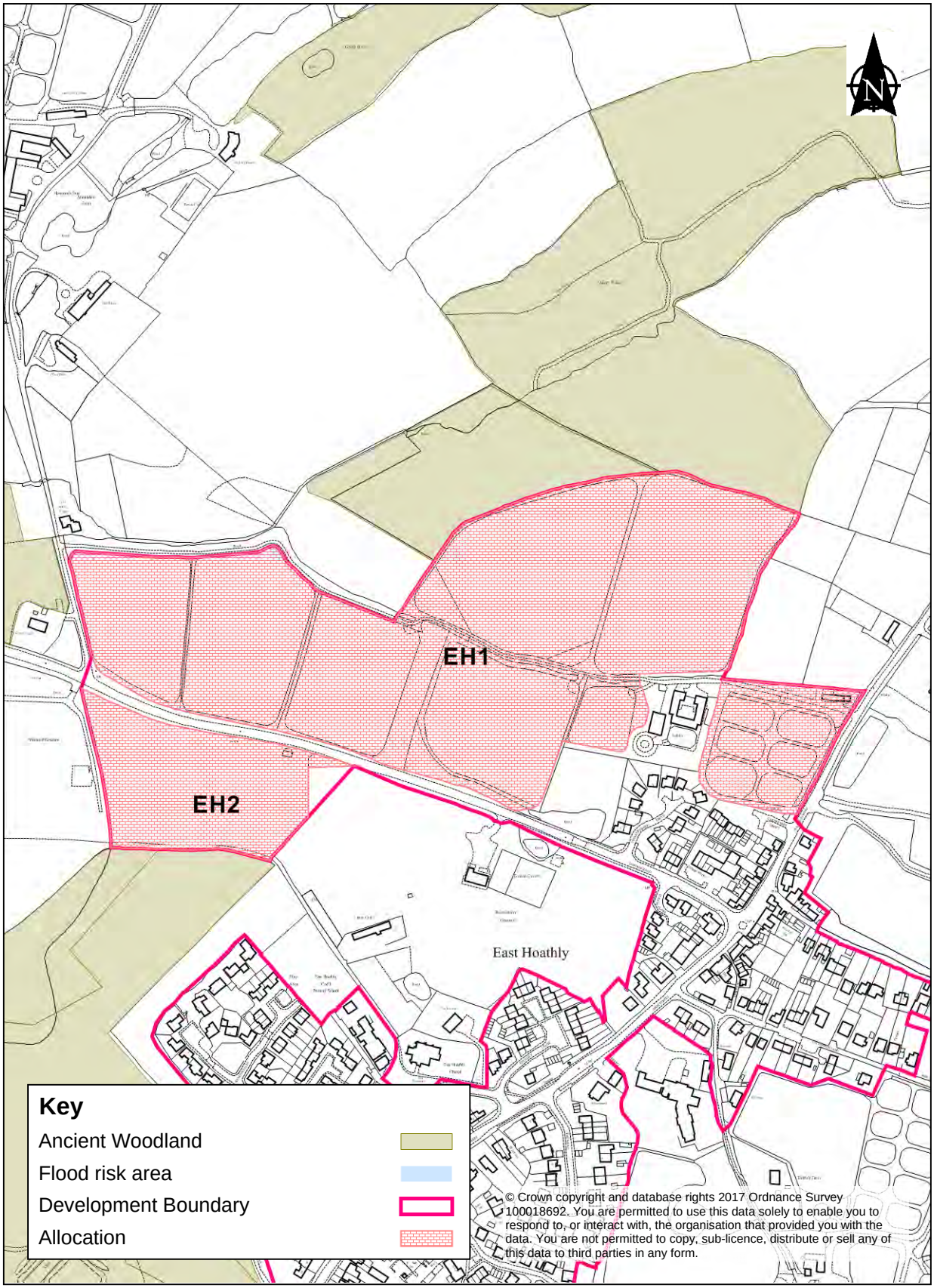
h) The existing wildlife corridors including woodland, mature trees and internal and external hedgerows must be strengthened and incorporated as part of the overall design of development to reinforce character, landscape characteristics and to protect and improve the green network and ecological functions. Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network. This should include planting on the sites western boundary to assist in visually containing the site from the wider landscape and the promoted Weald Way footpath network as well as strengthening the green links in this location;

i) The provision of sustainable drainage systems will be required to meet the needs of the development taking into account any potential impact that the development may have on the adjacent woodland including Ancient Woodland and nearby streams;

j) 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 0.47 hectares of natural green space to be incorporated into the design of the site, the provision of a children's equipped play area of a minimum size of 0.04ha and the provision of a minimum of 0.1ha of youth facilities. 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 S106 Planning Agreement will be required to provide new youth facilities in the local area to meet the needs of the development.

k) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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Land at Broomy Lodge Field

21.31 Land at Broomy Lodge Field is located on the southern side of London Road, just west of the recreation ground and opposite allocation EH 1. The site comprises an arable field bordered by hedgerows to the north and west, Moat Wood which is Ancient woodland to the south and a strip of woodland to the east. The site includes a small area of woodland to the northeast. Allotments are located to the west of the site beyond the hedgerow and a public footpath runs along the sites eastern, southern and western boundary connecting with the Weald Way public footpath network. Located approximately 400 m from the village centre and adjacent to the recreation ground and allotments, the site is within a sustainable location for a mix of dwelling types including affordable housing.

21.32 The landscape assessment identifies the site as having a low landscape capacity for change but identifies that some development may be accommodated taking into account sensitive landscape features and appropriate siting, design and landscape mitigation measures. Whilst the site is relatively contained in the wider landscape by surrounding woodland the site is located on an area of slightly higher ground. It will be important for any development to therefore ensure that a design-led approach is taken, which considers siting and design and provides appropriate landscape and green space mitigation.

21.33 For similar reasons as those identified for allocation EH 1, it will be important in this location to integrate development in a way that accounts for its edge of settlement and village gateway location as well as contribute to and enhance the overall character of the village. The frontage of development on London Road will be required to contribute to the street scene. Overall density of around 30dph is proposed for the site. However this can vary across the site to take account of landscape sensitivity and to ensure design quality.

21.34 Access to the site can be achieved from London Road. Existing highway's improvements will be required by the Highways Authority, including the provision of pedestrian / cycle link along London Road to incorporate the area into the urban form and to provide a sustainable means of accessing the village where facilities and services are provided. A comprehensive approach to the delivery of highways improvements with allocation RUGA13, commensurate with the level of growth proposed, should be sought to ensure highways safety. However, should the site be proposed alone then it will be necessary to provide highways improvements as required by the Highway's Authority to make the development acceptable in relation to highway safety.

Policy RUGA 14

Allocation - Land at Broomy Lodge

Land at Broomy Lodge, defined on the East Hoathly proposal map as Site EH 2 is allocated for the development of up to 30 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) The location and suitability of the vehicular access point and as relevant pedestrian accesses will be in agreement with the Highways Authority. Where possible, access locations should minimise harm to existing mature trees. A comprehensive approach / consideration by all interested parties relevant to site RUGA13 and Site RUGA14 is required with regards to the location of access points to ensure that no one access point is prejudiced by the location of another;

b) Development will be required to provide local highway or transport improvements as agreed by the Highways Authority. This may include the provision of new and/or improved suitable footways along London Road as appropriate for the scale and type of development, reducing the speed limit to 30mph to a suitable distance east of the allocation on London Road, 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 at Site RUGA13;

c) Retain and improve on and off-site existing public rights of way footpaths and incorporate new footpaths into the layout and design of development ensuring that connectivity is retained with the existing public rights of way network. In particular footpaths 22b, 23 and 24 should be improved to promote walking as an attractive and convenient travel method to access services and facilities located in the village centre, including the Primary School. Footpath 22c should also be improved to promote access to the countryside / the Weald way footpath trail. Any diversion or rationalisation of rights of way must connect with the existing rights of way network and retain its existing access location. Contributions will be collected through Section 106 Planning Agreement / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

d) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare. A considered approach to design will be required including the careful siting of houses in the least landscape and ecologically sensitive areas;

e) Existing woodland areas, including the Ancient Woodland located to the north of the site and hedgerows and mature trees must be protected, retained and suitably buffered. The on-site woodland must also be enhanced and managed, including the provision of a suitable buffer that contributes positively to the green infrastructure network. The enhancement of these habitats along with any other habitats of value must be informed by appropriate habitat surveys including specific species surveys as required;

f) The existing wildlife corridors including woodland, hedgerows and mature trees must be strengthened and incorporated as part of the overall design of development

to retain, improve and reinforce their contribution to landscape character, to improve the green network and ecological functions, to improve their condition and to minimise the visual impact of development from views across the wider landscape. Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented to assist in achieving a net gain in biodiversity. This should include appropriate planting to strengthen the sites western boundary to improve connectivity for wildlife and to provide a soft urban edge and screening from the promoted Weald Way footpath network;

g) The provision of sustainable drainage systems will be required to meet the needs of the development taking into account any potential impact that the development may have on the adjacent woodland including Ancient Woodland;

h) Due to the limited area of land available for development and the location of facilities adjacent to the site 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 around 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 children's play space, youth provision or natural green space in the local area.

i) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

22 Horam

Introduction

22.1 Horam is one of the Districts larger villages and is situated approximately 2.5km from Heathfield on the A267 which runs between Hailsham and Tunbridge Wells.

22.2 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.

22.3 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 good range of shops, services and community facilities including a GP surgery, dentist, pharmacy, two churches, a village hall, post office and public space. There are also a number of leisure and tourism facilities located both within and on the edge of the village including a recreation ground, campsites, Sussex Farm Museum and two golf clubs. The leisure and tourism facilities along with the many businesses located within Horam provide opportunities for local employment.

22.4 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 13 mile 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.

22.5 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. Horam is served by a regular bus service which runs seven days a week to Heathfield, Hailsham, Polegate and Eastbourne. The nearest A&E is the Eastbourne District General Hospital (EDGH) and takes 1hr by bus. The nearest train stations are Polegate (approx. 9km) and Stonegate (approx. 9.4km) providing regular services to London, Brighton and the South East.

22.6 The Parish which includes the smaller settlement of Vines Cross has an overall population of 1837 in 2011[(53)]. 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

53 2011 Census

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%).

22.7 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 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%).

22.8 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%).

22.9 For the people living in the Horam area, the estimated total weekly income in 2011/2012[54] was £817.30 which is similar to the district average (£819.40). 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%).

22.10 Between 2012-2014, the life expectancy[55] 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[56] 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

22.11 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

54 Office for National Statistics (ONS) 2015
55 Primary Care Mortality Database 2016
56 National Child Measurement Programme (NCMP) 2016

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.

Growth and Change

22.12 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;
- The provision of 375 homes over the plan period 2013 – 2028; and

Development Boundary

22.13 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, south and south east.

22.14 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.

22.15 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.

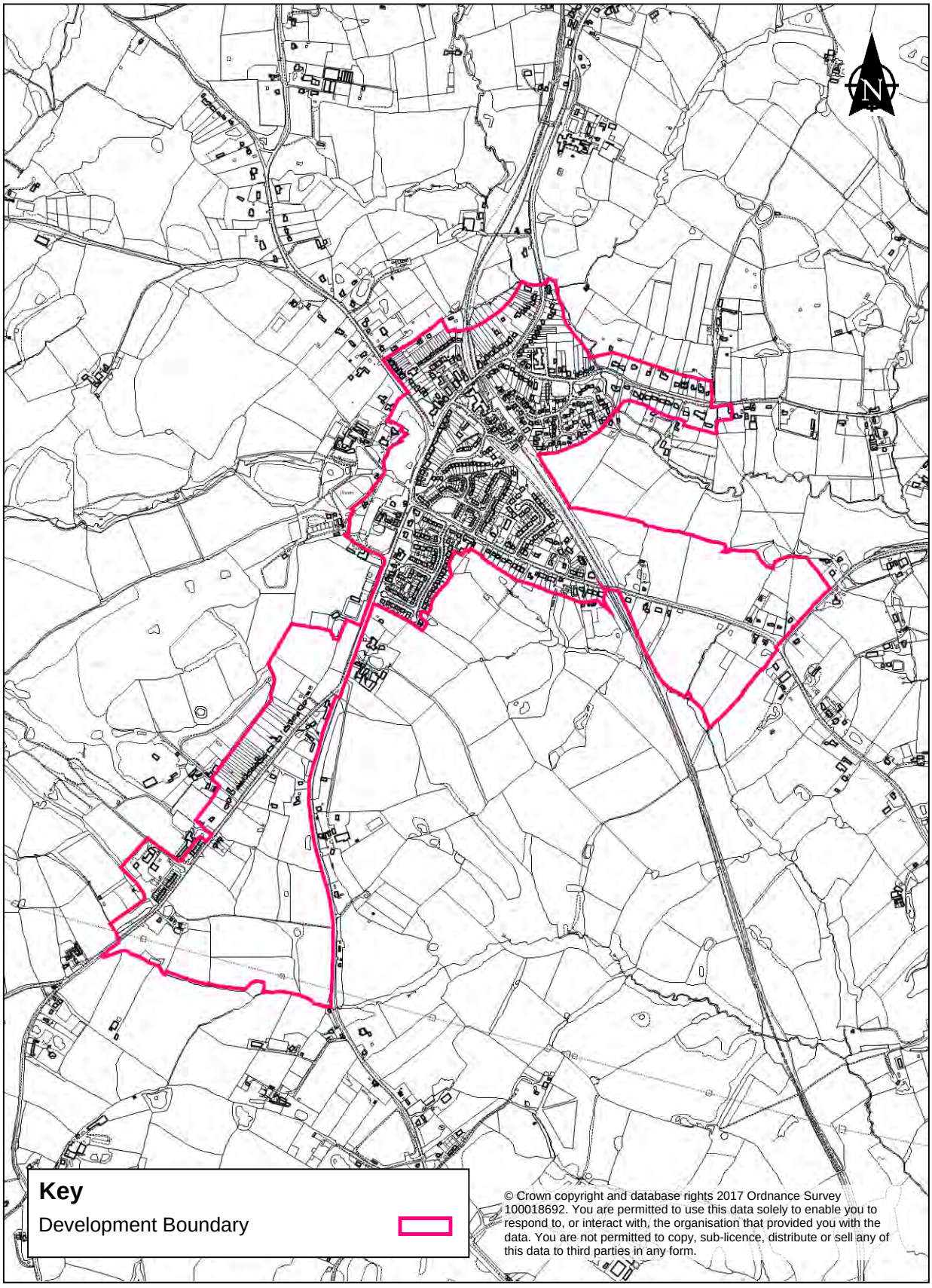
22.16 The development boundary includes the curtilages of some houses between the B2203 and Vines Cross Road, although this part of the village is subject to flooding and this is a constraint that may limit intensification in this location. Beyond Horeham Bridge, the development boundary includes houses 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.

22.17 On the eastern side of the village, the development boundary is drawn to include land either side of Horebeech Lane up to Laundry Lane which is considered a natural break and therefore forms the boundary. This includes the commitment 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 excludes the full depth of curtilages in places in order to prevent inappropriate in-depth development and an intrusion into Toll Wood which is Ancient Woodland. Land beyond Grange Close, including buildings associated with and adjacent to Coxlow Farm, are excluded from the development boundary. This area relates more to the surrounding countryside.

22.18 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 of Development Boundary at Horam



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Provision of Homes

22.19 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:

22.20 Housing

- Policy RUGA 16 Land to North of Horebeech Lane;
- Policy RUGA 17 Sector South of Horebeech Lane; and
- Policy RUGA 18 Land to Southside.

Village Centre and the Economy

22.21 Horam benefits from a range of shops and other commercial properties in the High Street, although the Horam Inn public house has recently closed. Shops and services include a Pharmacy, local store, vets, car repairs/sales garages, fabric shop, Butchers, Post Office, two hairdressers, a café/bistro,an Estate Agents' and various clothing and gift shops.

22.22 Within the Primary Shopping Area, there is an equal split of 39% units in retail and 39% services. 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

22.23 The Primary Shopping Area at Horam is centred on the High Street between the junction Little London Road and Vines Cross Road.

22.24 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.

22.25 Having regard to the extent of growth proposed for Horam, it is it is important that the centre is are 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.

22.26 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 places to shop.

22.27 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, there planning permission may not be required for certain changes of use, away from retail. For example A1 shops (with no more than 150m2 floorarea) 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 VTGA 2

Horam Primary Shopping Area

A. 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:

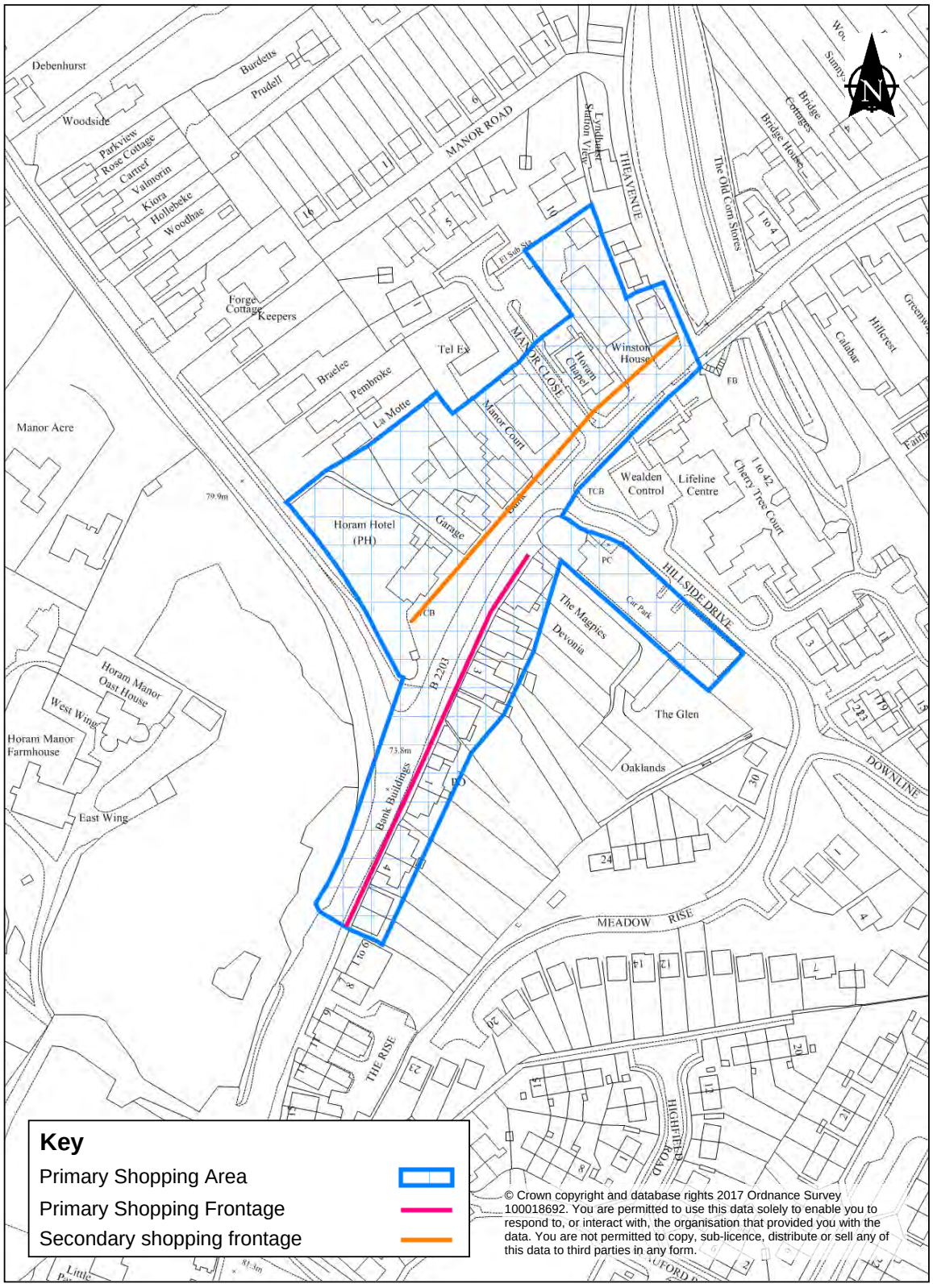
1) No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and

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 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.

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.*



Housing

22.28 The housing stock in Horam is characterised by a high proportion of detached and semi-detached properties and this provision is way above the national and south-east

average although the provision of detached dwellings is below the Wealden average. There is a lesser 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 the 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).

22.29 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. A mix of one, two and three bedroom units should be the focus of new housing provision in Horam.

Infrastructure

22.30 Horam is generally well served with services and facilities, however, subject to further review, East Sussex County Council considers that there may be a need to provide additional education provision to support growth in the Horam area. This is likely to involve off-site provision at existing sites, where this can be accommodated.

22.31 Whilst none have been identified currently, any highways infrastructure requirements relating to the primary road network (A2657 and connecting roads), which forms the main route and High Street of the village will be subject to further review at the time that development proposals are made to ensure an up-to-date assessment.

22.32 Specific transport requirements for individual sites are identified in the site allocation policies below and future applications may need to deliver or contribute to an required traffic management measures, junction improvmenets or other works as deemed necessary by the Highways Authority to make development acceptable. Cumulative impacts of development on the transport network and any necessary mitigation meansures will be identified and considered through future transport studies.

22.33 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 payable and CIL is intended to fund improvements to accommodate the wider impacts of development.

22.34 Additional public car parking provision, household waste management, a South East Ambulance service Community Responder scheme and library facilities may be required to support growth in the Horam area, in due course. However, the village is served by East Sussex County Council's mobile library service. The High Weald Lewes and Havens CCG have not currently identified any improvements to primary health care

facilities in Horam. In addition, the council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

22.35 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[57]. n 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.

22.36 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.

Policy RUGA 15

Infrastructure

Proposals for development, contained in policy RUGA 16, RUGA 17 and RUGA 18 may require the following off site infrastructure to be provided to mitigate the impacts of development:

1: Contribute to the delivery of new or improved educational provision to make the development acceptable in planning terms; and

2. Contribute to other infrastructure requirements to make the development acceptable in planning terms as deemed necessary at the time of the application, including those requirements set out in policy INF 3.

Contributions will be collected through the Community Infrastructure Levy and other available funding mechanisms to deliver any site specific requirements or improvements, including Section 278 or Section 106 agreements.

Land north of Horebeech Lane

22.37 The allocation is located to the south east of Horam village and consists of 10 ha of semi improved pasture within a number of fields, a residential dwelling and stables. Some of the fields are enclosed by hedgerows. Others are enclosed by post and rail fencing. The Sector sits to the north of Horebeech Lane, directly east of the Cuckoo Trail path / cycleway and extends north towards a ridge which is marked by a hedgerow, with

57 Multi-functional greenspace includes parks, pitch sports provision and amenity greenspace.

land falling south. Two pockets of Ancient woodland are located on the sites western boundary and a Public Right of Way extends north/south from Laundry Lane through the eastern extent of the site. There are a number of isolated residential properties within the near vicinity of the allocation to the east, south and west. Apart from adjacent residential properties the allocation site is visually contained from the wider landscape.

22.38 The allocation is in the ownership of three separate landowners. It is preferred for a comprehensive development to come forward. This would ensure that suitable and safe pedestrian and vehicular accesses can be achieved through the site, to ensure good site permeability and access to the Cuckoo Trail route and village centre from the eastern parts of the site. Vehicular access or accesses will need to be achieved from Horebeech Lane. Highways improvements and mitigation will be required as part of any proposal as informed by a traffic assessment. This is likely to consist of improvements / enhancements to the bridge located to the west of the allocation including priority working features, speed reduction to 30mph, appropriate signage, footway and cycleway provision and a visual frontage to maintain continuity from the existing village edge on the western side of the bridge to the cluster of detached houses at Laundry Lane junction. It is anticipated that this will assist in ensuring highways safety in relation to self-enforcement. The retention and enhancement of boundary features on Laundry Lane will ensure that the rural feel of the lane is safeguarded.

22.39 At its furthest point, the village centre is approximately 900m from the site via the Cuckoo Trail or 1.2km via Horebeech Lane. The site therefore has good access to local services and facilities as well as sustainable transport routes and bus services to other towns and associated services and facilities.

22.40 The residential area at Horam Park Close to the west of the site / Cuckoo Trail provides housing at around 20 dwellings per hectare. To ensure a good use of land in a sustainable and contained location in landscape terms it is considered that 30 dwellings per hectare should be achieved. 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 whilst providing the right type of dwelling mix to meet the housing need of the local area and village.

Policy RUGA 16

Land to the north of Horebeech Lane

Land to the north of Horebeech Lane, defined on the Horam proposal map as Site HO1 is allocated for the development of up to 240 houses. Proposals will only be permitted if detailed proposals 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. 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. Access locations will be required to minimise harm to existing mature trees to retain the character provided by them. A comprehensive approach / consideration by all interested parties relevant to site HO1, HO2 or other development proposed to come forward in the Sector south of Horebeech Lane, is required with regards to the location of access points to ensure that no one access point is prejudiced by the location of another;

c) 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 along Horebeech Lane as appropriate for the scale and type of development, priority working features at the bridge to the west of the allocation, reducing the speed limit to 30mph to a suitable distance east 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;

d) The design of the development must ensure that it visually forms part of the village through the provision of frontage development to create a street scene to maintain continuity with the existing village edge to the west of the allocation. A high standard of architectural design, enhancing local character and distinctiveness will assist to create vitality of the built form creating a new approach to the village in this edge of settlement location whilst also contributing to Highway safety.

e) Intrusive highway engineering must be avoided on Laundary Lane to ensure that its rural character is maintained.

f) Retain and improve on and off-site existing public rights of way footpaths and incorporate new footpaths into the layout and design of development. This should include footpath 11. Any diversion or rationalisation of rights of way must connect with the existing rights of way network and retain connectivity with the existing public rights of way network and retain its existing access location. The development must provide a suitable pedestrian and cycle links to the Cuckoo Trail bridleway (LBR2) to promote the use of sustainable transport modes as attractive and convenient methods to access services and facilities located in the village centre and to promote access to the countryside. Contributions will be collected through Section 106 Agreements / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

g) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare.

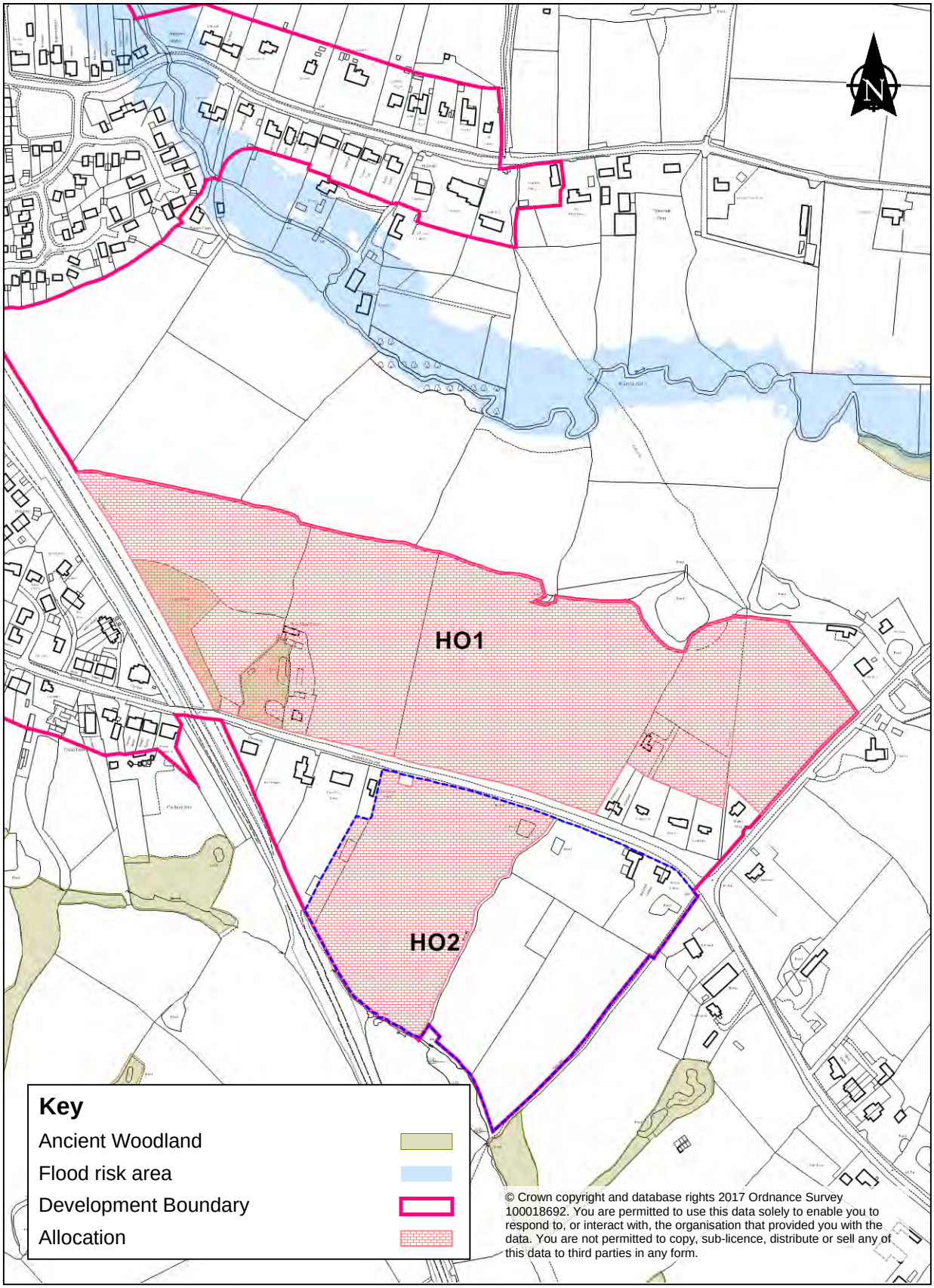
h) On and off-site woodland, including Ancient woodland must be protected, retained, enhanced and managed, including the provision of a suitable buffer that contributes positively and enhances the green infrastructure network. Buffers should include the retention of strips of existing vegetation and where appropriate targeted woodland scrub planting. Hedgerows and mature trees on and adjacent to the site must also be protected, retained, enhanced and managed where possible. The enhancement of these features and other features of ecological value must be informed by appropriate habitat surveys including specific specie surveys;

i) The existing wildlife corridors including woodland, mature trees and external hedgerows must be strengthened and incorporated as part of the overall design of development to reinforce character, landscape characteristics and to protect and improve the green network and ecological functions. At a minimum this should include the northern, eastern and western boundary; Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network. This should include planting on the sites western boundary to visually contain the site from the Cuckoo Trail, appropriate planting on the sites eastern boundaries to protect the residential amenity of existing properties and the rural character of Laundry Lane, landscape mitigation through the provision of planting on the sites northern boundary to minimise views into the development from the surrounding countryside. Where possible development should seek to restore old field boundaries and connect these with existing wildlife corridors / stepping stones, including existing pockets of woodland and Ancient Woodland.

j) The provision of sustainable drainage systems will be required to meet the needs of the development taking into account any potential impact that the development may have on the adjacent woodland including Ancient Woodland.

k) 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 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;

l) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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Sector South of Horebeech Lane

22.41 This sector is located to the southeast of Horam village, north east of the Cuckoo Trail National Route and south of Horebeech Lane. The sector comprises two large grassland fields each bordered by strong hedge / mature tree belts to the east, south and west and a hedge to the north. The eastern field is split into smaller field enclosures and the land to the west comprises two semi-detached properties in the north-eastern corner with stables to the west. The western field is used as paddocks / grazing for horses. A small number of large detached dwellings are located to the west and scattered development and fields are located to the east. A stream runs along the sites south eastern boundary and there are a total of three ponds each surrounded by trees spread across the northern part of the site. The land gently slopes away from Horebeech Lane towards the south west.

22.42 The Wealden Landscape and Settlement Character Assessment (2014) evaluated this area to have moderate capacity for accommodating development, with fewer valuable landscape features than within other Landscape Setting Areas.

22.43 The site is in good proximity to the village centre located approximately 1km away via the Cuckoo Trail and 1.2km via Horebeech Lane. The site therefore lends itself to provide a good mix of dwelling types including a mix of affordable units to meet local need. Land to the west of the Cuckoo Trail is provided at a density of around 20dph at Horam Park Close. In line with the adjacent allocation provided by Policy HO1 a density of 30dph is proposed for this site.

Policy RUGA 17

Sector South of Horebeech Lane

Land south of Horebeech Lane, defined on the Proposals Map, is permitted as an urban extension for housing.

Land is allocated for development in the following area for around 60 dwellings:

• Land at Southside

Additional land may also come forward for development within the sector and may yield up to 75 dwellings. It is preferred for a comprehensive scheme to be submitted in this area to ensure the deliverability of development within 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) A traffic assessment will be required to be undertaken to assess capacity at peak times on the local road network. 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. Access locations will be required to minimise harm to existing mature trees to retain the character provided by them. A comprehensive approach / consideration by all interested parties including site HO1 is required, with regards to the location of access points to ensure that no one access point is prejudiced by the location of another;

c) 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 along Horebeech Lane as appropriate for the scale and type of development, priority working features at the bridge to the west of the allocation, reducing the speed limit to 30mph to a suitable distance east 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;

d) The design of the development must ensure that it visually forms part of the village through the provision of frontage development to create a street scene to maintain continuity with the existing village edge to the west of the allocation. A high standard of architectural design, enhancing local character and distinctiveness will assist to create vitality of the built form creating a new approach to the village in this edge of settlement location whilst also contributing to Highway safety.

e) Retain and improve off-site existing public rights of way footpaths and incorporate new footpaths into the layout and design of development. This should include footpath 16. Where possible and subject to ecological assessments and the Highway Authority Agreement, development should seek to provide a direct suitable pedestrian and cycle link into the Cuckoo Trail bridleway (LBR2) to promote the use of sustainable transport modes as attractive and convenient methods to access services and facilities located in the village centre and to promote access to the countryside. Contributions will be collected through Section 106 Agreements / 278 Agreement to help fund any required improvements to the public rights of way network commensurate with the impacts of the development;

f) The provision of housing should include a mix of housing types including flatted, terraced, semi-detached and detached dwellings. The aim should be to achieve on average 30dph across each site either alone or cumulatively across the Sector;

g) 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

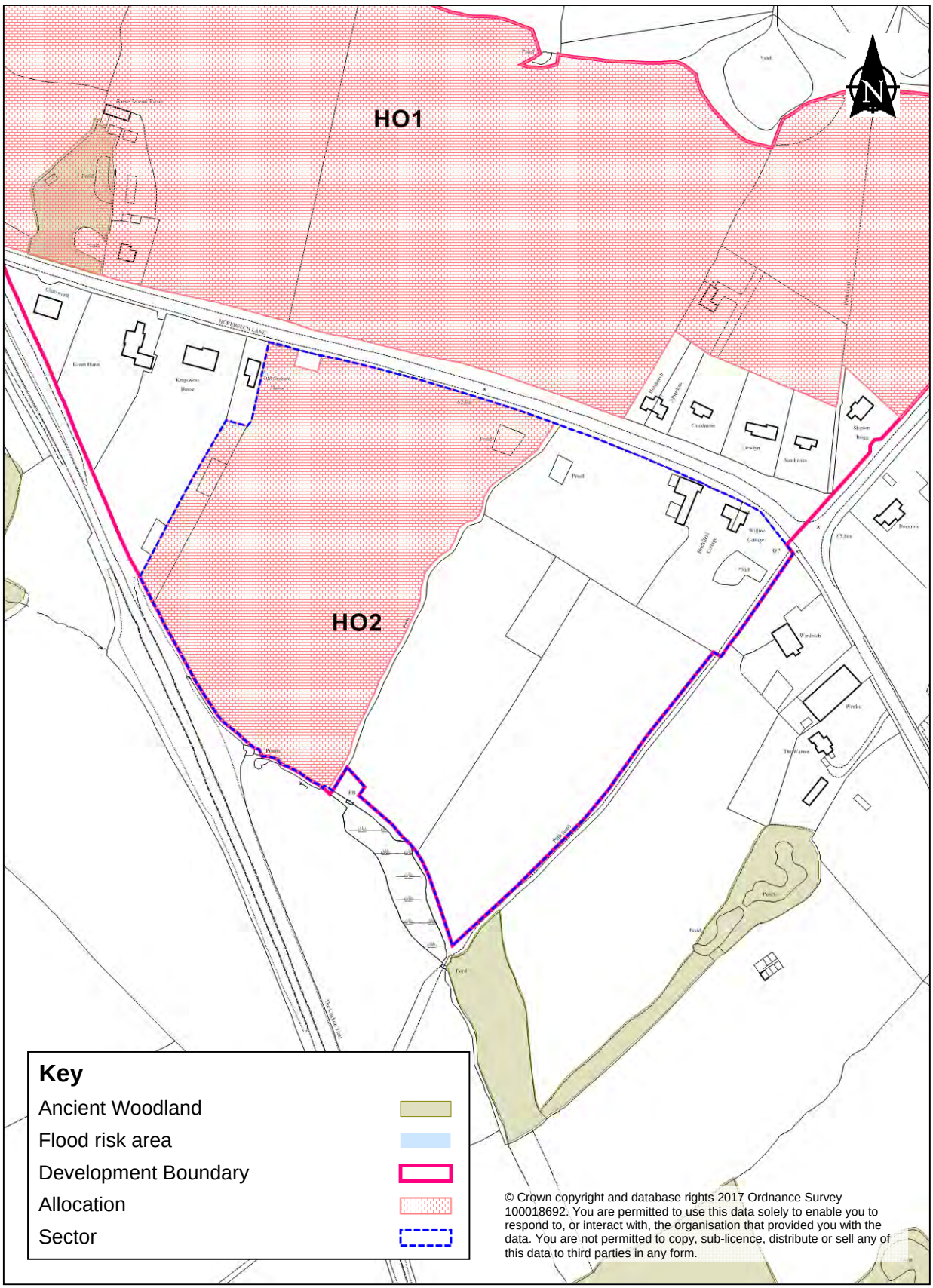
retention of strips of existing vegetation and where appropriate targeted woodland scrub planting. Hedgerows, mature trees and ponds within and adjacent to the site must also be protected, retained, enhanced and managed where possible. The enhancement of these features and other features of ecological value must be informed by appropriate habitat surveys including specific specie surveys;

h) The existing wildlife corridors including woodland, mature trees and internal and external hedgerows must be strengthened and incorporated as part of the overall design of development to reinforce character, landscape characteristics and to protect and improve the green network and ecological functions. Where possible, the creation of new wildlife corridors and stepping stones should be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the green infrastructure network. This should also include appropriate planting to protect the residential amenity of existing properties. Where possible development should seek to restore old field boundaries and connect these with existing wildlife corridors / stepping stones, including existing pockets of woodland and Ancient Woodland.

i) The provision of sustainable drainage systems will be required to meet the needs of the development taking into account any potential impact that the development may have on the adjacent woodland, including Ancient Woodland and stream;

j) Around 0.74 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. Around 0.3 hectares of amenity greenspace, including natural greenspace must also be provided specifically within the sector. A children's equipped play area of an adequate size (minimum 0.04 hectares) will also be required (in addition) and must be suitably located within the site to improve access and increase recreational opportunities. This provision will be identified within the site specific policy HO 2. The remainder of provision can be included either on or off site or can include the improvement or enhancement of existing provision, where it would improve accessibility, the quality of the site and where additional use capacity exists. This could include but is not limited to Section 106 Planning Obligations towards one or more of the following: new and/or enhanced/improved sports pitches, improved recreation ground facilities, improved teenage facilities and the provision or enhancement of off-site green spaces. If individual applications are received then it will be necessary to provide the amount of open space requirements proportional to the number of houses proposed either on site or within the allocation overall and as agreed;

k) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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Land at Southside

22.44 The landscape assessment identifies that this site is fairly visually contained as a result of vegetation and local topography with views afforded to fields to the north of Horebeech Lane, the Cuckoo Trail and land directly adjacent to the east and west. The fields to the north are allocated for development as identified in Policy RUGA16 The site is identified to have moderate landscape capacity to accommodate either medium or small scale development subject to siting, design and landscape mitigation measures. This should include the protection, retention, enhancement and buffering of all boundary habitat including woodland, hedges and trees and to also retain, protect and enhance the pond as a landscape and ecological feature.

22.45 Subject to Highway Authority agreement, access to the site can be achieved from Horebeech Lane. The position of any access will need to be staggered from any proposed or existing junctions. As part of any proposal opportunities should be sought to connect with the Cuckoo trail route.

Policy RUGA 18

Land at Southside

Land at Southside, defined on the Horam proposals map as Site HO 2 is allocated for the development of around 60 houses. Proposals will only be permitted if detailed proposals meet the following site specific requirements and other relevant policies detailed in the Development Plan including Policy RUGA 16 above:

a) Where possible and subject to ecological assessments and the Highway Authority Agreement, development should seek to provide a direct suitable pedestrian and cycle link into the Cuckoo Trail bridleway (LBR2) to promote the use of sustainable transport modes as attractive and convenient methods to access services and facilities located in the village centre and to promote access to the countryside. Contributions will be collected through Section 106 Agreements / 278 Agreement to help fund any required improvements to the public rights of way network commensurate with the impacts of the development;

b) Provide planting on the sites western boundary to assist in visually containing and filtering views of the development from the Cuckoo Trail;

c) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare.

d) 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 0.33 hectares of multi-functional green space of which 0.13 hectares should be amenity green space, the provision of a children's equipped play area of a minimum size of 0.04 hectares and the provision of a minimum of 0.1ha of youth facilities.

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.

e) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.

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23 Ninfield

Introduction

23.1 Ninfield is a village located approximately 3.5 miles to the north-west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle.

23.2 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.

23.3 Ninfield is considered to have 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 regular 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. The nearest hospital is the Conquest in Hastings and takes an hour by bus.

23.4 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.

23.5 Standard Hill located on the south western tip of Ninfield is considered culturally important as the place where William the conqueror placed his flag after the Battle of Hastings. 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.

23.6 The Parish which extends wider than the village of Ninfield itself has a population of 1,562[(58)]. 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).

58 2011 Census

23.7 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 self-employed (19.5%) and classed as retired (18.9%) are both greater than the district averages (15.7% and 18.0% respectively).

23.8 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 the district overall.

23.9 The estimated average total weekly income for people living in the Ninfield area in 2011/2012[(59)] was £821.90, which is similar to the district average (£819.40). 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%).

23.10 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[(60)] 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[(61)] in Ninfield ward was 86 years, which is higher than the Wealden average (83 years).

Vision

23.11 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

59 Office for National Statistics (ONS) 2015
60 National Child Measurement Programme (NCMP) 2016
61 Primary Care Mortality Database 2016

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.

Growth and Change

23.12 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.

23.13 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 85 homes over the plan period 2013 – 2028.

Development Boundary

23.14 The development boundary is drawn in order to accommodate some growth within and around the village, whilst preventing significant development either side of the ridge top setting to the village.

23.15 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.

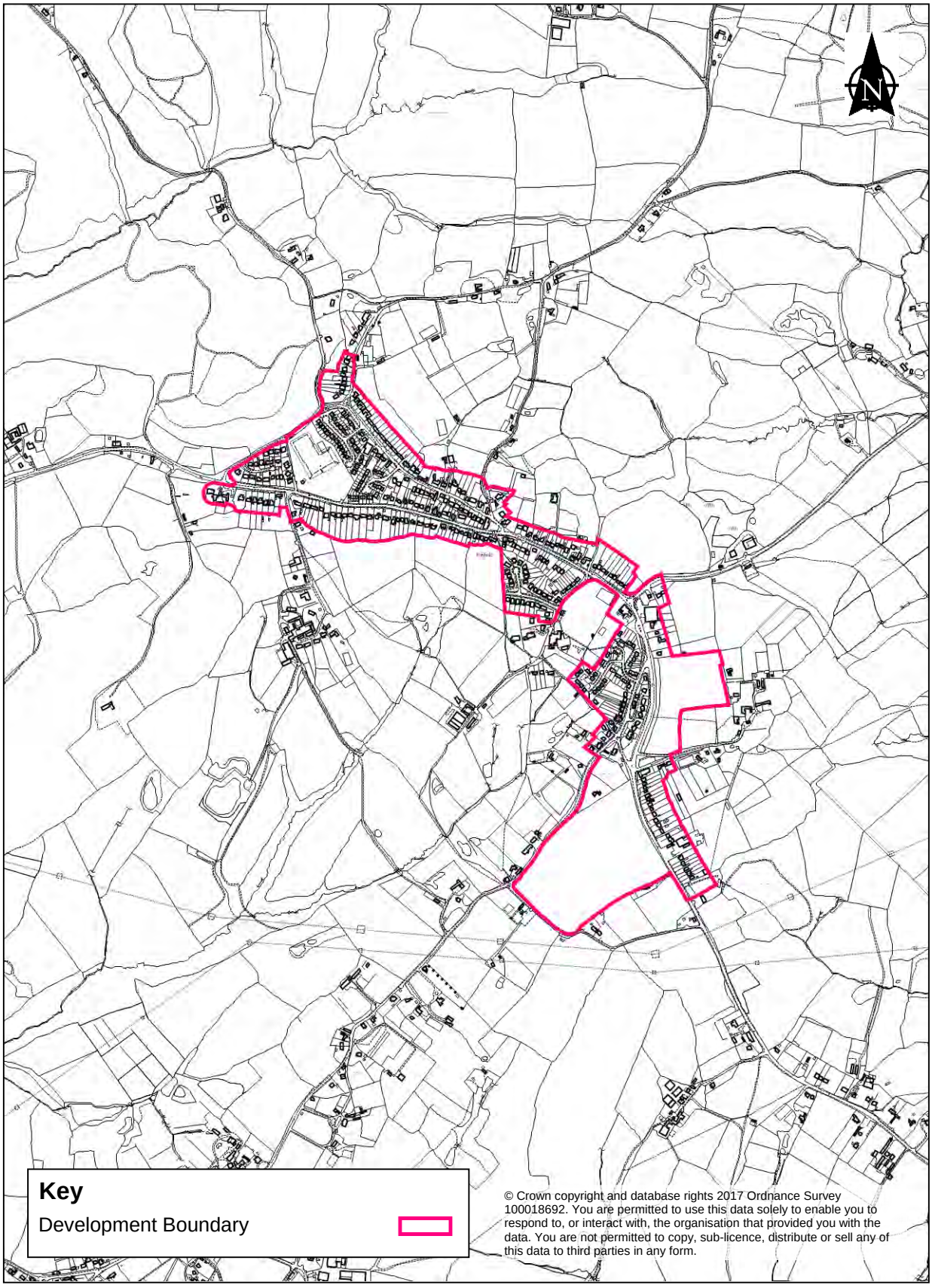
23.16 The boundary excludes land close to the junction with High Street and B2204 which is visually prominent and exposed in distant views to the north and north-east. The boundary includes the commitment for residential development on part of Ingrams Farm south-east of the petrol station. Land east 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.

23.17 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.

23.18 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 of Development Boundary at Ninfield



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Provision of Homes

23.19 One site is 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 (Policy RUGA19)

Housing

23.20 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).

23.21 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[(62)].

23.22 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

23.23 The village has a good provision of services and facilities including infant and primary education provision, medical facilities (GP and Pharmacy), and community facilities including a church and community hall, two pubs, a petrol station with a convenience store and a village store and post office. Ninfield also has open space and recreation facilities.

23.24 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.

62 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

23.25 Ninfield may require an expansion of the existing primary school in due course, subject to further assessment. Should this be required then developers will be expected to make a proportionate contribution to the cost of any expansion or improvement, which is required as a result of development.

23.26 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.

23.27 The council will work with developers and infrastructure providers, to seek additional routes and bus services and improved existing bus services and infrastructure as appropriate, to support the growth in the area. Additional household waste management and library facilities may be required to support growth in the Ninfield area, in due course.

23.28 The council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

23.29 SECAMB have identified the need to increase the existing community responder scheme in the area, to support the level of growth proposed.

23.30 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.

23.31 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

23.32 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. Site levels may also need to be considered to ensure that the residential amenity of existing properties is protected.

23.33 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.

23.34 It is considered that a suitable access can be provided off the A269 Bexhill Road, subject to certain highway's 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's measures will need to be informed by a detailed Traffic Assessment including junction modelling at peak times.

23.35 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 24dph and Smiths Close is provided at 40dph. The more recent Ingrams Farm is provided at 16dph. 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 19

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 85 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) Intrusive highway's engineering must be avoided on Ancient Routeways including Crouch Lane and Lower Street to ensure that their rural character is safeguarded;

e) 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.

f) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare.

g) 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;

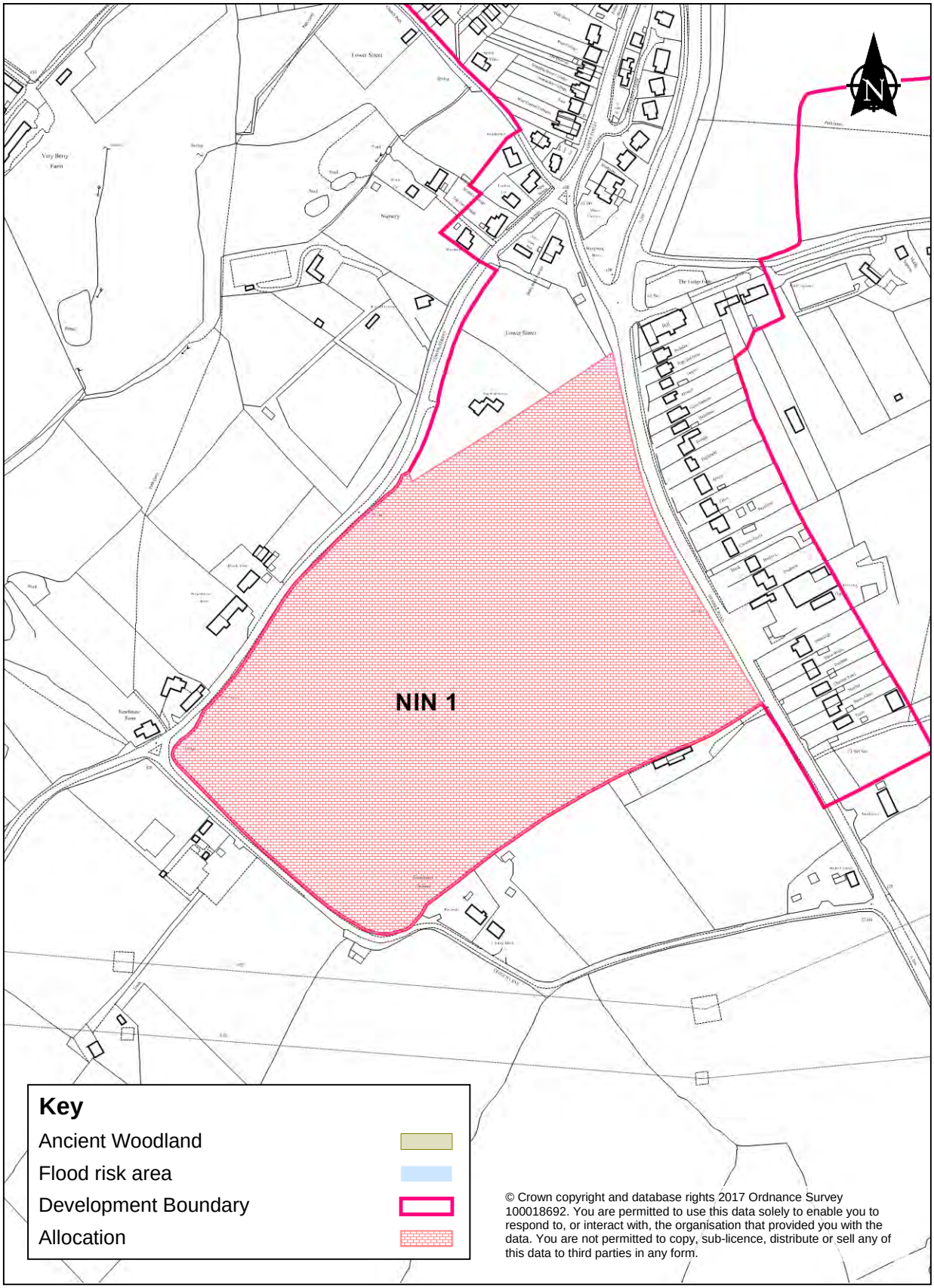
h) A strong woodland landscape mitigation buffer between 10 -15m must be provided around the south east, south west and north western perimeters of the site to ensure that development is visually contained from the wider landscape, to reinforce character, reintroduce landscape structure and to protect 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;

i) 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.

j) Improve off-site existing public rights of way footpaths and incorporate new footpaths into the layout and design of development. This should include footpaths Ninfield 2 and 3c. Contributions will be collected through Section 106 Agreements / 278 Agreement to help fund any required improvements commensurate with the impacts of the development;

k) 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.

l) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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24 Edge of Tunbridge Wells

Introduction

24.1 At its most northern extent, Wealden District, in particular the Parish of Frant, borders the town of Tunbridge Wells in Kent. Tunbridge Wells is a regional centre providing employment, a shopping destination, rail service to London, a hospital and a number of other services and facilities including those associated with culture, sport and recreation.

24.2 The north of Wealden District including that surrounding the southern extent of Tunbridge Wells is located within the High Weald. This area is recognised for its landscape value and is designated as an Area of Outstanding Natural Beauty.

24.3 The role of Tunbridge Wells is recognised throughout the Local Plan, as is limited opportunities to extend urban areas in the north of Wealden District due to environmental and landscape considerations.

Growth and Change

24.4 A number of sites around the edge of Tunbridge Wells which are in Wealden District have been submitted and assessed as part of the SHELAA. Similar to other Settlements located in the north of the District, the majority of the sites submitted are located within the High Weald AONB apart from a number of sites submitted by separate landowners at Behhall Mill Road to the south east of Tunbridge Wells. Land in this location has been assessed as suitable for development and compatible with the surrounding character of the area.

24.5 It is considered that the phased development of up to 231 new homes including affordable housing, as an urban extension to Tunbridge Wells, will contribute to the delivery of market and affordable housing in this part of North Wealden where limited potential exists due to the landscape designation of the High Weald AONB. An extension to this existing urban area will help to address wider housing needs and will contribute to the overall housing need in the District.

Housing

24.6 The north of Wealden is characterised by the provision of generally large detached and semi-detached properties. The urban area of Tunbridge Wells runs to the north of the area along Forest Road which also has large detached properties in substantial curtilages. It is generally low density. To the south west, linear development follows Benhall Mill Road which is characterised by semi-detached properties and a cul de sac development at Acer Avenue which consists of large detached properties.

24.7 To the north cul de sac development is located off Forest Road which comprises of smaller semi-detached dwellings with a higher density than development to the south.

24.8 The character and density of the area is therefore varied.

Infrastructure

24.9 At the time of the relevant planning applications, all infrastructure requirements associated with development will be agreed with East Sussex County Council, Kent County Council and Tunbridge Wells Borough Council as appropriate. Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

24.10 Information relating to the improvement of the green network in and around the Edge of Tunbridge Wells 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 RUGA 20

Infrastructure

Proposals for development on Land adjacent to Tunbridge Wells, identified in Policy RUGA 21, will require the following off site infrastructure to be provided to mitigate the impacts of development:

a) Improved pedestrian and cycle links, crossing facilities and signage commensurate with the existing and new pedestrian and cycle accesses created on all sites may be required before the completion of all development or at such time as agreed with the Highways Authority.

b) 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 relevant Highways Authorities.

c) Subject to an assessment of traffic impacts, upgrades to the Benhall Mill Road/Forest Road junction may be required as well as improvements to pedestrian and parking arrangements on Benhall Mill Road, as agreed with the relevant Highways Authorities;

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

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;

Where necessary, social infrastructure requirements namely health care, associated with the development will be provided off site. Requirements for education provision including education provision within Wealden District and other requirements within Tunbridge Wells arising from development will be secured through Section 106 Planning Agreement.

Land Adjacent to Tunbridge Wells

24.11 The allocation lies adjacent to existing residential development on the south-eastern side of Tunbridge Wells and comprises land in separate ownerships. Tunbridge Wells town centre is approximately 2km (1.25 miles) from the centre of the site. The site is bordered by the main railway line to the north east, residential development to the north West and south west. Kent Crematorium is located adjacent to the allocation to the south west. The land slopes downwards to the south and east and includes a Public Right of Way.

24.12 The allocation comprises Hawkenbury Meadow Local Wildlife Site (LWS), a large residential property and grounds, woodland and scrub and a former landfill site, containing municipal solid waste with a need to provide for mitigation. The LWS contained within the development area is part of a suite of designated LWSs which continue into Tunbridge Wells in the County of Kent.

24.13 The designation of LWSs is determined locally and is not a national or European designation. This means that the habitat is considered to be special in relation to the County of East Sussex, and as a result contributes to the network of biodiversity across the County and across the boundary into Tunbridge Wells, Kent. The National Planning Policy Framework[(63)] directs that protection of biodiversity shall be commensurate with the status of the site and that appropriate weight should be given to the contribution the site makes to wider ecological networks. However, the NPPF also seeks the creation, protection, enhancement and management of networks of biodiversity stating that development should not be permitted if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for. All of these national policy objectives must be accommodated.

24.14 Hawkenbury Meadow is designated because it comprises neutral grassland which is moderately species-rich with species-rich sward and anthills in parts. The site is bordered by scrub and mature trees on its eastern side, with scattered scrub across the site, providing a varied mosaic habitat. The site supports a good diversity of invertebrates.

24.15 . The opportunity to enhance and manage the LWS providing the necessary mitigation and compensatory measures, whilst protecting the network of biodiversity through appropriate limited development, meets the requirements of the NPPF. This will require commitment that any undeveloped areas of the LWS will be protected and enhanced with effective funding secured through Section 106 Planning Agreement for the ongoing management of the site.

24.16 The development of the land within and adjacent to the landfill site involves additional costs to make the site safe for future occupants in particular in relation to potential gas migration and contaminants within the soil. These costs, which are in excess of a typical development, mean that the development of the site may be less viable than would generally be expected in this area. As the delivery of development is dependent

63 paragraphs 113, 114, and 118

upon viability, the extent to which the landfill site will need remediation works to make the area safe[64] may result in a reduced site area.

24.17 On this basis, and in order to ensure that an appropriate level of affordable housing will be provided with a suitable density of development, the preferred approach is to promote the development of the land adjacent to the landfill site and the least sensitive part of the LWS, with active management on the remainder of the LWS, whilst providing opportunities for development on the landfill site itself to meet all the needs of development.

24.18 Road access to the sites would need to be from Benhall Mill Road subject to an assessment of traffic impact and approval of both the Kent and East Sussex Highways Authority, as the road crosses the County boundary, just to the east of the site.

24.19 The density of much of the surrounding residential development is particularly low density consisting of single large detached dwellings in significant grounds. However, across from the development area is a residential estate which has a density of 25 dwellings per hectare. The proposed density of 30 dwellings per hectare takes into account the location of the development within the urban fringe of Tunbridge Wells.

24.20 The site is located on the outskirts of Tunbridge Wells and therefore it is important to consider the market need within the town as well as north Wealden.

Policy RUGA 21

Allocation – Land adjacent to Tunbridge Wells

Land adjacent to Tunbridge Wells, defined on the Edge of Tunbridge Wells proposal map as Site BEN1 is allocated for the development of up to 231 houses. Proposals will only be permitted if detailed proposals meet the following site specific requirements and other relevant policies detailed in the Development Plan:

a) Accommodate associated infrastructure and suitable mitigation for the contaminated land 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[65];

b) Development shall only commence when sufficient capacity to the relevant Waste Water Treatment works is released;

c) Provide suitable pedestrian, cycle and vehicle access from Benhall Mill Road, with possible closure of alternative existing accesses as appropriate. The location of the access(es) shall be determined following traffic modelling and in agreement with the relevant Highways Authority. A comprehensive approach by all interested parties is required to the location of access(es) to ensure that no one access is prejudiced by the location of another;

64 National Planning Policy Framework, paragraph 121, and any other relevant standards
65 National Policy Framework, paragraph 121

d) Protect, retain and manage the most ecologically valued area(s) of Hawkenbury Meadow Local Wildlife Site taking into account the objectives of the LWS designation. This must be informed by appropriate surveys including botanical, invertebrate and reptile surveys. As appropriate the retained areas should be restored, enhanced and managed for biodiversity purposes and integrated into the wider area. Consideration must be given to the protection, retention and where appropriate the restoration, enhancement and management of habitat mosaics including the highest quality grassland resource together with woodland, scrub and trees, linear features including the wooded trackway, hedgerows and mature trees. Financial contributions under Section 106 Planning Obligation will be required for the future management of the retained areas of Hawkenbury Meadows LWS;

e) Existing wildlife corridors; the linear belt of mature woodland along Benhall Mill Road, the wooded trackway between Benhall Mill Road and Forest Road, hedgerows, the vegetated railway corridor and those trees that provide screening shall be protected, retained and where appropriate buffered, enhanced, restored and strengthened. These green corridors shall be incorporated as part of the overall design of development;

f) The existing Public Right of Way must be enhanced and incorporated into the development;

g) Where possible, the creation of new wildlife corridors and stepping stones must be considered and implemented to assist in achieving a net gain in biodiversity and to strengthen the existing green infrastructure network;

h) Should development result in a net loss of biodiversity including the loss of any grassland resource, woodland, hedgerows and mature trees then compensatory measures will be required to ensure an overall net gain in biodiversity. Where compensation and mitigation is not possible or opportunities are limited on site then off-site compensatory measures will be required. Off-site compensatory measures may be sited in Tunbridge Wells if considered appropriate to the development. This may involve the collection of financial contributions under Section 106 agreements to enhance and manage other sites or areas of biodiversity interest to compensate for any loss of the LWS or parts of the LWS.

i) Mitigation and compensation measures will be required for any protected species identified to be present at the site. In particular, a formal mitigation strategy will need to guide the protection of reptile populations to ensure their long-term viability. Habitats within the retained sections of the LWS shall be protected and enhanced for protected and Biodiversity Action Plan/ priority species;

j) The development must include a range of densities across the site, but achieve on average around 30 dwellings per hectare.

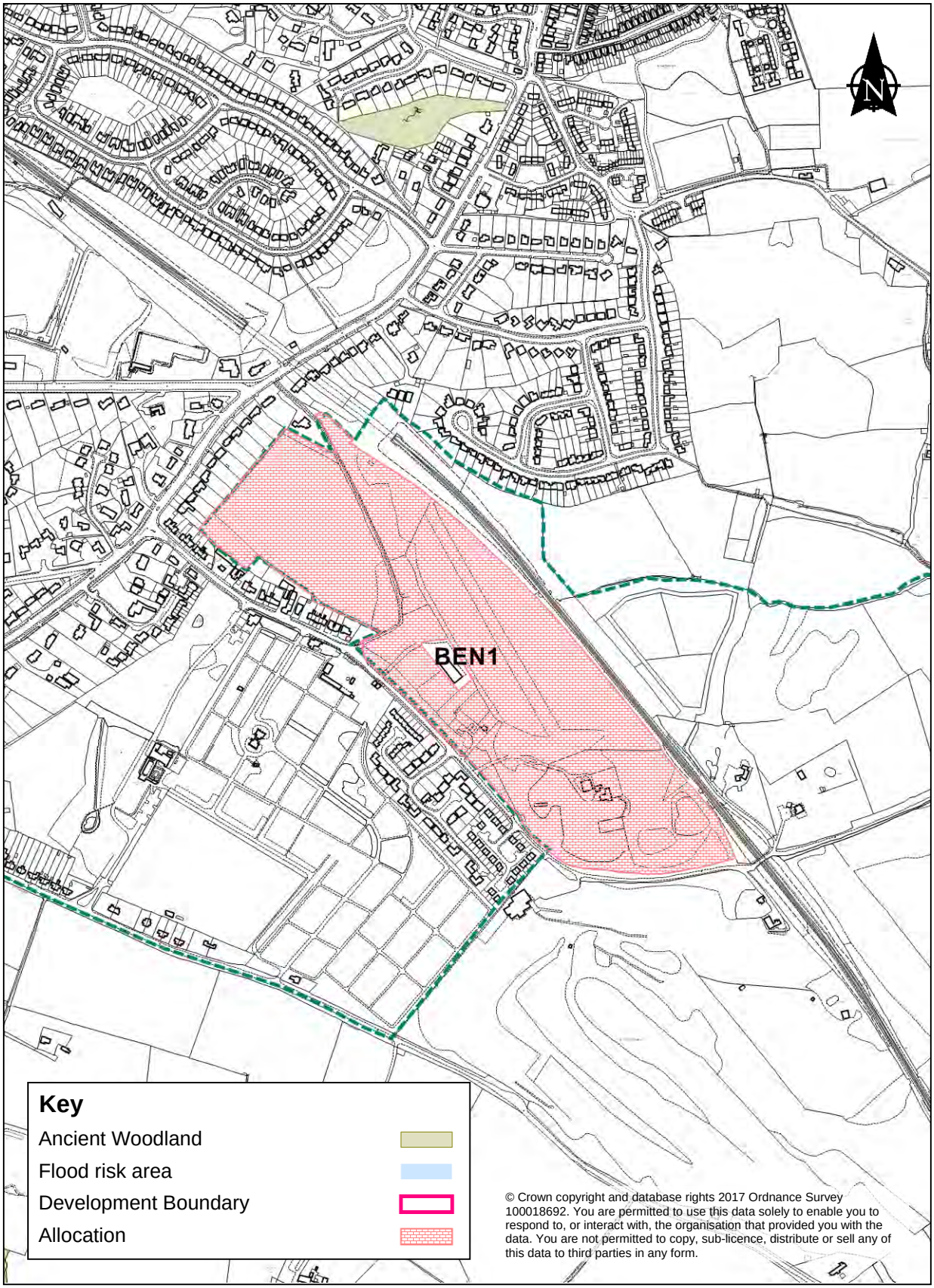
k) New open space, green space, leisure and recreation provision will be required to meet the needs of the development. The provision of a children's equipped play area

and teenage facilities must be suitably located within the site to improve access, increase recreational opportunities and meet the needs of the development. Apart from the children's equipped play area and teenage area, new provision should be sought off site through Section 106 Planning Obligations to reduce land take on the LWS. This could include additional provision and the enhancement or improvement of provision in both Tunbridge Wells and/ or Wealden District as appropriate to the development. Consultation with Tunbridge Wells Borough Council will take place to ensure appropriate off site provision is agreed. The provision of open space, green space, leisure and recreation facilities will be in addition to the requirement to off-set biodiversity and on-site biodiversity enhancements should part of Hawkenbury Meadows be required for development. In this instance the siting of facilities will need to be carefully considered to ensure the protection of existing and future biodiversity interest.

l) The design and landscaping of the development must take into account the setting of the High Weald Area of Outstanding Natural Beauty, as part of a landscape assessment regarding the impact and mitigation requirements of development; and

m) It is preferred for all sites forming part of the allocation BEN1 to be submitted as a comprehensive scheme to achieve the associated requirements. However, if planning applications are submitted for individual parcels of land the proposals must accommodate residential development proportionally to the size of the site meeting policy requirements including, but not limited to, affordable housing, average density and proportion of housing mix contained within other relevant policies within this plan. The proposal must provide for infrastructure to meet the needs of the development proposed and demonstrate through a planning consent that the remaining allocated land will meet the requirements of relevant policies also;

n) Specific regard must be given to Flood Risk Policy NE4 and Water Quality Policy NE5.



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25 Uckfield

Introduction

25.1 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 7 miles north east of Lewes and 8 miles south of Crowborough and 8 miles 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 that runs from Winchester to Heathfield is situated to the north of the town.

25.2 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 leatherworking, spinning and weaving, brickmaking 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.

25.3 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.

25.4 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.

25.5 According to 2011 Census data Uckfield has the third largest population in the District at 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%).

25.6 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%).

25.7 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%).

25.8 The estimated average total weekly income for people living in Uckfield parish in 2011/2012[(66)] is £823.85 which is similar to the district average (£819.40). 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%).

25.9 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[(67)] 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[(68)] 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.

25.10 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.

25.11 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.

25.12 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. No further land has been allocated for housing growth as part of this plan in accordance with the overall strategy.

66 Office for National Statistics (ONS) 2015
67 National Child Measurement Programme (NCMP) 2016
68 Primary Care Mortality Database 2016

25.13 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. 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. In addition, there is a consortium of public landowners working together to improve the public realm of the town centre.

Vision

25.14 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

25.15 Within the Plan period the 1,000 dwellings and other development commitments will be built out and in accordance with the overall strategy, contained within this Plan, no further housing growth has been allocated. Having said this a development boundary has been identified for Uckfield, which subject to Ashdown Forest SPA / SAC policies may allow for suitable 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; and
- The provision of 1,450 sqm (net) of retail floorspace over the plan period.

Development Boundary

25.16 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, includes current housing and industrial commitments.

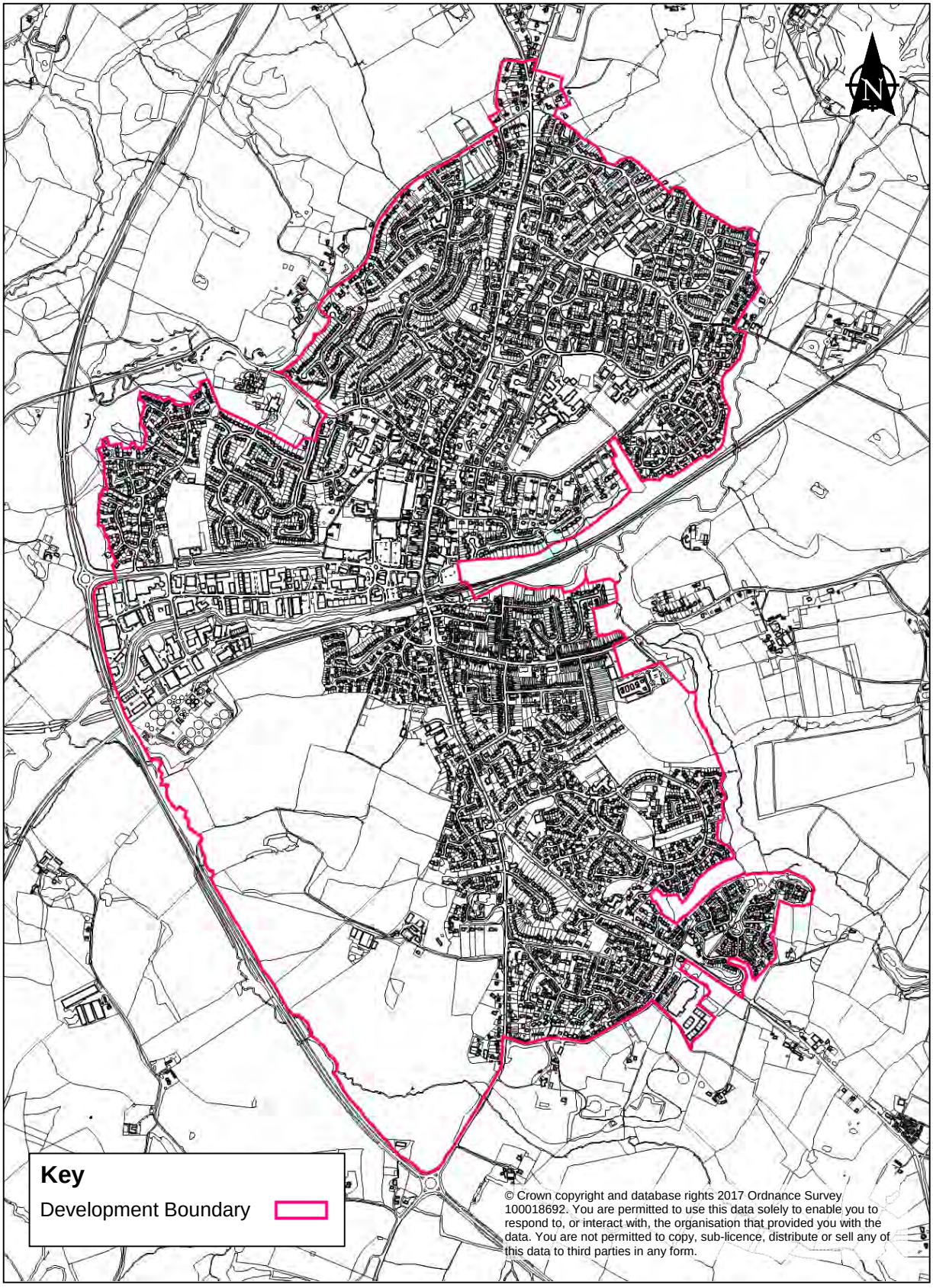
25.17 In the northern part of the town, the development boundary follows Snatts Road and the edge of Manor Park but excludes land and buildings beyond where there is a distinct change to a more rural character, emphasised by Views Wood, Paygate Wood and other areas of attractive woodland which are prominent 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.

25.18 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 Road 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.

25.19 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.

25.20 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 Ridgwood 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.

Development Boundary at Uckfield



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Town Centre

25.21 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.

25.22 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

25.23 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.

25.24 Uckfield's comparison offer is adequate for a market town and it retains just under 1/3 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

25.25 There are a number of retail, financial and leisure services within Uckfield. However, leisure services are below national average.

25.26 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

25.27 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 1450 sqm 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.

25.28 Studies have show that there is need for additional convenience and comparison shopping space withing 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 22

Retail and Town Centre Use Allocations

Subject to further retail studies some 450 sqm convenience and 1400 sqm 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. 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.

Policy RUGA 23

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:

- Retail development (Use Class A1)

Proposals for use classes A2- A5 and D1 - D2 provided that:

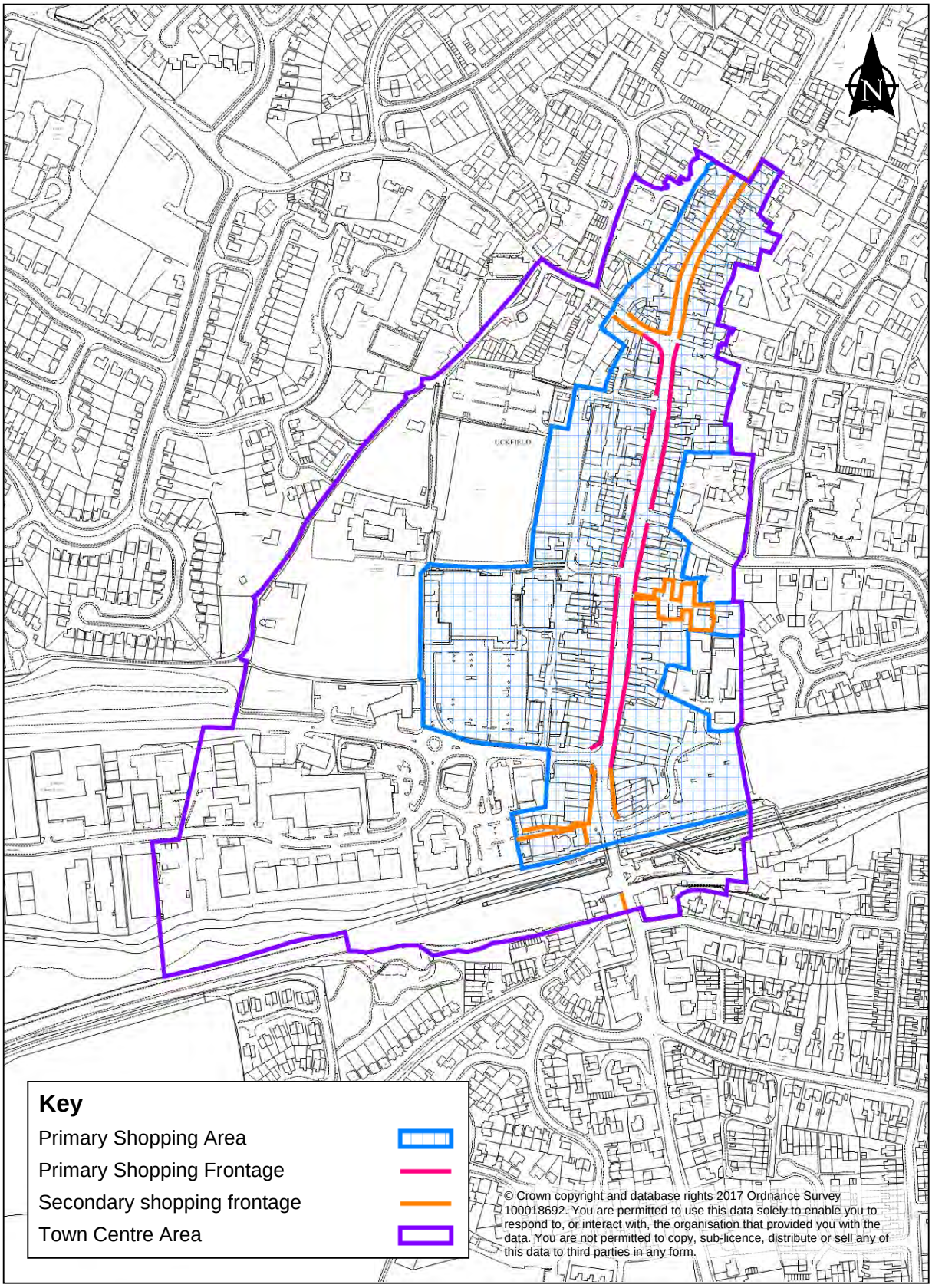
- It would not result in 3 or more non A1Use class units in adjoining premises within the primary shopping area
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

- Use Classes A1 to A5, B1 and D1 to D2 and C3

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.

Map of Uckfield Town Centre



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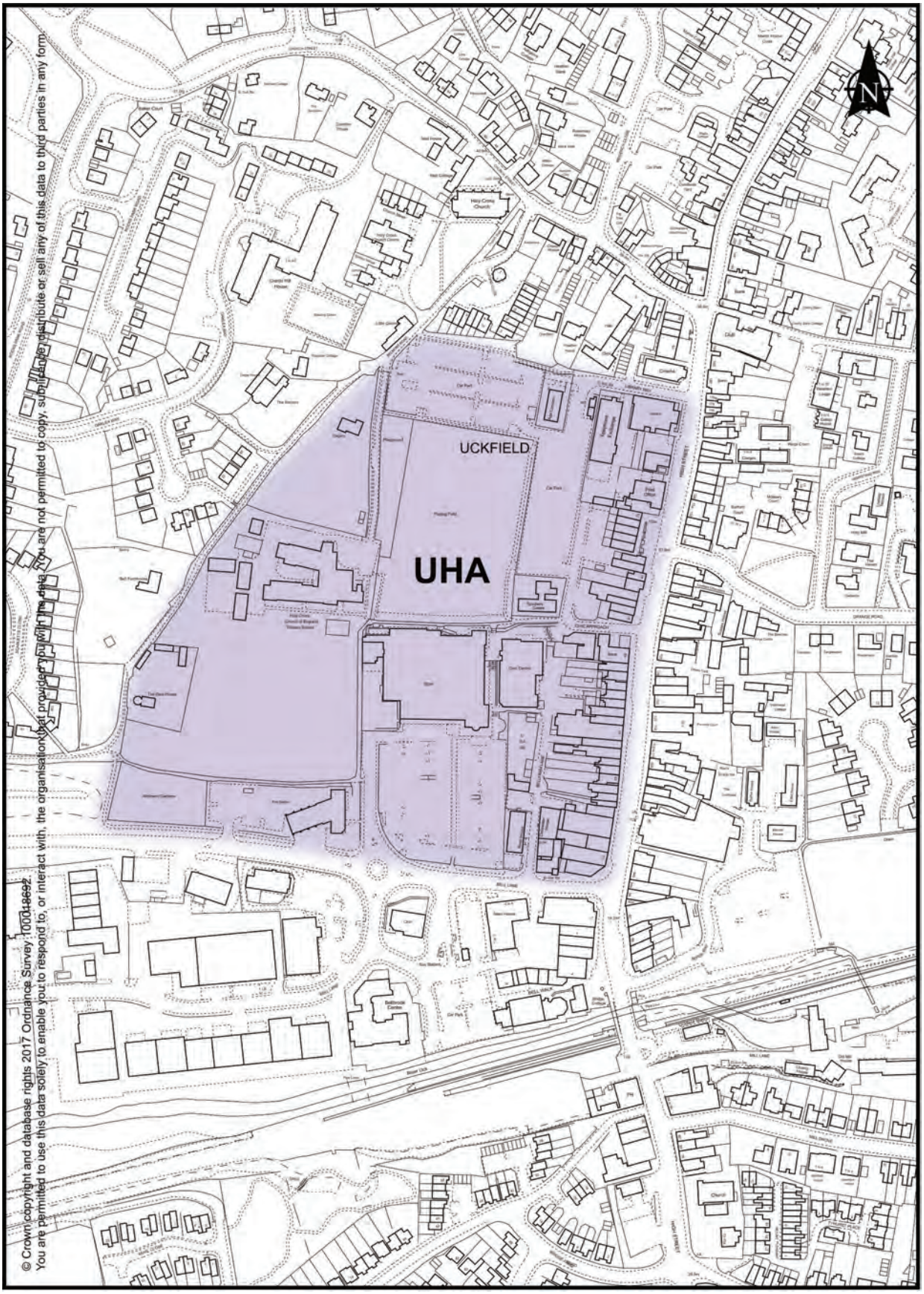
Retail Allocation Options for Uckfield Town Centre



26 Village and Towns with Development Boundaries

26.1 This chapter covers all the areas where the settlement will have a development boundary, but no land is allocated due to environmental constraints or there is a lack of land availability.

Crowborough

Introduction

26.2 Crowborough is the most northerly town in the District located to the east of 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[(69)]. 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, 15 miles south, Crawley 16 miles to the west and Brighton, which is located 21 miles to the south west.

26.3 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, included that 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.

26.4 Crowborough has a railway station, which is located some distance away (1.8 miles) 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.

26.5 The town centre is focused around the High Street, Crowborough Cross, the Broadway and Croft Road and has a good range of shops. The town also provides a good range of services and facilities including a secondary school, infant and junior schools, independent schools, health care facilities including a hospital, GP surgeries, dentists and pharmacies, a fire station, police station 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.

26.6 Employment centres have grown to the east of the town and these often attract vehicles along unsuitable restricted residential roads. Crowborough is currently the District's largest employment centre providing around 16% of the District's employment, which

69 2011 Census

equates to around 7,100 jobs[(70)]. Crowborough also has the largest business base with over 1,000 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 with108 people currently on the housing register, 85 of which have a local connection.

26.7 In terms of housing, Crowborough has the highest proportion of detached dwellings (48%) compared with the District as a whole (44.5%) and the Districts 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.

26.8 The High Weald Area of Outstanding Natural Beauty (ANOB) 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. 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, 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 and no allocations are made within this Local Plan. However, this does not mean growth and change will not take place, as housing continues to be built through change of use and jobs provision is also accommodated within this plan.

26.9 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 Ashdown Forest by offering an attractive alternative destination.

Development Boundary

26.10 The development boundary for Crowborough seeks to protect the sensitive landscape setting of the town and prevent outward encroachment of development into the High Weald AONB and other areas of attractive countryside on the eastern and

70 Wealden Economic Study

southern edges of the town, which would be intrusive and detrimental to its character. The development boundary follows existing development, includes current housing and industrial commitments, but excludes some peripheral areas in order to prevent an intensification of development that would be detrimental to their loose-knit, more rural character or an extension of ribbon development along the roads into the town.

26.11 Along the northern edge of the town, the development boundary follows the clear physical boundary provided by Eridge Road and the built-up area to the east of London Road. Development in this area occupies a prominent ridge-top location with extensive views over open countryside of the High Weald Area of Outstanding Natural Beauty. Any outward encroachment of development would be intrusive in the landscape.

26.12 The development boundary includes the ribbon of development around Steel Cross 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 Community College, 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 in view of the open nature of much 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.

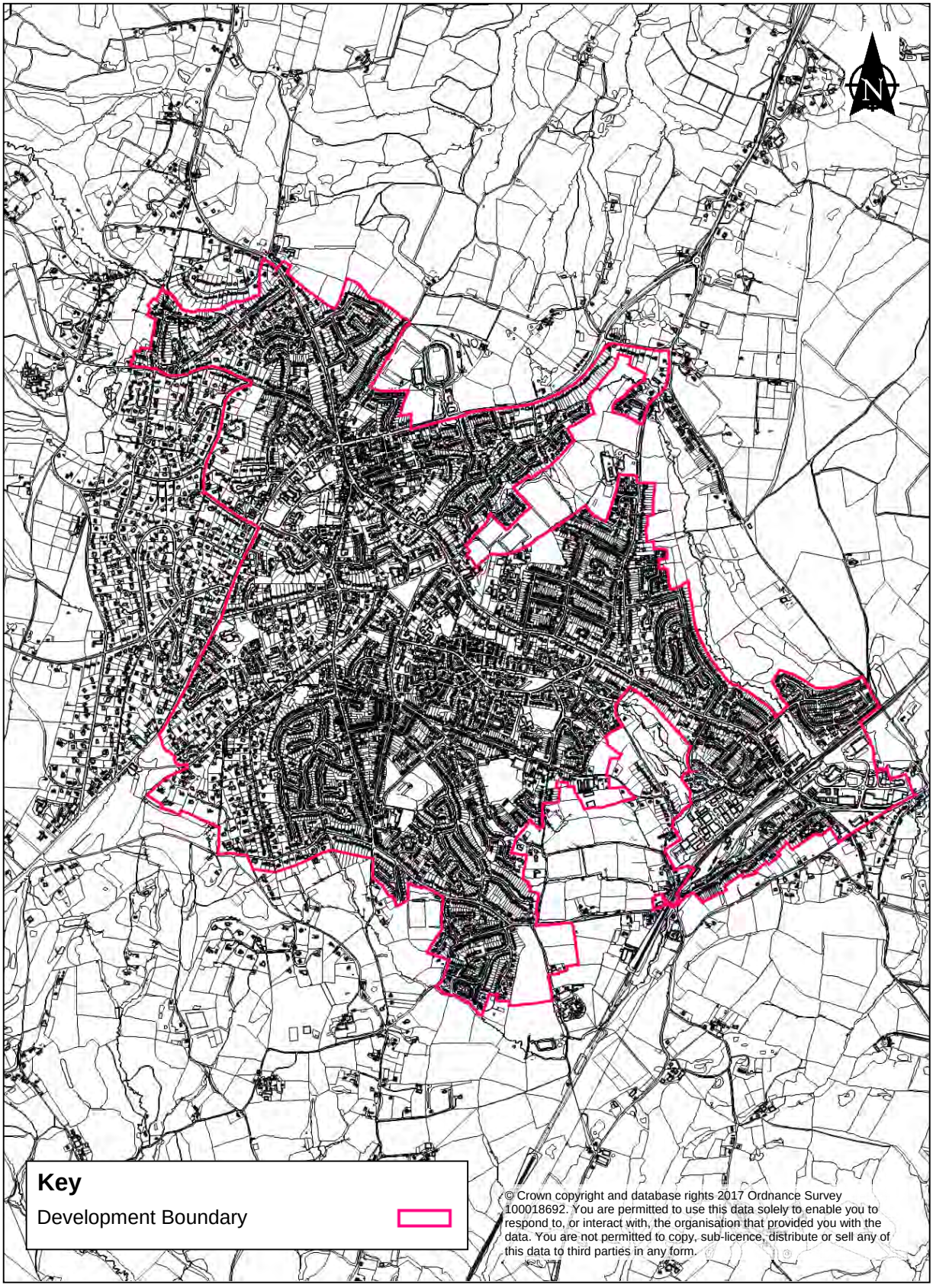
26.13 Along the eastern edge of the town, the development boundary follows the existing built-up area in order to protect the landscape and character of Crowborough Ghyll and the Palesgate area. The Crowborough Ghyll is extensively wooded along its length and provides a buffer which screens the eastern 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.

26.14 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, but otherwise the development boundary tightly follows the built-up area to prevent encroachment of development into the countryside, parts of which are within the High Weald AONB.

26.15 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.

26.16 Land within Crowborough Warren is deleted from 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 Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest. In this boundary, it is not possible to mitigate the effects from residential development. These factors, when considered together with the absence of any housing allocations for Crowborough, justify exclusion of this part of the town from the development boundary.

Map of Development Boundary at Crowborough



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Infrastructure

26.17 Crowborough has a good provision of services and facilities including education facilities (5 Infant and Junior Schools and a secondary school and a special school) health care facilities, (a Community Hospital, GP surgeries, dentists, pharmacies) a Fire Station, a police Station and ambulance response post, community facilities (a library, household waste site, 8 Churches, a Post Office, 2 leisure centres, 2 community halls, a Cinema and 7 public houses) and open space, green space and recreation facilities. A range of independent schools are also available in the locality.

26.18 No infrastructure requirements have currently been identified in relation to the primary road network (A26) which runs through the town, or connecting routes. This may be subject to review. Cumulative impacts of development on the transport network and any necessary mitigation measures will be identified and considered through future transport studies.

26.19 The Council will work with developers and infrastructure providers, to seek additional routes and bus services and improved existing bus services and infrastructure as appropriate.

26.20 Additional public car parking provision, household waste management and library facilities may be required to support growth in the Crowborough area, in the future. In addition, the Council will work with developers and providers to improve and enable future broadband provision/improvements in the area. South East Ambulance service have identified a requirement for additional community responders to support their service in the Crowborough area.

26.21 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.

26.22 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

26.23 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 Morrison's 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.

26.24 The comparison offer is adequate for a market town like Crowborough given its proximity to higher order centres and principally Royal Tunbridge Wells. Crowborough Farmers' Market takes place on the fourth Saturday of every month, in the car park adjacent to the Crowborough & District Social Club, Croft Road from 9am - 1pm. There is potential to re-configure the public realm to help facilitate a straightforward local market to help improve the local economy.

26.25 There is a small need for comparison shopping provision of around 400 square metres 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

26.26 There are 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.

26.27 Crowborough also has a relatively strong representation of leisure services including cafes, 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 (including a Harvester) and a betting shop.

26.28 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

26.29 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.

26.30 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 3

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.

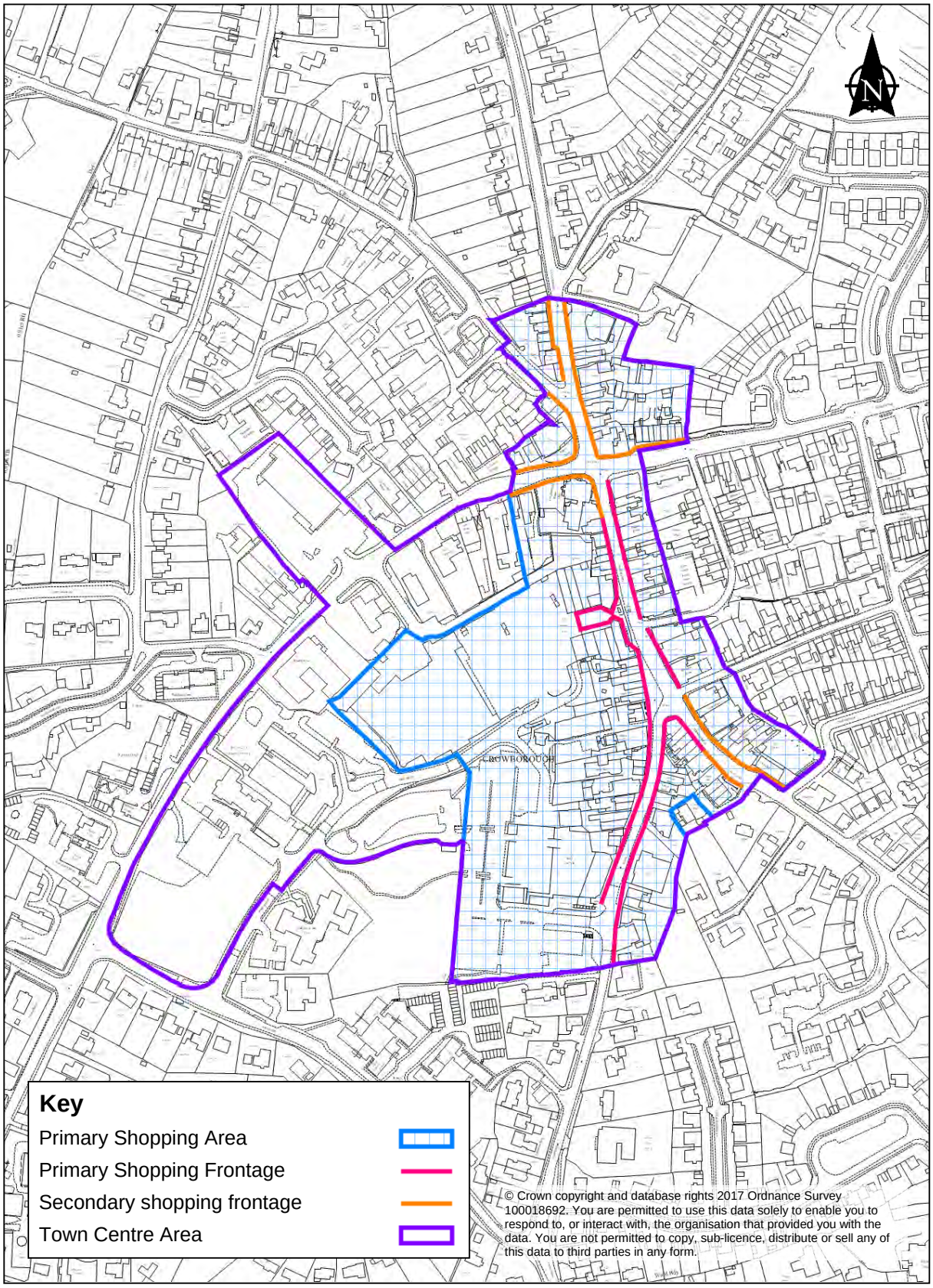
The following uses will be permitted within primary frontages:

- Retail development (Use Class A1)
- Proposals for use classes A2- A5 and D1 - D2 provided that
- 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

Map of Crowborough Town Centre



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Forest Row

Introduction

26.31 Forest Row is one of the largest villages in the District and is situated about three miles 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.

26.32 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[71] in 2007 with the official unleashing in March 2008 at the village hall.

26.33 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.

26.34 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; is also one of the largest areas of open water in the county and is an important recreational facility. To the south-east of the village lies Kidbrooke Park, a landscaped garden and park dating from the 17th century.

26.35 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 16 local bus services to and from Forest Row, many of these providing links to East Grinstead, Crawley, Eastbourne and Tunbridge Wells. The majority of these operate Monday to Friday with some Saturday services. This provides linkages to the wider rail network also with the nearest station being at East Grinstead.

26.36 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

71 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

urban area. There are also smaller areas in these flood zones at the eastern and western ends of the village.

Development Boundary

26.37 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.

26.38 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.

26.39 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 well 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.

26.40 At the far eastern end of Hartfield Road, as you exit 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.

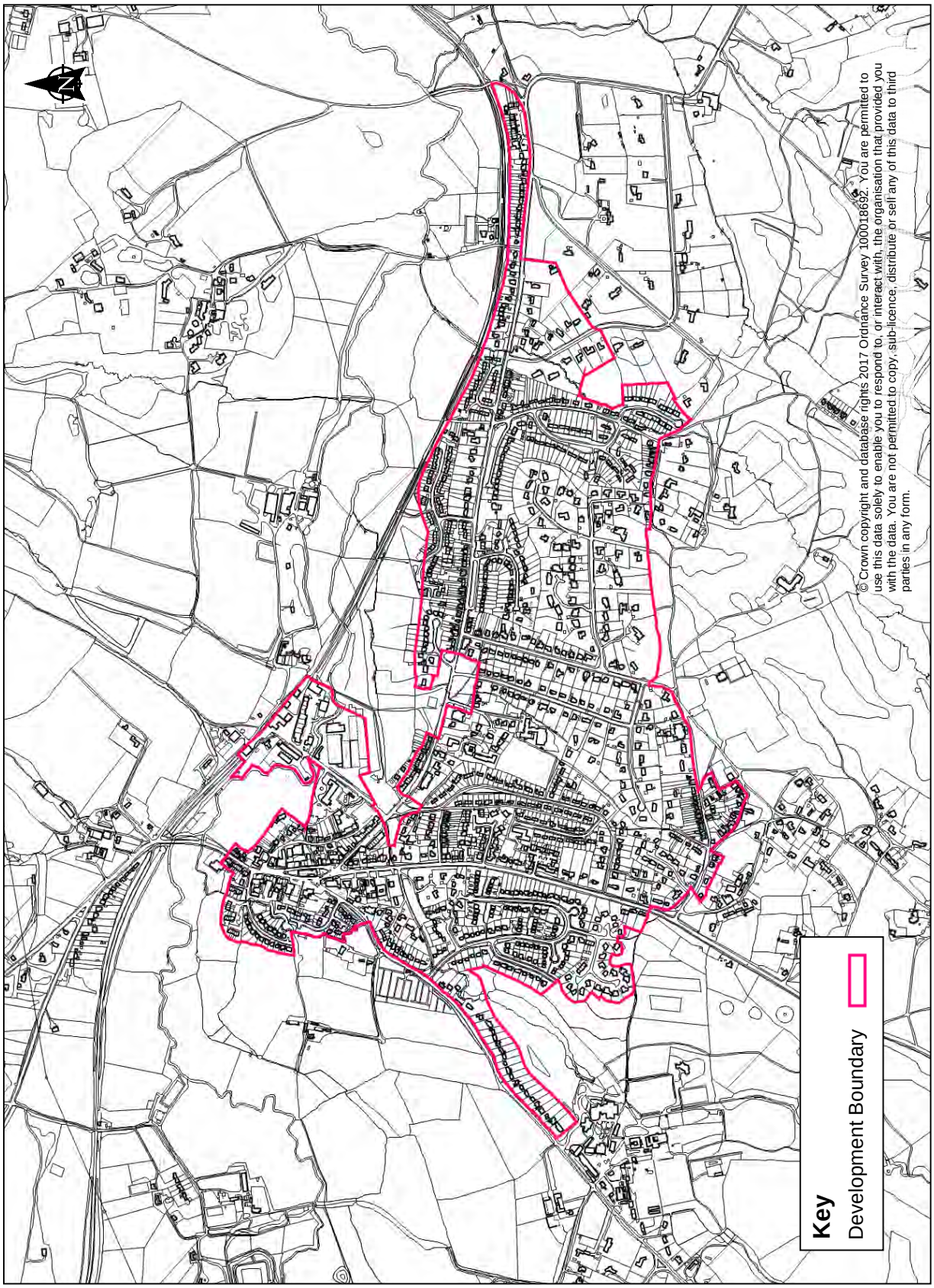
26.41 Along Hartfield Road, the development boundary includes all existing development, whereas the more open land to the north has been excluded in view of its countryside character and the fact that it lies within the flood plain of the River Medway and flood

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.

26.42 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.

26.43 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 of Development Boundary at Forest Row



Village Centre and Economy

Forest Row Primary Shopping Area

26.44 Forest Row accounts for around 3.9% of the District's employment, providing jobs for around 1,700 people[(72)]. 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.

26.45 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.

26.46 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.

26.47 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.

26.48 Forest Row also hosts a busy and popular Village Market from Foresters Green, Hartfield Road the first Saturday of every month from 10am-3pm, 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.

26.49 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.

72 Wealden Economy Study: Source: ONS, Business Register and Employment Survey, 2015

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 4

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:

- Retail development (Use Class A1)

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
- It would not break a continuous A1 primary retail frontage
- Residential development (C3) provided that it is not located on the ground floor;

The following uses will be permitted within Secondary Frontages:

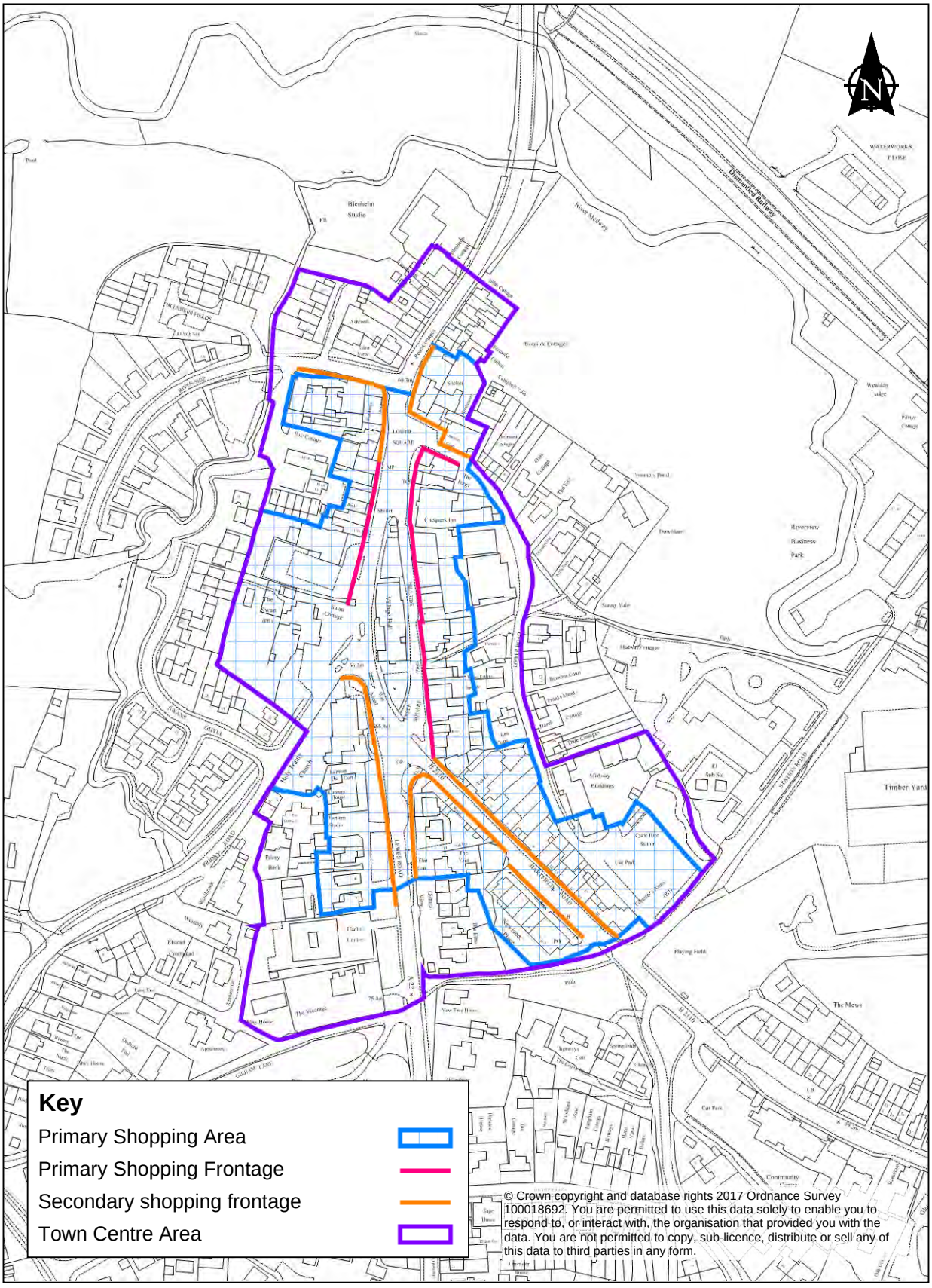
- Use Classes A1 to A5,
- B1 and D1 to D2 and C3 provided they are not on the ground floor.

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.

Map of Forest Row Town Centre



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Housing

26.50 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.

26.51 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.

26.52 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.

26.53 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

26.54 Forest Row has a good provision of services and facilities including an Infant and Junior School, medical facilities (GP,dentists, pharmacy) a Fire Station, community facilities (Library, 3 community halls/social clubs, 3 Churches, a post office, 2 pubs) and open space and recreation facilities.

26.55 Secondary age pupils in the area can attend either Beacon Community School in Crowborough, or the Chailey School which is in Lewes District Council area. 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.

26.56 In terms of education, it is currently anticipated that there is sufficient capacity to support any windfall development in Forest Row.

26.57 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.

26.58 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 feels that there is a need for additional doctors to serve the area.

26.59 South East Water has identified a need to develop existing ground water sources at Forest Row by 2020.

26.60 Additional and household waste management facilities may be required to support communities in the Forest Row area, in due course. In addition, the Council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

26.61 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.

26.62 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

26.63 Herstmonceux is an historic village which lies approximately 4 miles 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[(73)].

26.64 Herstmonceux Castle lies just 2 miles 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.

26.65 Herstmonceux has a reasonable provision of services and facilities including a village hall, primary school, pre-school and two public houses, as well as a variety of stores, a health centre and pharmacy, a post office and small eateries.

73 Census 2011

26.66 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.

26.67 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 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.

26.68 Herstmonceux has good accessibility, with the A271 running through it linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east. There are two bus services serving Herstmonceux, most notably the No 98 bus which operates 7 days a week on an hourly basis up until 7pm between Hastings and Eastbourne. The No 195 operates once a week on a Wednesday and links Herstmonceux with Waldron and Eastbourne. Despite this, many people still rely on their car to travel with just over 90% of households owning at least one car[(74)]. The nearest train station is at Pevensey Bay.

Development Boundary

26.69 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.

26.70 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.

26.71 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.

74 Census 2011. Car ownership in 2011 – parishes. Source: East Sussex in Figures

26.72 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.

26.73 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.

26.74 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.

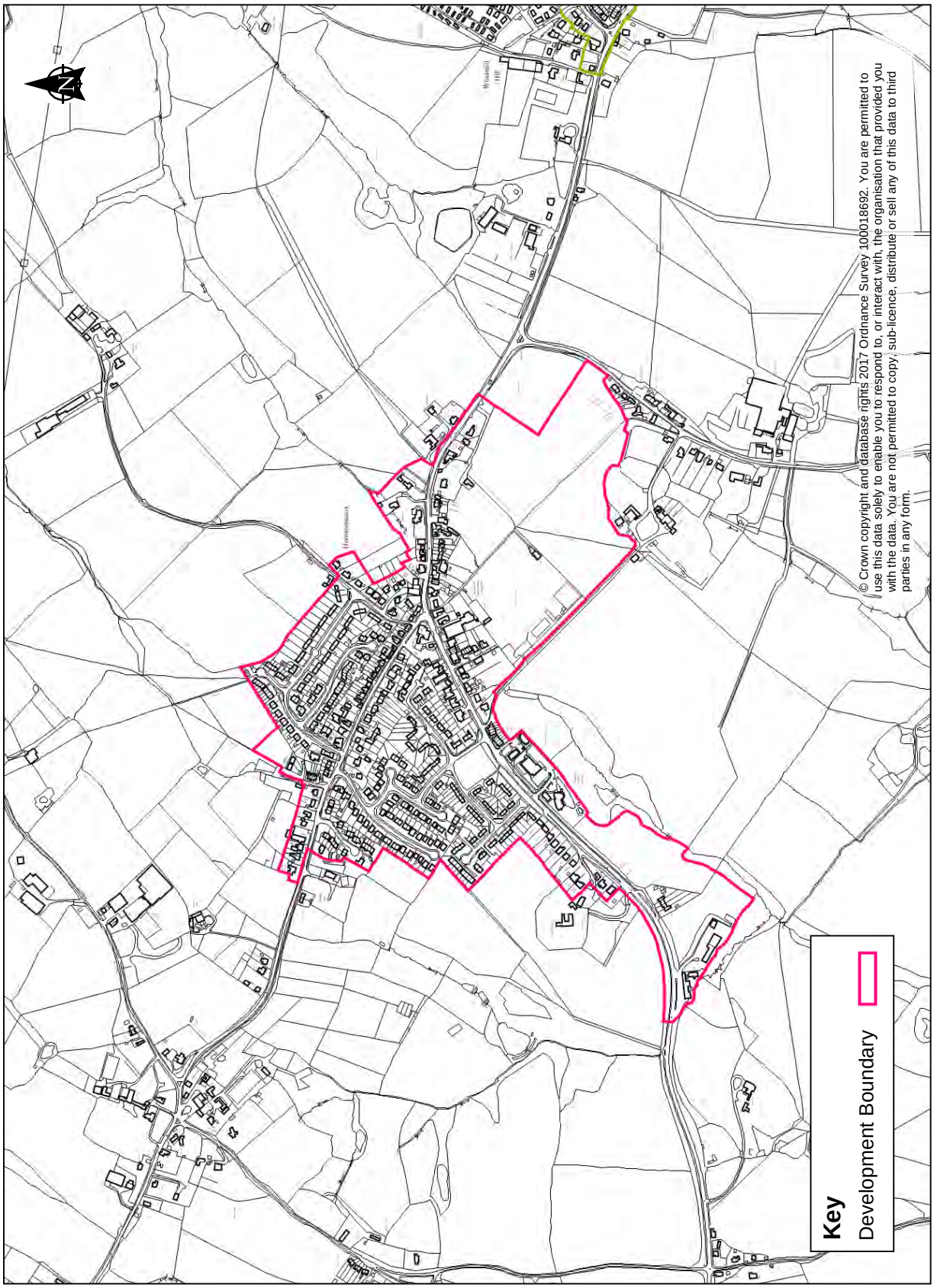
26.75 Again at the eastern end of the village but to the south of Gardner Street, there is planned development to deliver up to 70 dwellings on land adjacent to the Lime Cross Recreation Ground and the existing properties fronting the main road. Therefore these areas are included within the development 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.

26.76 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.

26.77 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.

26.78 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 of Development Boundary at Herstmonceux



Village Centre and the Economy

26.79 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. Shops and services in the village include 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.

26.80 Local shops and services are boosted by tourist attractions in the village and the surrounding area and the village provides 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

26.81 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.

26.82 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 5

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:

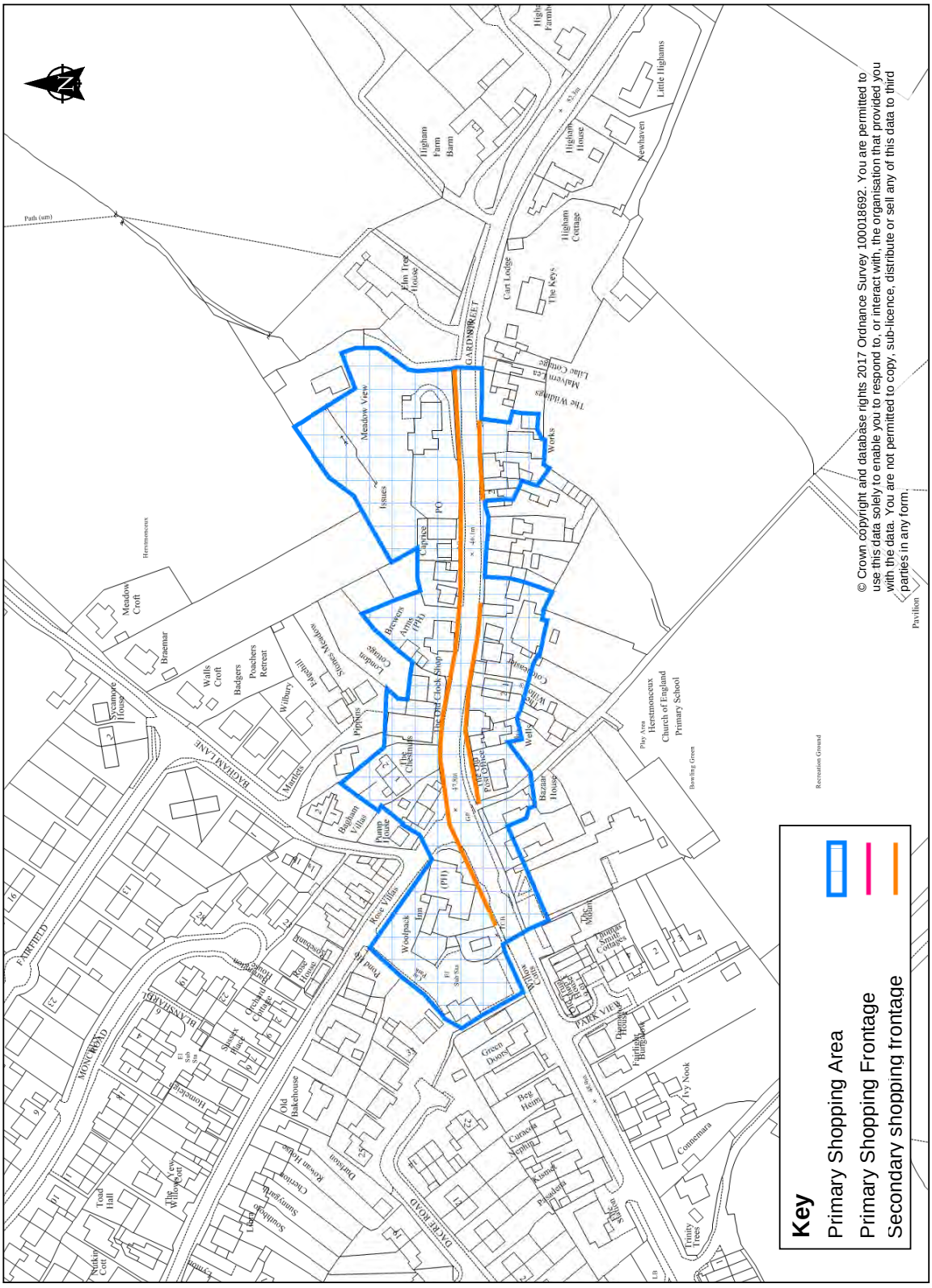
1. No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

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 they meet criterion A(1) above.

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.*



Housing

26.83 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 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.

26.84 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

26.85 Herstmonceux has a good provision of services and facilities including a primary school with attached pre-school; medical facilities (a health centre[75] and pharmacy); a fire station; community facilities (a church, new village hall, 2 pubs) and open space and recreation facilities.

26.86 Secondary age pupils in the area attend either Hailsham Community College or Heathfield Community College. In addition, a range of independent schools are available in the wider area including Bedes Senior School in Upper Dicker; Eastbourne College; Bedes; St Andrew's CoE Independent school and Moira House. In terms of education, it is currently anticipated that there is sufficient capacity to support any windfall development in Herstmonceux.

26.87 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.

26.88 The Council will seek additional routes and bus services /improved existing bus services and infrastructure to serve the area, as appropriate. In addition, the council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

75 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

26.89 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.

26.90 There is not currently a library in the Herstmonceux area – the nearest library being at Hailsham, which is currently open 6 days per week. The area is however served by East Sussex County Council's mobile library service. Additional Library requirements to support any future growth will need to be identified as part of the overall service strategy for library provision across the District.

26.91 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.

26.92 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.

26.93 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

26.94 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.

26.95 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.

26.96 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.

26.97 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 where 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 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

26.98 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.

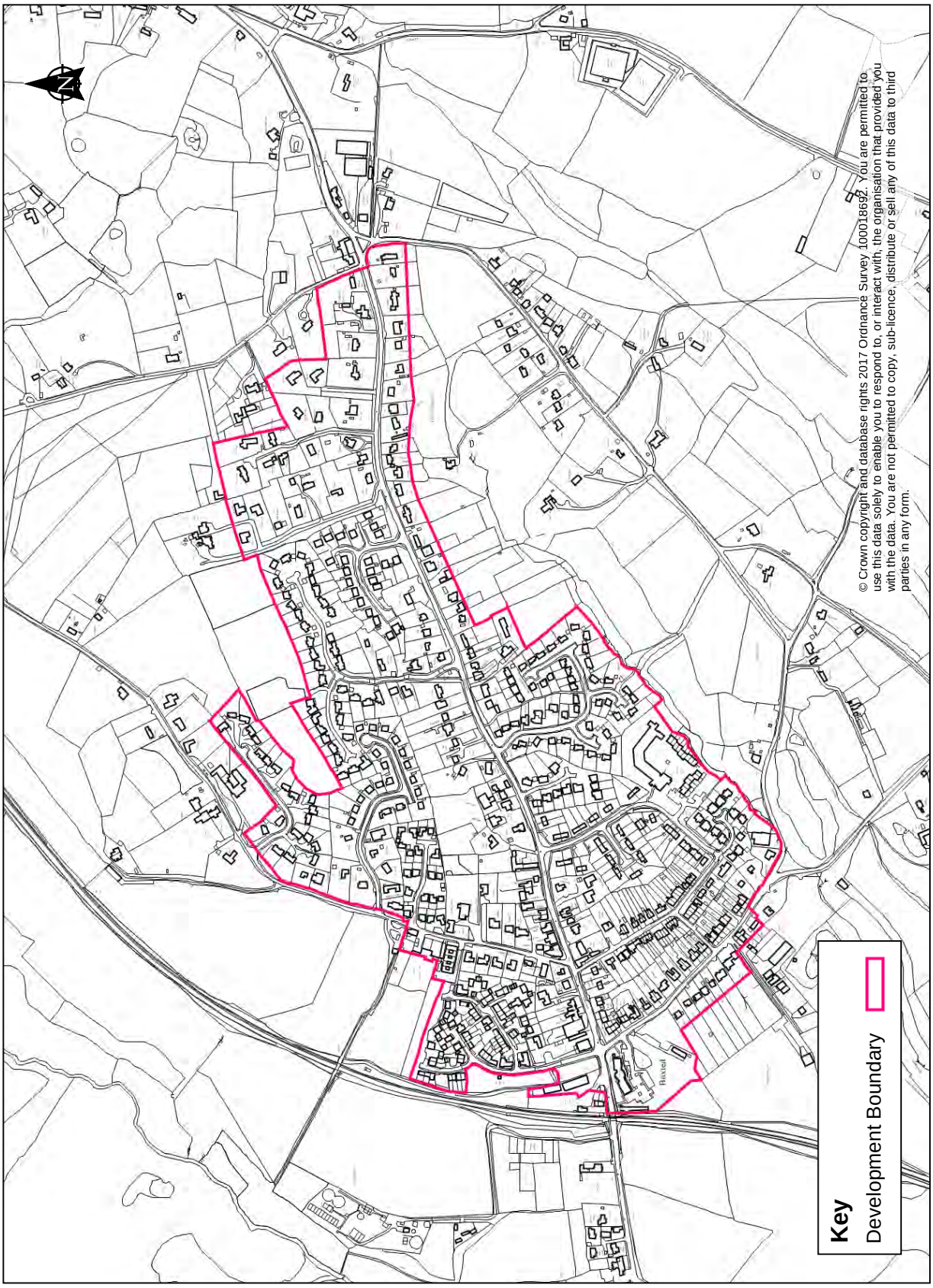
26.99 Along Framfield Road, the development boundary includes the doctors surgery and other community facilities now grouped in the area enclosed by the railway line. To the south, the development boundary excludes rear curtilages of larger houses abutting the recreation ground which provides a soft 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.

26.100 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.

26.101 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.

26.102 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 of Development Boundary at Buxted



Village Centre and Economy

26.103 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. Shops include a barbers, a village store, a couple of small antique stores, a furniture shop and an Estate Agents'. There is also a new medical centre located just off the High Street on the corner of Framfield Road, opposite the railway station and to the north of the village, along Church Road, there is an independent bakery.

26.104 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

26.105 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.

26.106 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.

26.107 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

26.108 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

26.109 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 (2 churches, a community Hall and 2 pubs) and open space and recreation facilities.

26.110 Secondary age pupils in the area attend the Uckfield Community College. In addition, a range of independent schools are available in the wider area.

26.111 In terms of education, it is currently anticipated that there is sufficient capacity to support any windfall development in Buxted.

26.112 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.

26.113 The Council will seek additional routes and bus services /improved existing bus services and infrastructure to serve the area, as appropriate. In addition, the council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

26.114 The High Weald Lewes and Havens CCG have not currently identified a need for improvements to primary care facilities in the Buxted area.

26.115 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.

26.116 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

26.117 Groombridge is a small village on the B2110 in the High Weald AONB which straddles the border between Kent and East Sussex, about four miles north of Crowborough and 4.5 miles west of Tunbridge Wells. The village is primarily residential in character, providing a number of local services and recreational facilities for its residents and the surrounding rural area. It has an estimated population of around 1,120[(76)]. 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.

76 Census 2011

26.118 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.

26.119 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.

26.120 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.

26.121 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.

26.122 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, 2.3 miles 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

26.123 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.

26.124 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

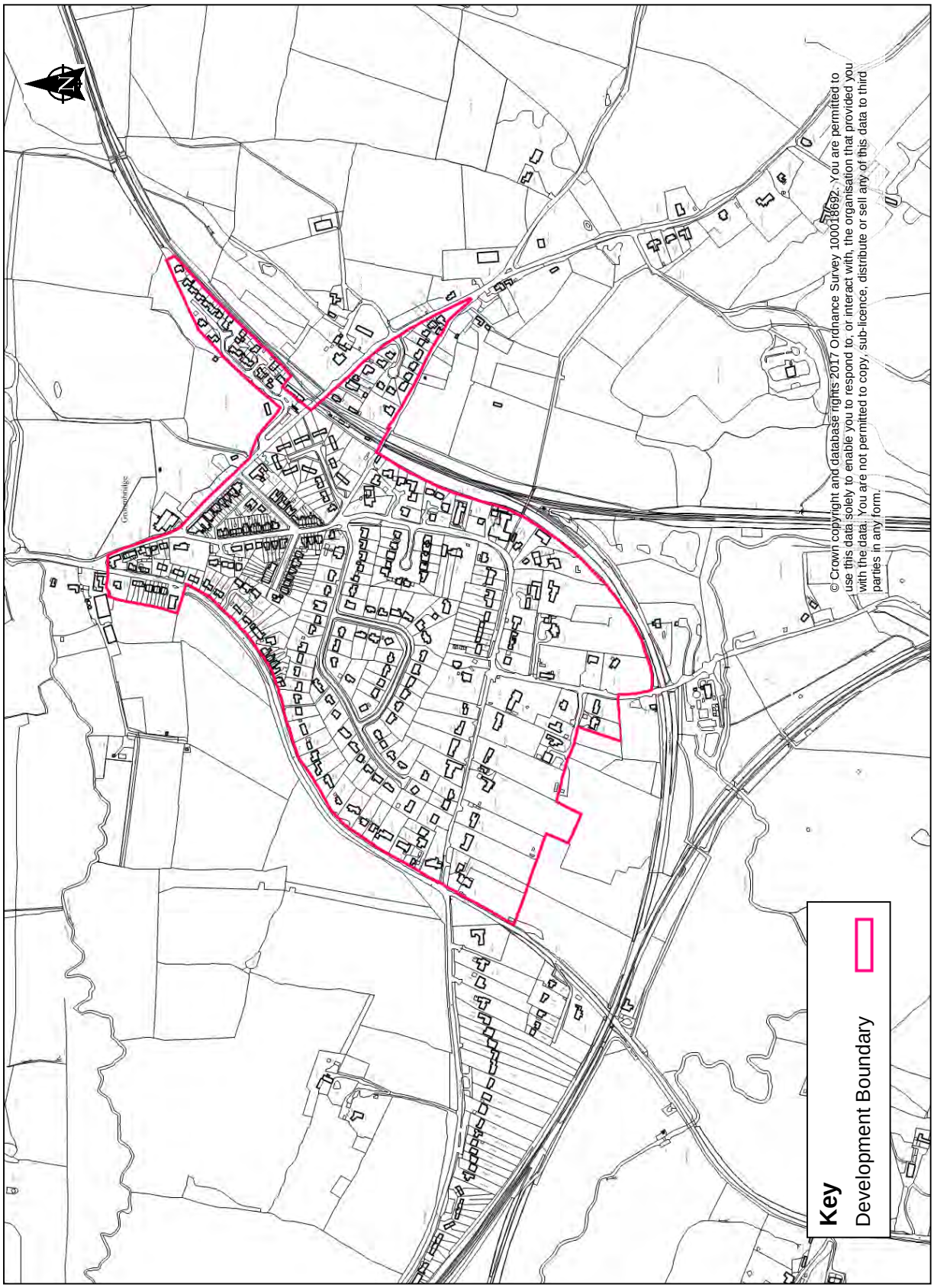
encroachment into the countryside here. The railway line to the south of Corseley Road provides a well defined boundary beyond which development would be detrimental to the character of the area and adversely impact on the wider landscape. The railway line therefore forms the southern part of the development boundary in the Corseley Road area.

26.125 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.

26.126 The ribbon of development westwards along Withyham Road is excluded from the development boundary to prevent any intensification of development.

26.127 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 of Development Boundary at Groombridge



Village Centre and Economy

26.128 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.

26.129 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 from 10am to 4.30pm 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.

26.130 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.

26.131 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 4 miles away.

Housing

26.132 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.

26.133 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.

26.134 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.

26.135 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

26.136 Despite its small population, Groombridge has a good provision of services and facilities which include, an Infant and Junior School, medical centre, community facilities (a Church, a Village Hall and 2 pubs) and open space and recreation facilities.

26.137 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. In terms of education provision for Groombridge, it is anticipated that at present there is insufficient capacity to support any windfall development within the village.

26.138 Although no allocations for development are being pursued in Groombridge, 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. 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.

26.139 In regards to health provision within Groombridge, the High Weald Lewes and Havens Clinical Commissioning Group are currently supporting funding applications for the potential reconfiguration of the existing premises at the Groombridge and Hartfield Surgeries to enable additional clinical space.

26.140 There is no library in the area, the nearest being located in Crowborough. However, the village is served by East Sussex County Council's mobile library service. Should future development come forward in Groombridge or the immediate surrounding area, it may be the case that additional household waste management facilities may be required to support communities in the area. The Council will work with developers and providers to improve and enable future broadband provision/improvements in the Groombridge area.

26.141 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.

26.142 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

26.143 The village of Hartfield lies 7 miles 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[(77)].

26.144 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 Poohsticks were 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.

26.145 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 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.

26.146 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

26.147 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.

26.148 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

77 Census 2011

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.

26.149 The village green is an important visual and amenity feature, and is therefore excluded from the development boundary.

26.150 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).

26.151 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.

26.152 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.

26.153 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.

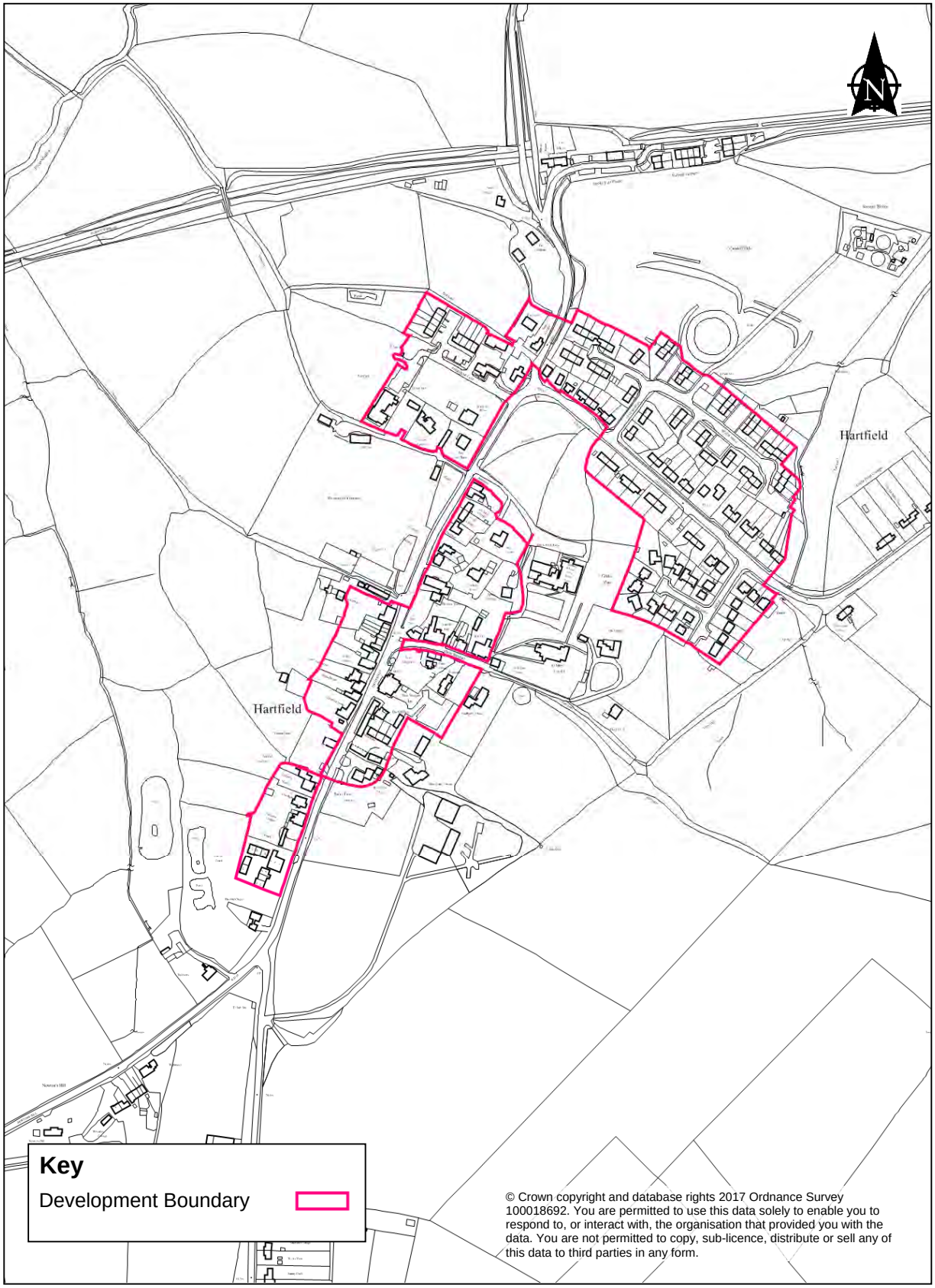
26.154 The development boundary includes properties on the east side of the High Street and extends to incorporate the former Haywagon pub and its associated car park, the land to the rear of the pub, which has had recent planning permission granted for 1 dwelling and the War Memorial. The boundary tightly 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.

26.155 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.

26.156 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 C of E 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.

26.157 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 of Development Boundary at Hartfield



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Village Centre and Economy

26.158 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. There is also a medical centre; two pubs; a butchers; a farm and coffee shop and a convenience store.

26.159 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. Pooh Corner not only offers gifts and souvenirs but also houses a quaint tearooms. Other tourist attractions close by include Groombridge Place and the Ashdown Forest and Hartfield is a good base from which to explore further afield.

26.160 There were 3 pubs within the village originally however the Haywagon closed around 18 months ago leaving the Anchor, which is within the centre of the village and the Gallipot Inn which is a little further out along the B2110. The Anchor offers B&B accommodation although it only has two guest rooms.

26.161 For its small population size, Hartfield provides reasonable facilities and services to serve its population and the wider rural area with Tunbridge Wells 8 miles to the east and Crowborough 6 miles to the south. However it is primarily residential.

Housing

26.162 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.

26.163 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.

26.164 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.

26.165 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.

26.166 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

26.167 For its size Hartfield has a good provision of services and facilities. These include an Infant and Junior School, a Medical Centre; community facilities (a Church, a Village Hall and 2 pubs) and open space and recreation facilities.

26.168 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.

26.169 In regards to education provision for Hartfield, it is currently considered that there is sufficient capacity to support any windfall development that may come forward.

26.170 Although no allocations for development are being pursued in Hartfield, 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. 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.

26.171 In regards to health provision within Hartfield, the High Weald Lewes and Havens Clinical Commissioning Group are currently supporting funding applications for the potential reconfiguration of the existing premises at the Groombridge and Hartfield Surgeries to enable additional clinical space.

26.172 There is no library in the area, the nearest being located in Crowborough. However, the village is served by East Sussex County Council's mobile library service.

26.173 The Council will work with developers and providers to improve and enable future broadband provision/improvements in the Hartfield area.

26.174 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.

26.175 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.

Mayfield

Introduction

26.176 Mayfield is situated in the north of the District, to the east of the A267 Tunbridge Wells to Eastbourne Road approximately nine miles south of Tunbridge Wells on the north side of the Rother Valley.

26.177 Mayfield is a historic linear residential village and one of the larger villages in the District with a population of 3,718 using data from the 2011 Census. 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 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.

26.178 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.

26.179 The nearest town is Crowborough which is located three and a half miles to the north west and Heathfield which is located five miles to the south of Mayfield. Both towns have good facilities and services with Crowborough having a hospital and both have secondary school provision and leisure facilities.

26.180 The closest railway station is Stonegate which is located three miles to the east of Mayfield. Stonegate is on the Hastings Line providing hourly train services to London Charing Cross via Tunbridge Wells and Hastings. Crowborough also has a railway station which is on the Uckfield branch of the Oxted line which connects to London Bridge.

Development Boundary

26.181 The development boundary for Mayfield encompasses the village in a generally tight manner in order to protect the sensitive rural fringe locations and surrounding open countryside from inappropriate and intrusive development.

26.182 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. Significant development in this area would be remote from the main village centre with poor pedestrian connectivity back to key services.

26.183 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.

26.184 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.

26.185 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 St Leonard's 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.

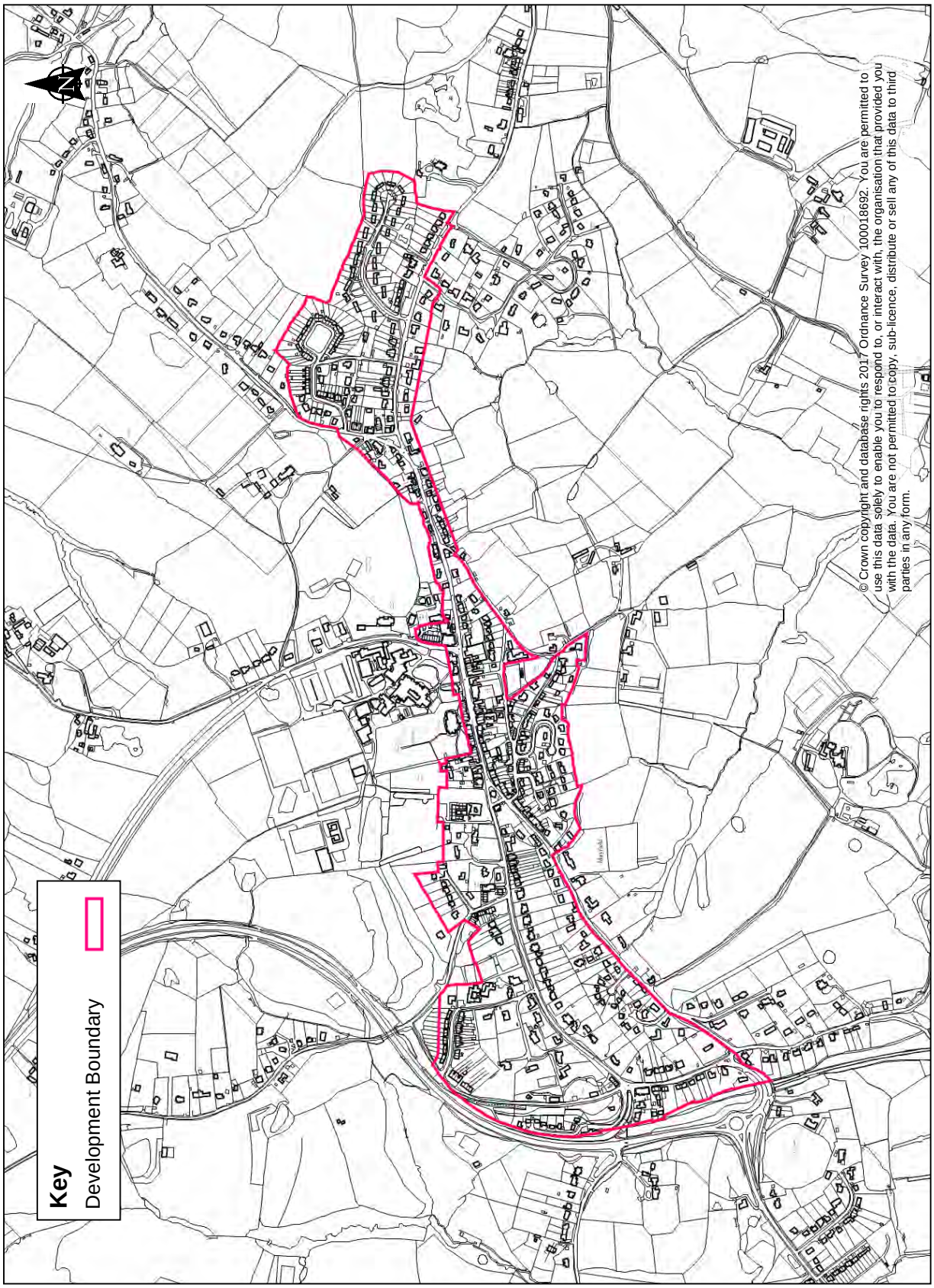
26.186 On the eastern side of the village the development boundary follows the well-defined edge to the built-up area but excludes ribbon development extending to the north-east of the village along Coggins Mill Road. These large detached houses, several set above road level, are considered to lie outside 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.

26.187 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.

26.188 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.

Map of Development Boundary at Mayfield



Village Centre and Economy

26.189 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. Shops and services within Mayfield include a Pharmacy, local store, a haberdashery, two car repairs/sales garages, an opticians, several hairdressers and barbers, a café/bistro, a beauty salon, a deli, two osteopath's, a dentists, a podiatry clinic, a butchers, a B&B, an Estate Agents' and various clothing and gift shops.

26.190 The village also has a 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

26.191 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.

26.192 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 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 VTGA 6

Mayfield Primary Shopping Area

A. 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:

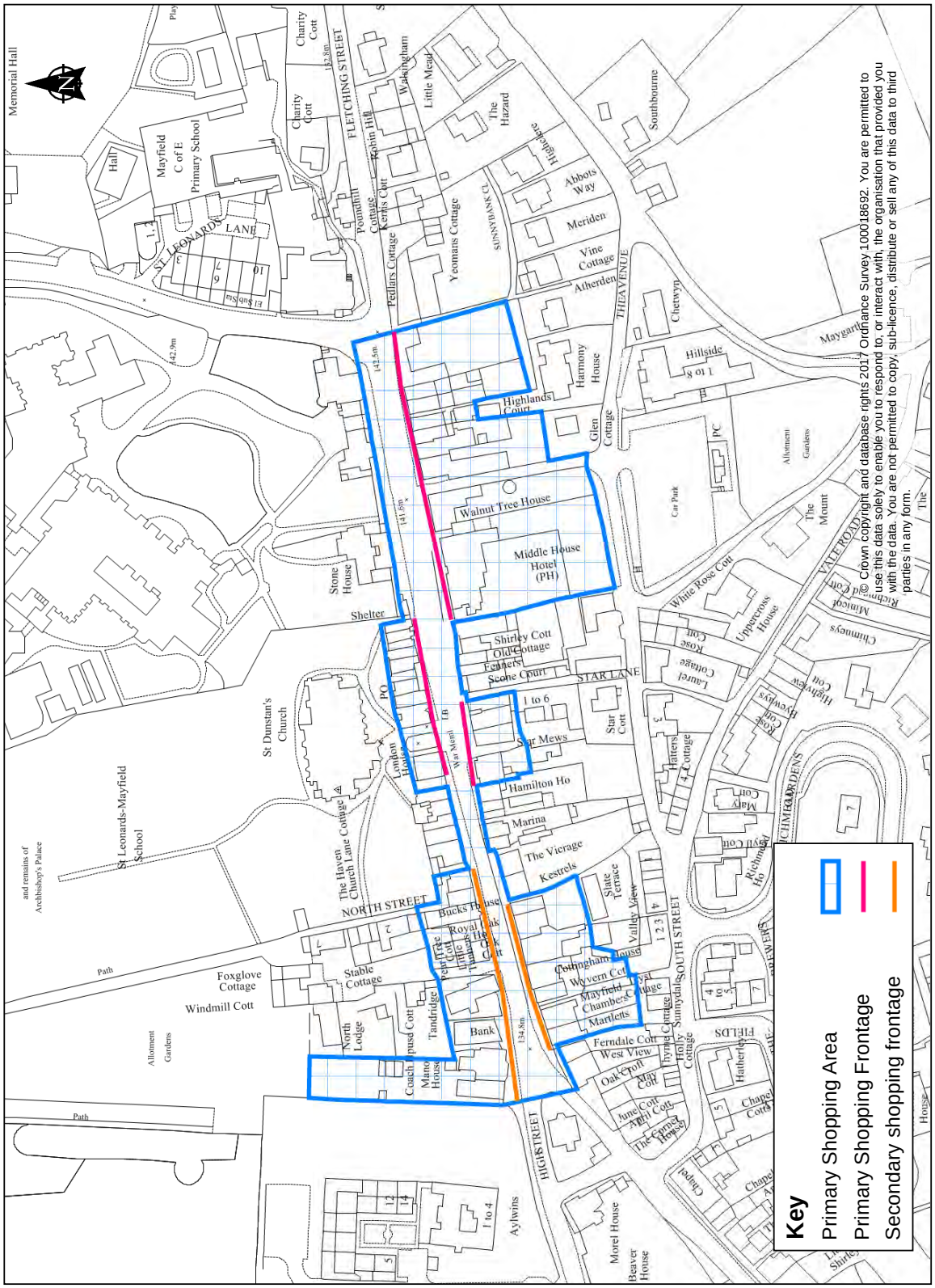
1. No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

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 they meet criterion A(1) above.

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.*



Housing

26.193 Mayfield is a linear village with the housing mainly concentrated along East Street, Fletching Street, the High Street and Station Road, with other residential roads

leading off these such as West Street and South Street. There are also a number of cul-de-sacs and closes'. The housing types within the village are a mixture of terraced, semi-detached and detached properties and are a mixture of design styles and periods. The centre of Mayfield and the High Street is characterised by an older style of housing with properties at the eastern and western ends of the village displaying more modern styles. Overall, Mayfield has a similar high provision of detached and semi detached properties, a lower provision of one, two and three bedroom dwellings and a higher provision of four and five bedroom dwellings compared with the Wealden averages.

26.194 At the western end of the village, housing is focused within several cul-de-sacs to the north of East Street. The housing here consists of relatively large pairs of modern semi-detached properties set in large plots. On Alexandra Road, semi-detached and terraced properties, with small front gardens front directly onto the pavement. Dunstans Croft consists of modern semi-detached properties set around a green space.

26.195 Bungalows characterise East Street set within spacious plots, amongst other large detached properties and semi detached properties. As East Street joins Fletching Street the housing styles begin to change and there is a prominent oast just at the junction of the two roads here.

26.196 Smaller more traditional style cottages characterise Fletching Street on the north side and large detached and semi-detached properties on the south. The styles are also mixed, interspersed with more modern styles. Moving west along Fletching Street the housing on the south side of the road is large and detached and is elevated above the road.

26.197 The historic core of the village is characterised by mainly terraced housing amongst other uses on the High Street.

26.198 Moving along Station Road going west, the character changes and the properties, which are predominantly very large detached houses, are all set back from the road and have extensive green frontages, which gives a more spacious feeling to the environment than along the High Street. This is also characteristic of West Street where, moving southwards, there are large detached properties and bungalows. Some of these are situated within cul-de-sacs which lead off of West Street such as Loxfield Close.

Infrastructure

26.199 Mayfield has a good provision of services and facilities including an infant and Junior School, medical facilities (GP, dentist, pharmacy) a Fire Station, community facilities (Library,3 Churches, a community hall, a Post Office, and 2 public houses) and open space and recreation facilities.

26.200 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.

26.201 East Sussex County Council has not identified any immediate requirements for additional education provision in the area, subject to further review.

26.202 Although no allocations for development are being pursued in Mayfield, 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. 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. No infrastructure requirements have currently been identified in relation to the primary road network (A267) which forms the main road providing access to the village.

26.203 The Council will work with developers and infrastructure providers, to seek additional routes and bus services and improved existing bus services and infrastructure as appropriate, and to improve and enable future broadband provision/improvements , to support the growth in the area. Additional public car parking provision, household waste management and library facilities may be required to support growth in the Mayfield area, in due course.

26.204 The High Weald Lewes and Havens Clinical Commissioning Group are currently supporting funding applications for the development of potential new premises for Woodhill Surgery in Mayfield. A potential site has been identified.

26.205 The open space, sports and recreation assessment has identified a need for additional facilities including amenity greenspace and children's playspace. In considering current deficiencies open space, sports and recreation facilities are protected under Policy HWB1.

26.206 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.

Rotherfield

Introduction

26.207 Rotherfield is located in the north of the District approximately 2km to the east of Crowborough town centre and 6km 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[78].

26.208 The village is predominantly residential in character, however, a number of shops, services and employment opportunities are provided in the village centre serving the local community. This includes a village hall, two churches, a post office, convenience store, primary school and a Doctors surgery. Other amenities and services can be accessed in nearby Crowborough or Tunbridge Wells. The B2100 runs through the centre

78 Census 2011

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. Rotherfield is served by a regular bus service providing access to Tunbridge Wells, Heathfield and Crowborough. Furthermore, Crowborough train station is located 1.5km from Rotherfield and Eridge train station is located 4.9 km away providing a regular service between Uckfield and London.

26.209 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 large historic detached listed properties 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

26.210 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.

26.211 Along Church Street 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.

26.212 North of Church Street 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.

26.213 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.

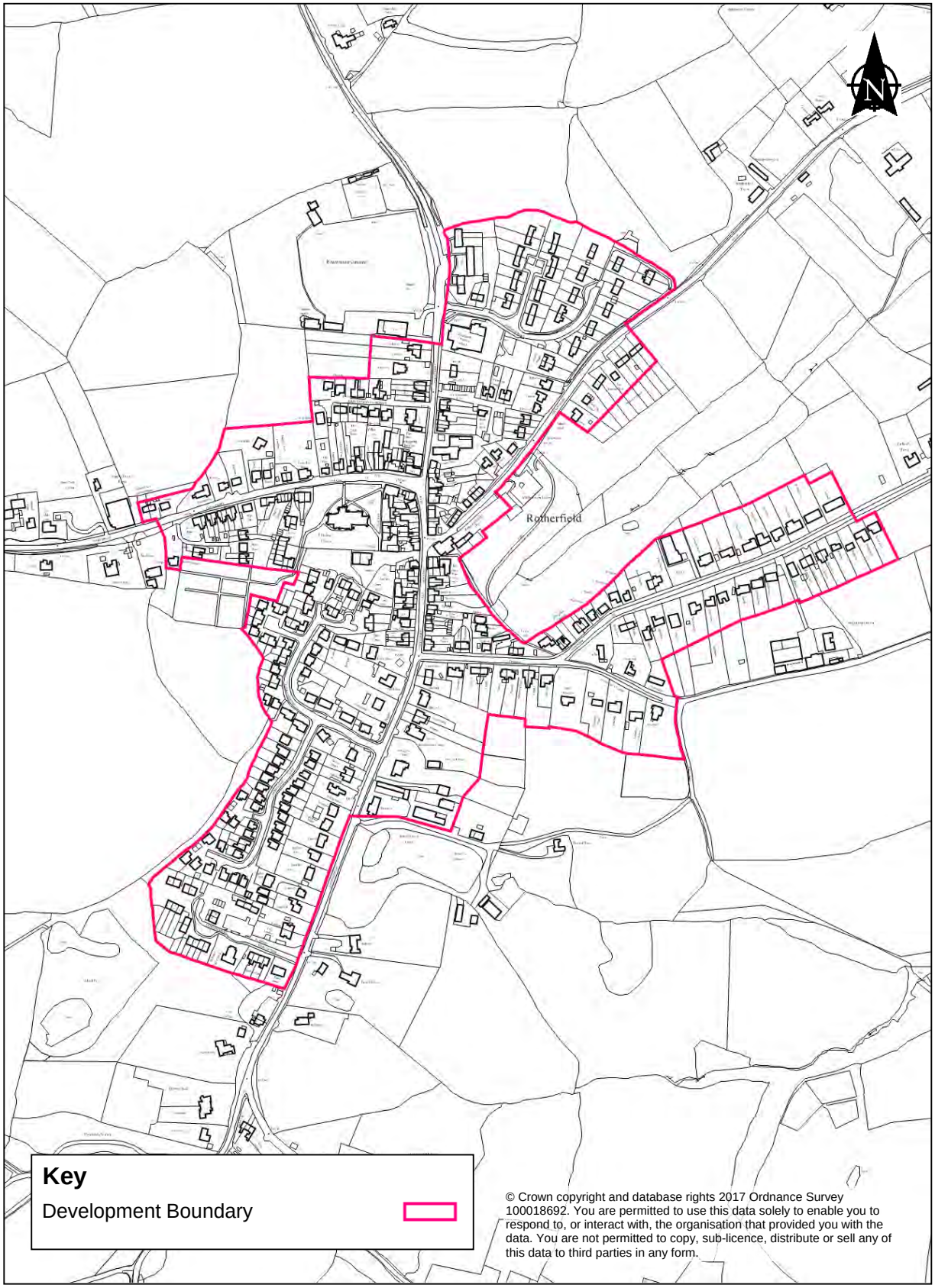
26.214 Beyond the ribbon of development along New Road there is a need to protect the countryside from intrusive development and prevent the coalescence of Rotherfield and Town Row. The development boundary includes properties south of New Road,

Horsegrove Lane and around Horsegrove Farm but excludes backland areas and open countryside to the south in order to prevent outward encroachment of development.

26.215 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.

26.216 In the southern part of the village, the development boundary excludes the more scattered development along South Street 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 of Development Boundary at Rotherfield



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Village Centre and Economy

26.217 Rotherfield has a number of existing shops and facilities. A number of independent shops are located in and around the High Street including two convenience stores 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.

26.218 The proximity of the village to Crowborough, which is located 2.5 miles to the west of the village along the B2100 and the employment centre of Jarvis Brook which is 1.6 miles to the west of the village, provides the village with many of its services and facilities.

Rotherfield Primary Shopping Area

26.219 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 Head public houses. This is the central core of the village alongside the imposing and culturally important St Denys' Church.

26.220 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 time of 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 complimentary uses in the village, whilst supporting new retail and associated community uses.

Policy VTGA 7

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:

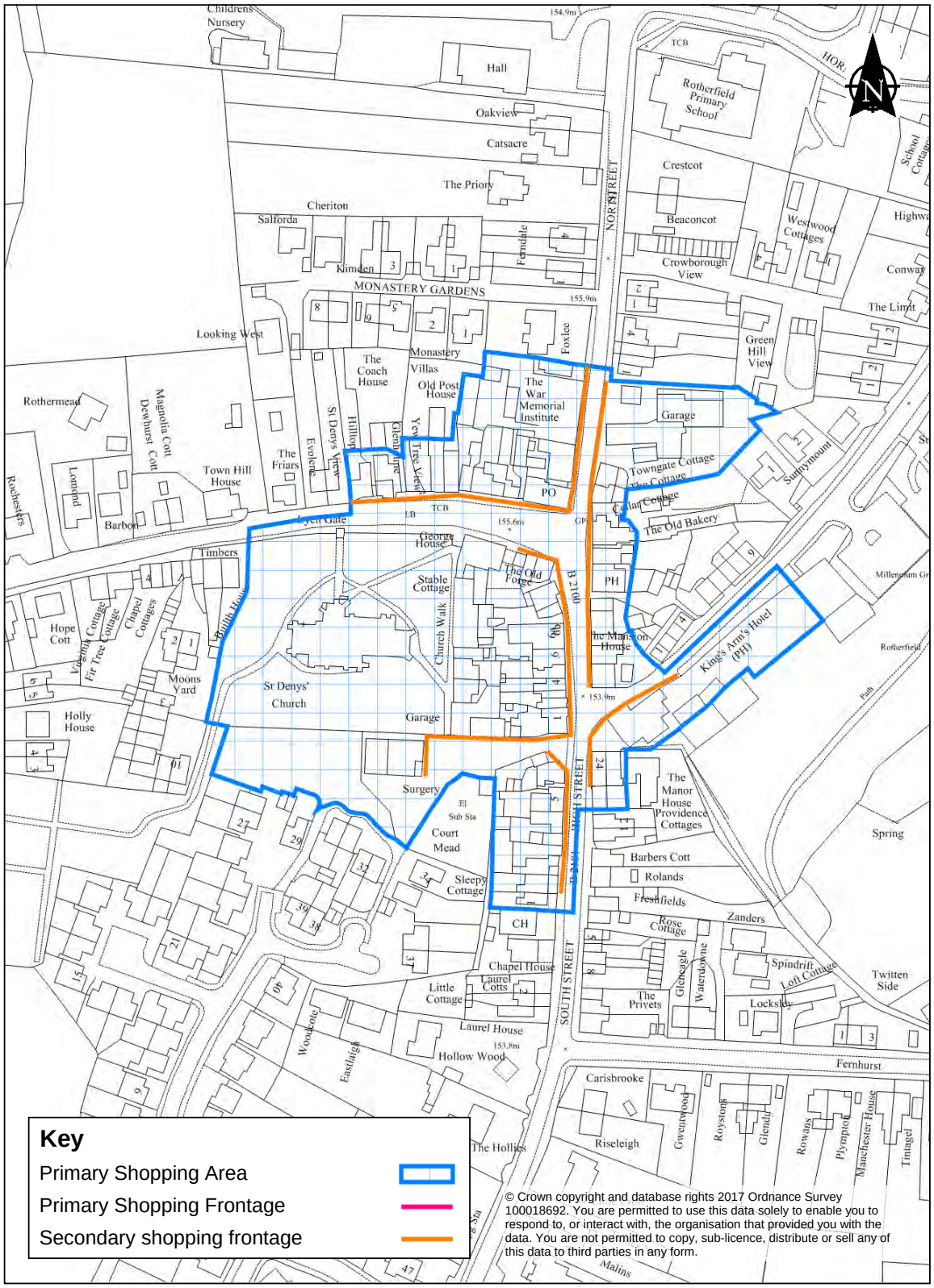
1. No less than 50% of the centre's total frontage width remains in retail (class A1) use; and

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 they meet criterion A(1) above.

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.*



Housing

26.221 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.

26.222 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

26.223 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 (a church, a village hall and 2 pubs) and open space and recreation facilities.

26.224 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.

26.225 In terms of education, it is currently anticipated that there is sufficient capacity to support any windfall development in Rotherfield.

26.226 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.

26.227 The Council will seek additional routes and bus services /improved existing bus services and infrastructure to serve the area, as appropriate. In addition, the council will work with developers and providers to improve and enable future broadband provision/improvements in the area.

26.228 The High Weald Lewes and Havens CCG have not currently identified a need for improvements to primary care facilities in the Rotherfield area.

26.229 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.

26.230 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

26.231 Westham is a village located on the B2151 to the west of Pevensey and three miles 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[(79)].

26.232 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.

26.233 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.

26.234 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.

26.235 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.

26.236 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

26.237 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.

79 2011 Census

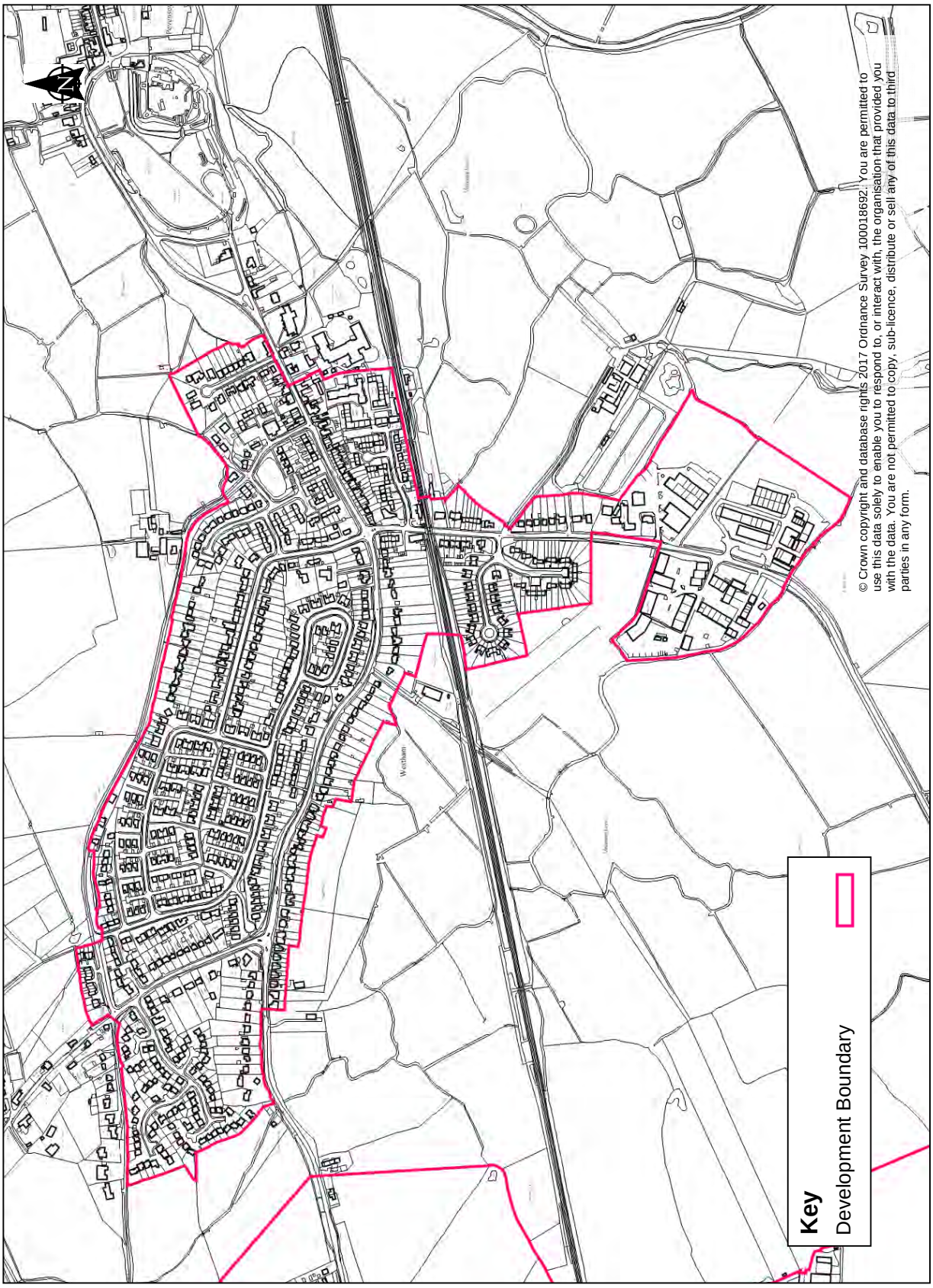
26.238 At the northern edge of Westham, the scatter of dwellings north of Peelings Lane have been excluded in view of their more rural character and sensitive rural fringe location and the development boundary drawn tight along Peelings Lane to the north of the village to protect this sensitive urban 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.

26.239 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.

26.240 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.

26.241 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 of Development Boundary at Westham



Village Centre and Economy

26.242 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 including an estate agent, post office (with convenience store), public house, hairdressers and takeaway. There is a large caravan and camping site located to the south east of the village providing tourism facilities.



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Housing

26.243 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.

26.244 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.

26.245 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

26.246 Westham is well provided for in terms of services and facilities including a primary school with early years facilities, a medical centre located close to the railway station and two pharmacies. Community facilities include a Church, a Post Office, a Pub, and three community halls. There is no library in the Westham area, the nearest library being located at Pevensey Bay.

26.247 There is no secondary school provision within the village however secondary age pupils attend Willingdon School and Causway School in Eastbourne.

26.248 With regards to education, it is currently anticipated that there is sufficient capacity for the amount of growth proposed in Westham although in the longer term improvements may be required.

26.249 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.

26.250 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

26.251 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 ite of Special Scientific Interest and National Nature Reserve form an area of great landscape and wildlife value.

26.252 The village itself has a strongly linear form, with two miles 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 are located either side of the A259 Eastbourne Road, reflecting the area's popularity as a tourism destination during the summer months.

26.253 Whilst the area also has resident population (3,153 together with Pevensey [80]), the settlement hierarchy for the District identifies Pevensey Bay as a Neighbourhood Settlement. This means it the settlement has some facilities but no accessibility. It is an unsustainable settlement.

26.254 Owing to the exposed location of Pevensey Bay between the sea and the 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.

26.255 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.

80 2011 Census

Village Centre and Economy

26.256 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 centres, 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.

26.257 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

26.258 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.

26.259 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 8

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:

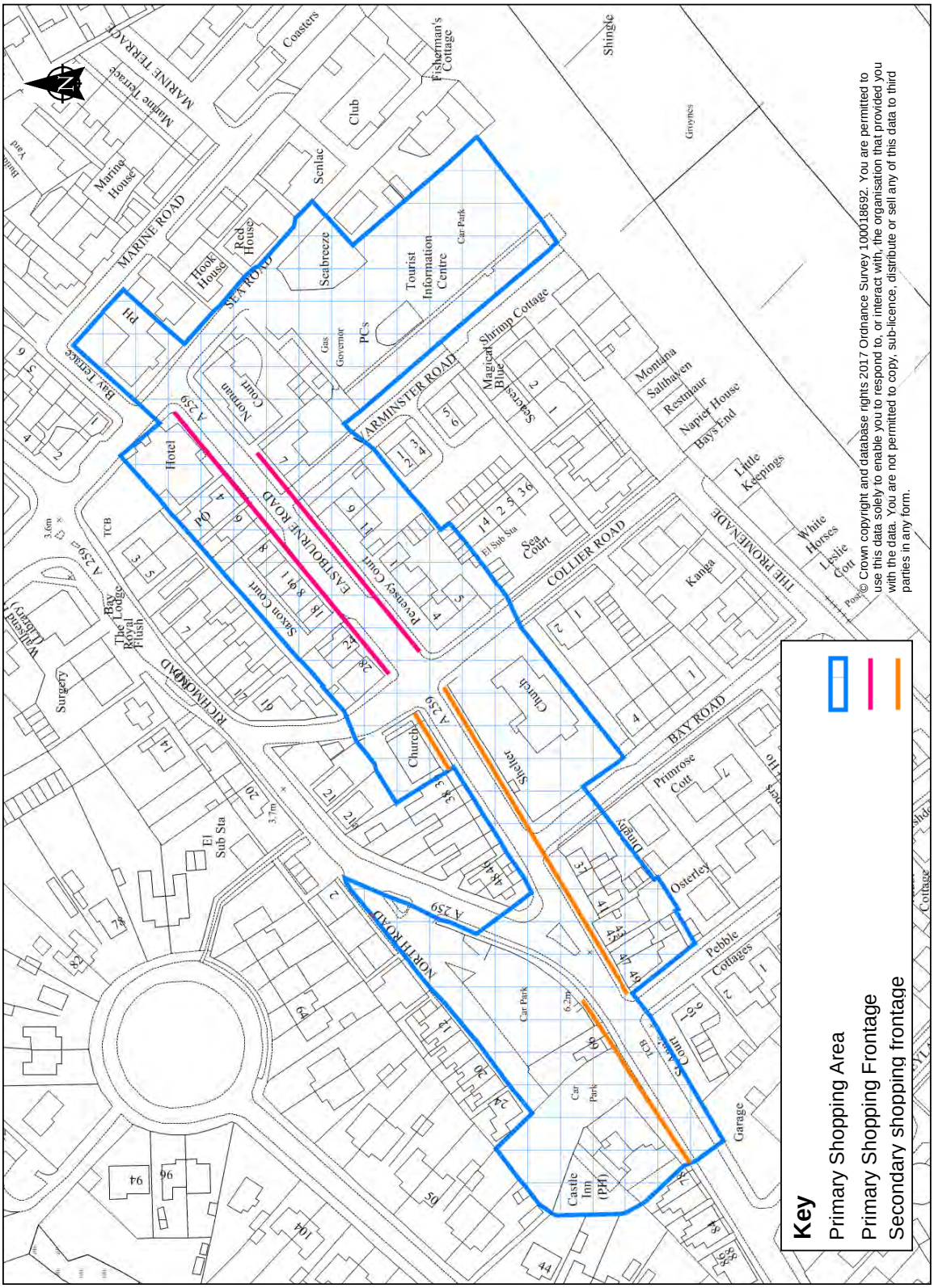
1). No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and

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 they meet criterion A(1) above.

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.*


Key
Primary Shopping Area
Primary Shopping Frontage
Secondary shopping frontage
MARINE ROAD
SEA ROAD
MARINE TERRACE
BAY ROAD
COLLIER ROAD
NORTH ROAD
RICHMOND ROAD
EASTBOURNE ROAD
WARMINSTER ROAD
THE PROMENADE
Marine Terrace
Bay Terrace
Coasters
Fisherman's Cottage
Club
Shingle
Groynes
Senlac
Marine House
Red House
Hook House
Seabreeze
Tourist Information Centre
Car Park
PCs
Gas Governor
Ph
Hotel
Norman Court
Saxon Court
Pevensey Court
Sea Court
El Sub Sta
Magical Shrimp Cottage
Blue
Montana
Salthaven
Restmaur
Napier House
Bays End
Little Kestrings
White Horses
Leslie Cou
Kanga
Primrose Cott
Osterley
Pebble Cottages
Garage
Castle Inn (PH)
Church
Shelter
Surgery
Bay Lodge
The Royal Flush
TCB
Post
Cottage
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27 Rural Area Strategy

27.1 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

27.2 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, encourage

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28 Core Areas

28.1 The following settlements without Development Boundaries are identified locations 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.

- Arlington
- Boreham Street
- Chiddingly
- Hankham
- Laughton
- Frant
- Five Ashes
- Muddles Green
- Rushlake Green
- Bells Yew Green
- Blackboys
- Maynards Green
- Magham Down
- Punnetts Town
- Halland
- Hellingly
- Pevensey
- Broad Oak
- Windmill Hill

Policy RAS 1

Core Areas

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allocated up to 20 dwellings within the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 2 dwellings/live work units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allocated between 21 and 40 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 5 dwellings/live work units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

Within and adjoining the Core Area identified in Neighbourhood and Local Settlements, settlements allowed between 41 and 50 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings or 1 or 2 bedroom live work units. Only up to 10 dwellings/live work units will be allowed up to the number of dwellings identified in the strategic distribution. Permission will be subject to certain design criteria, policies that protect the environment and the prevention of coalescence of new development resulting from the policy.

The number of dwellings per settlement and per site may be exceeded if development is on brownfield land within or adjoining the Core Area, subject to criteria regarding design and including suitable densities.

The allocation of growth or settlement capacity of each Core Area is contained within Policy WLP 6.

Arlington Village Core Area

28.2 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[81]) which has developed around a historic core centred on the cross roads and to the west around St Pancras Church.

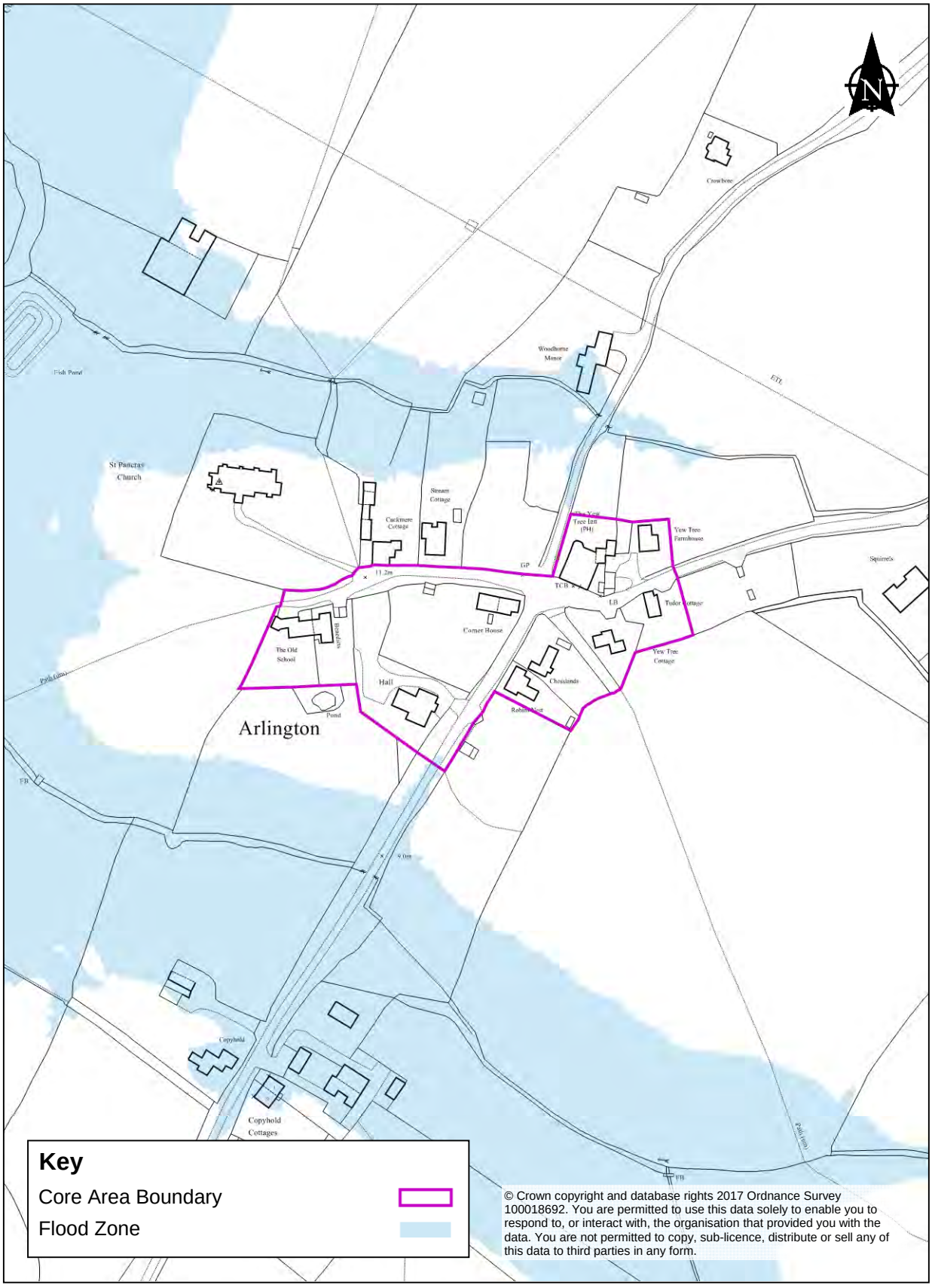
28.3 There is a village hall at Arlington which holds regular clubs and functions for the parish. Other amenities include The Yew Tree Inn situated near the church; The Old Oak Inn in Caneheath (a hamlet to the east of Arlington). Tourism features include Arlington Tea Garden on Wilbees Road, the speedway, 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.

28.4 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.

28.5 The nearest town is Hailsham (4.7 miles north-weast) 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.

81 2011 Census

Map of Core Area at Arlington



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Bells Yew Green Village Core Area

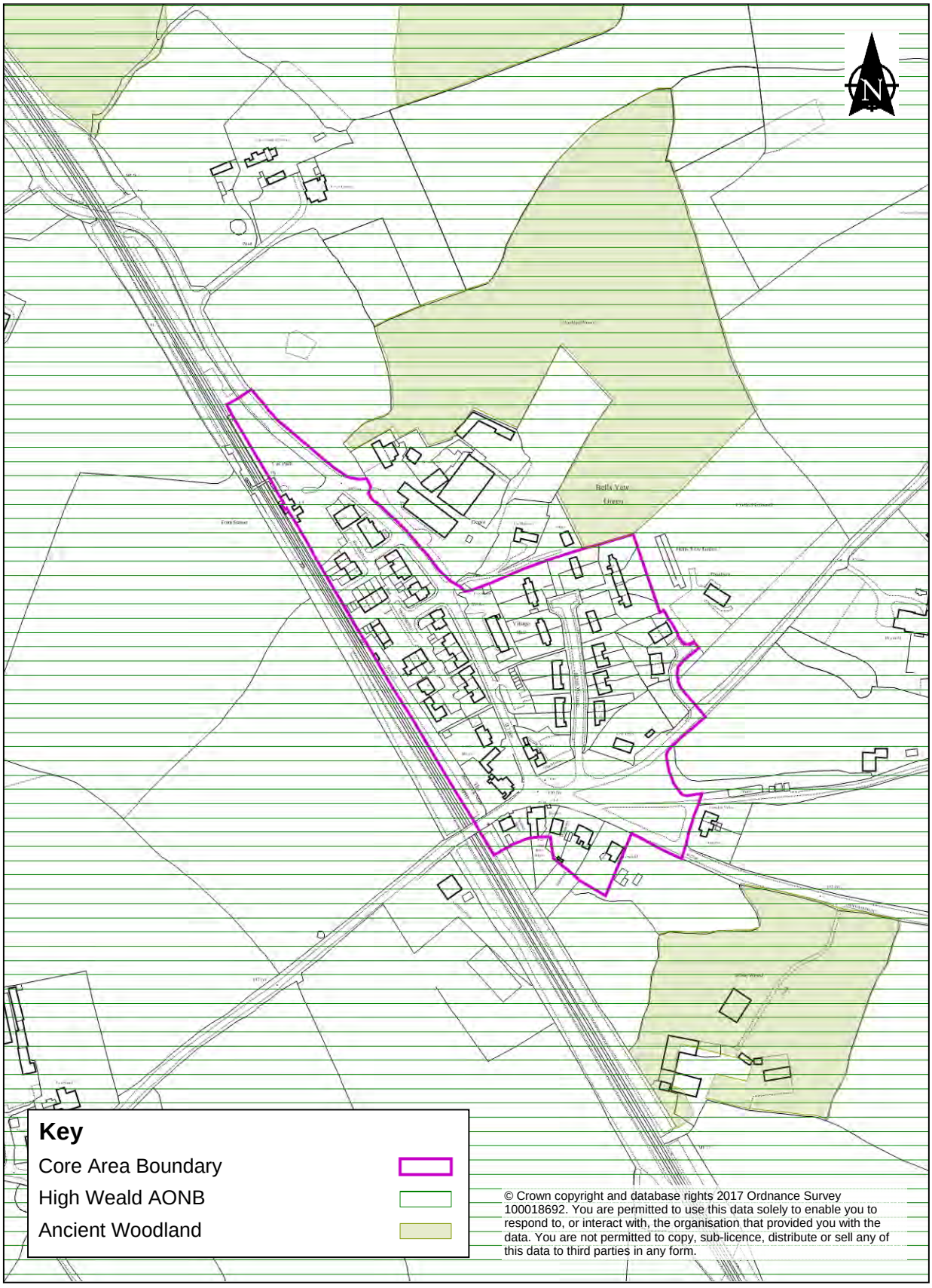
28.6 Bells Yew Green (population unknown (1645 with Frant)[(82)]) is a small settlement located on the B2169 Tunbridge Wells Road and has a railway station on the London to Hastings line. It lies within the attractive undulating landscape of the High Weald Area of Outstanding Natural Beauty, its rural setting enhanced by groups of trees and woodland to the north, south and east.

28.7 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 modern development infilling between older properties, or in the form of cul-de-sac development.

28.8 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 runs seven days a week with links to London, Hastings and Eastbourne (via Hastings).

82 2011 Census

Map of Core Area at Bells Yew Green



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Blackboys Village Core Area

28.9 Blackboys (population 1983 incl. Framfield Parish[83]) 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. Amenities include a popular pub, church, village hall, and café. Permission has been granted to redevelop the service station and garage.

28.10 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.

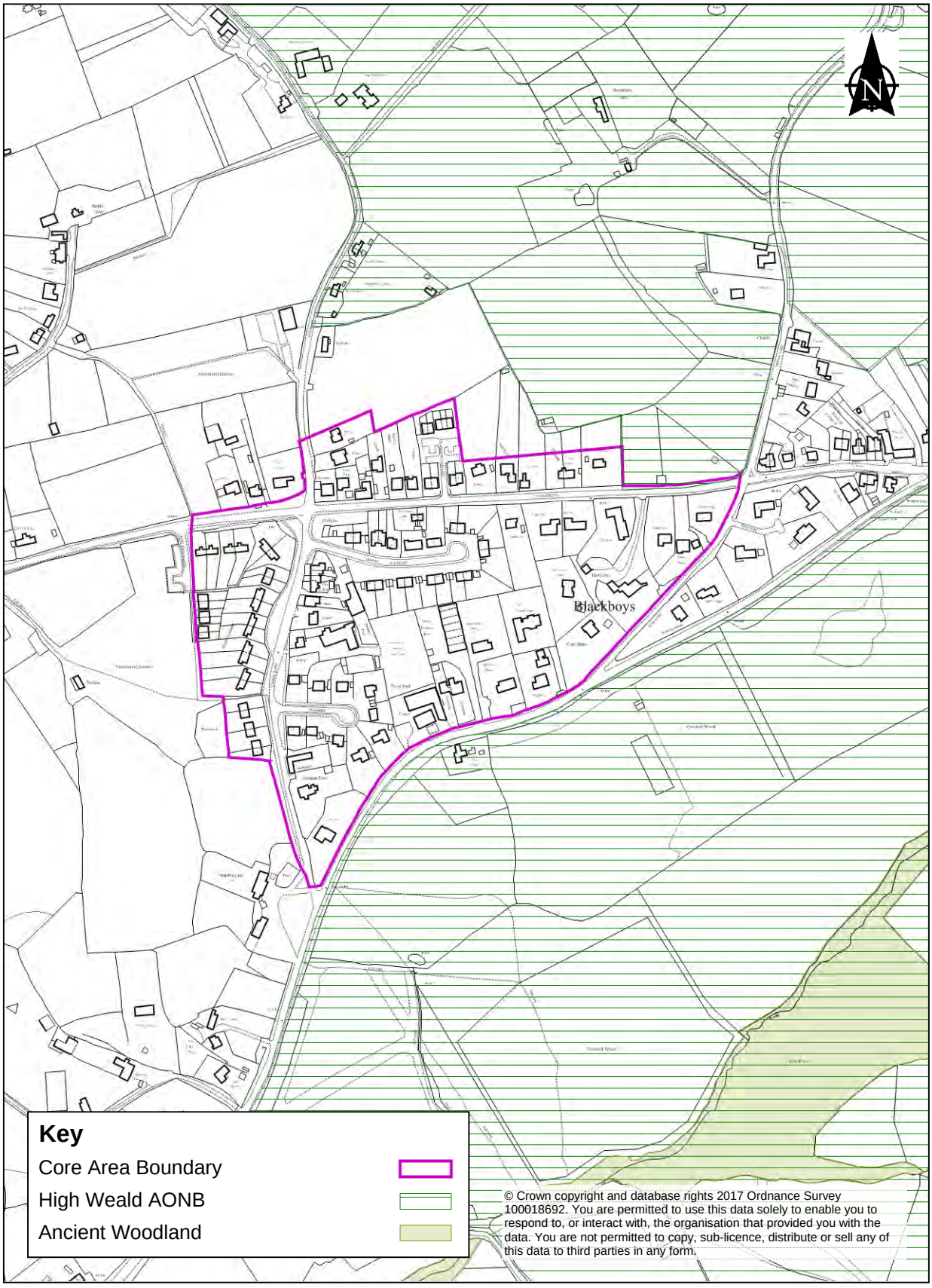
28.11 The village developed originally along the B2102 road with later development extending southwards to the B2192 road. Its position on the western edge of a ridge, which runs through Cross-in-Hand and Heathfield, affords extensive views across the surrounding countryside, particularly to the north. There are impressive distant views from the junctions of Gun Hill Road and Chapel Lane.

28.12 The central and southern parts of the village have many large properties set in extensive curtilages while in contrast; older development at the eastern end of the village is more tightly-knit.

28.13 The nearest town is Uckfield (3.7 miles to the west) which has all amenities including the schools. A bus serves the settlement 6 days a week with an hourly service and this links Uckfield and Eastbourne via Heathfield (though this takes approximately 1 hour 40 minutes).

83 2011 Census

Map of Core Area at Blackboys



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Boreham Street Village Core Area

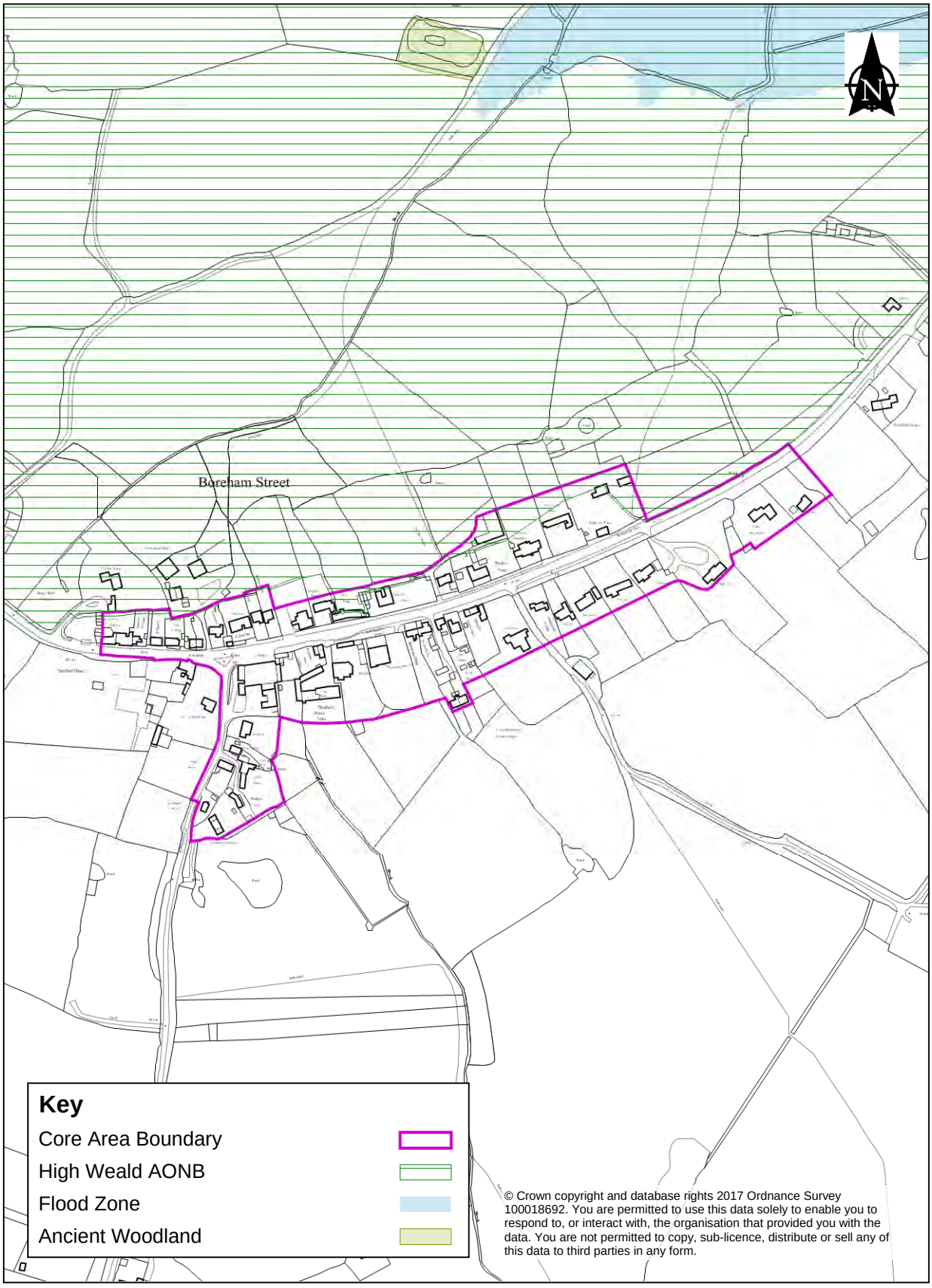
28.14 Boreham Street (population 446 as part of the parish of Wartling)[84], is a linear settlement in a prominent position situated on either side of the A271 ridgetop route from Ninfield to Hailsham next to the High Weald Area of Outstanding Natural Beauty. Historic development has been focused along the main road through the village.

28.15 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.

28.16 Herstmonceux Castle is the nearest tourist attraction. The closest town is Hailsham (6.7 miles south-west) and which has all amenities including the nearest secondary school is in Hailsham. A bus serves the settlement 7 days a week with an hourly service.

84 2011Census

Map of Core Area at Boreham Street



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Broad Oak Village Core Area

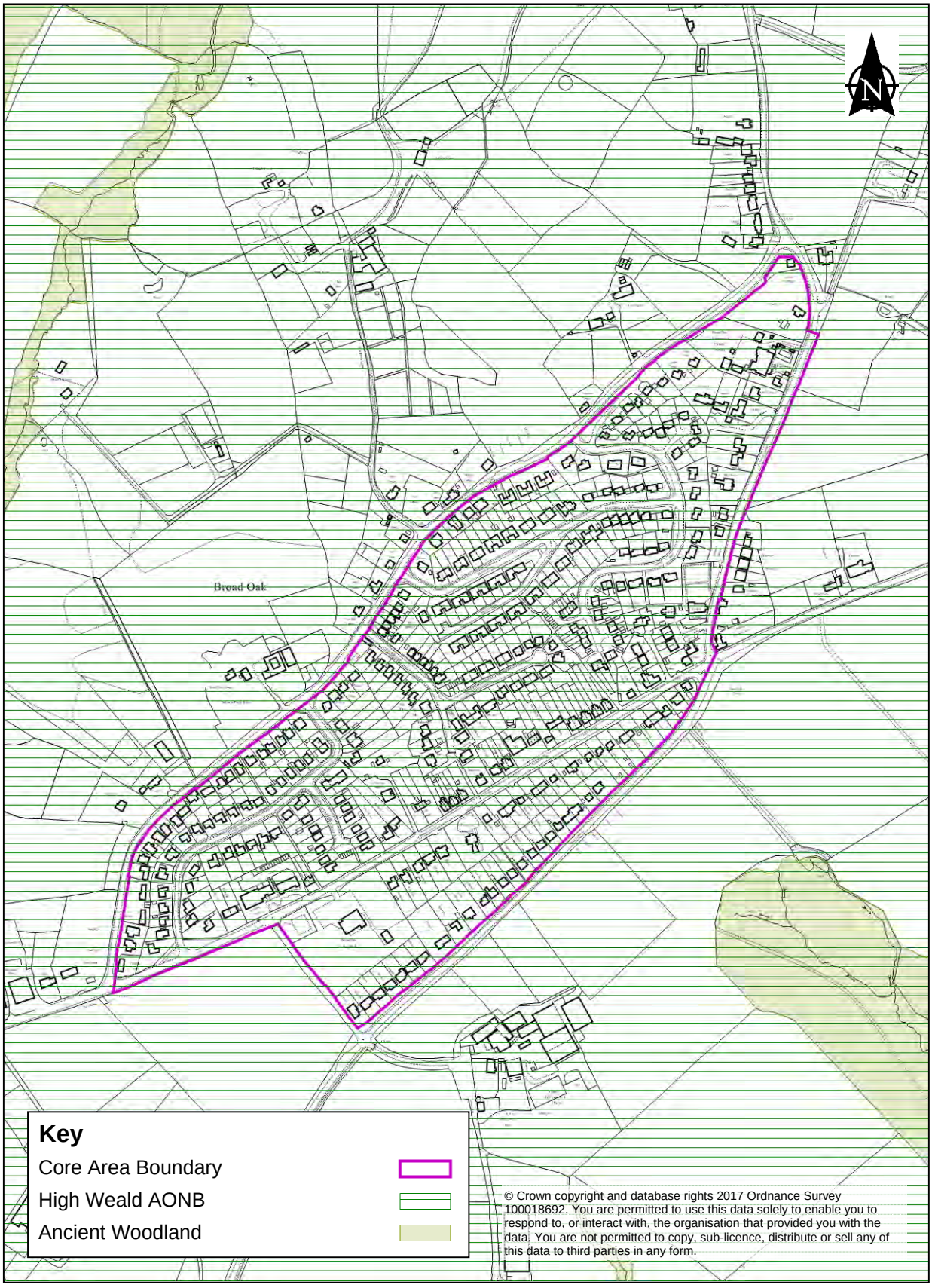
28.17 Broad Oak (population 1146[(85)]) occupies a prominent hilltop location within the High Weald Area of Outstanding Natural Beauty about a mile and a half north-east of Heathfield on the A265.

28.18 The elevated ridge line 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.

28.19 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. A bus serves the settlement 6 days a week albeit it is an infrequent service, every 2 hours.

85 2011 Census

Map of Core Area at Broad Oak



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Chiddingly Village Core Area

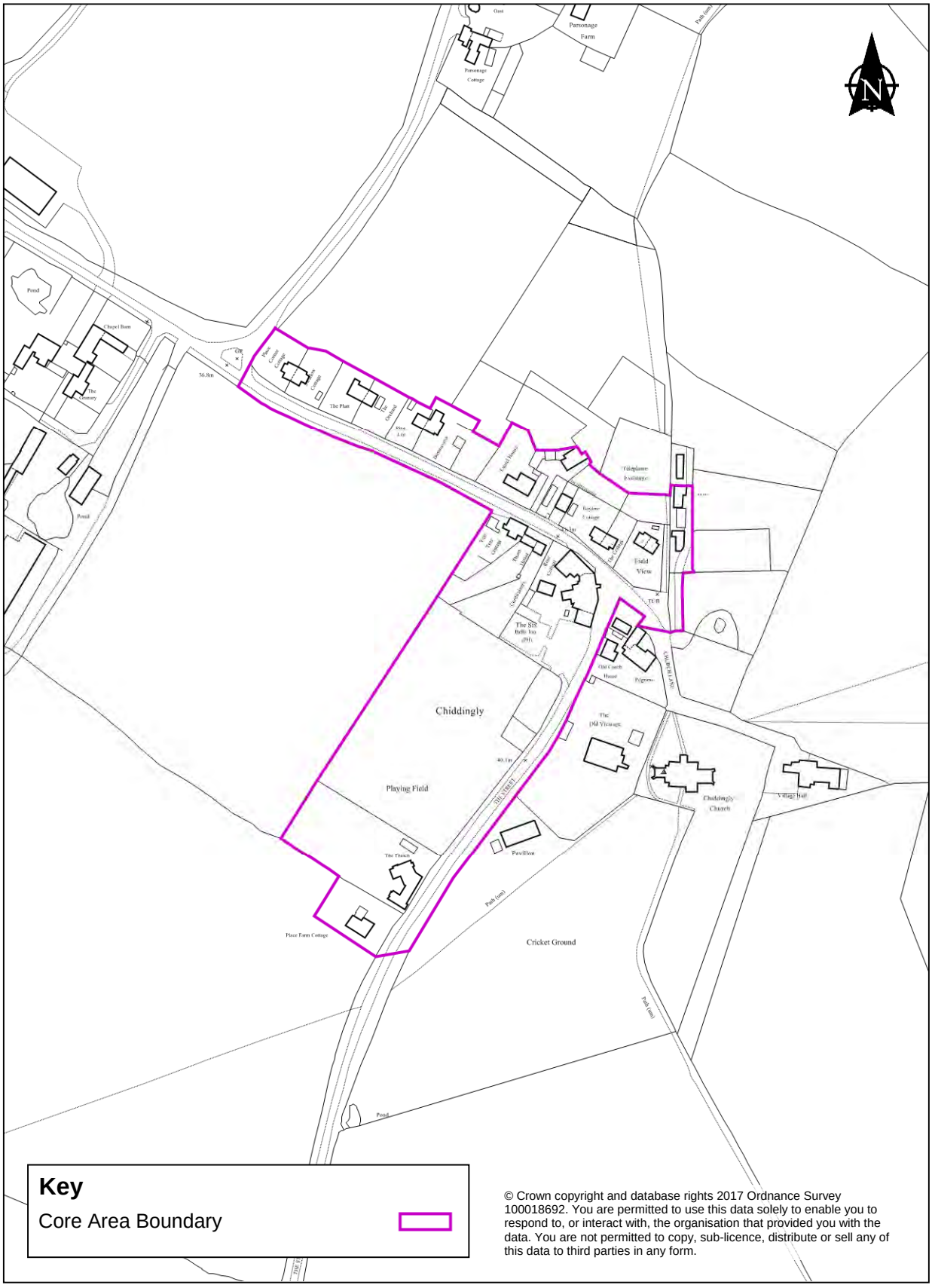
28.20 Chiddingly (population 1021 incl. Parish)[(86)] is a small village situated in open countryside within the Low Weald and was once a busy centre of the Wealden iron industry. The Parish Church, the Six Bells Inn Public House, the concentration of listed buildings (some of which are high grade), 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.

28.21 Hailsham (5.4 miles south-east) is the nearest town and has all amenities and closest secondary school. Chiddingly has a primary school, albeit that it is situated to the south in the small hamlet of Muddles Green.

28.22 Chiddingly is not accessible by nor serviced by any public transport. The nearest place for public transport is in Golden Cross which is 1.4 miles away.

86 2011 Census

Map of Core Area at Chiddlingly



Key

Core Area Boundary

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Five Ashes Village Core Area

28.23 Five Ashes (population 507[87]) 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.

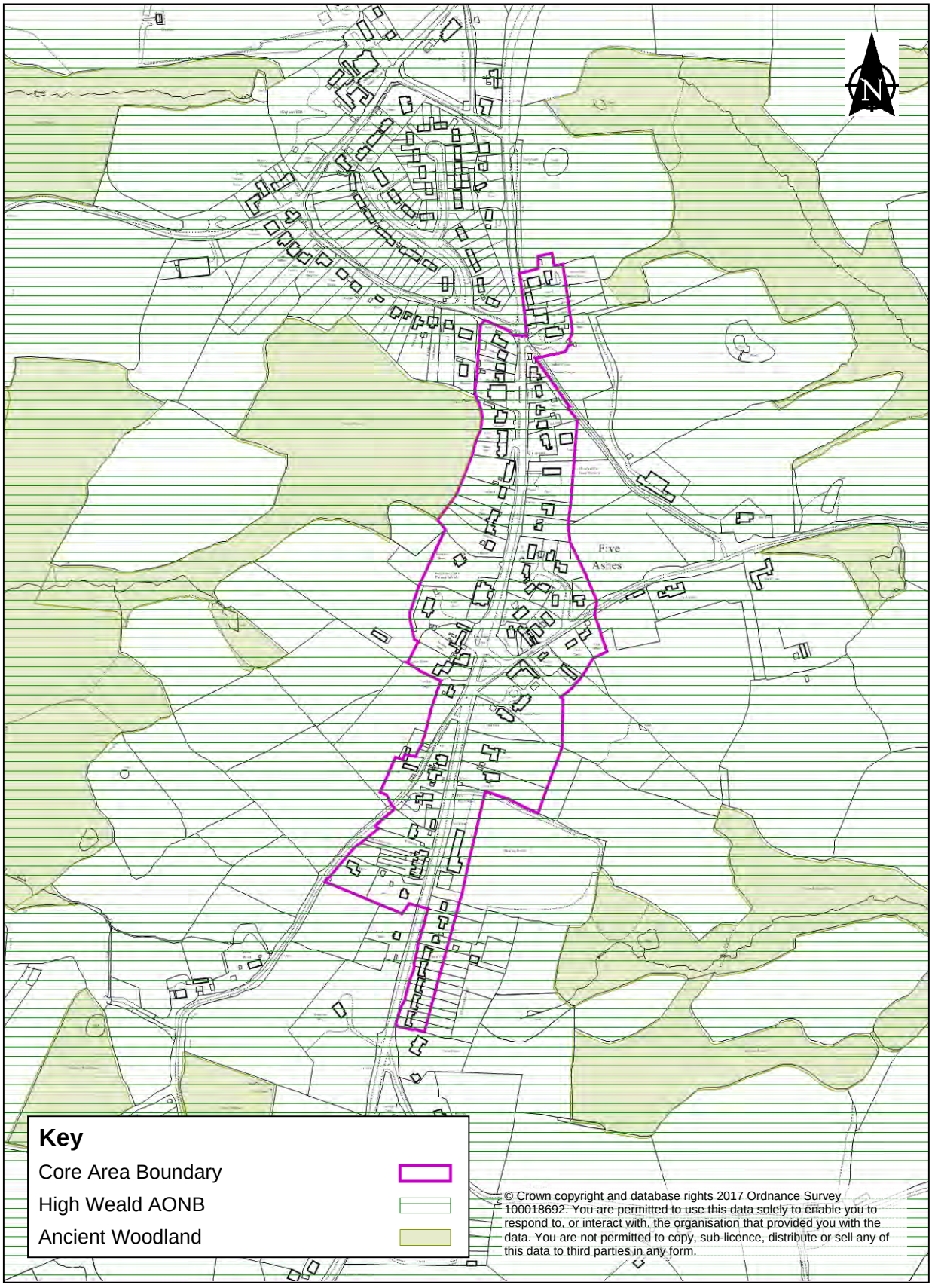
28.24 The village has developed in a linear form on the A267, along the crest of a ridge within the steeply undulating and wooded countryside of the High Weald Area of Outstanding Natural Beauty. There are extensive views from the eastern side of the village, in particular across the village hall and 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.

28.25 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.

28.26 Heathfield is the nearest town (6.9 miles to the south) and has all amenities. Buses serve the settlement up to 6 days per week.

87 2011 Census

Map of Core Area at Five Ashes



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Frant Village Core Area

28.27 Frant (population 781[88]) is a small, attractive village located within the High Weald Area of Outstanding Natural Beauty, a few miles 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 and High Street and around the village green.

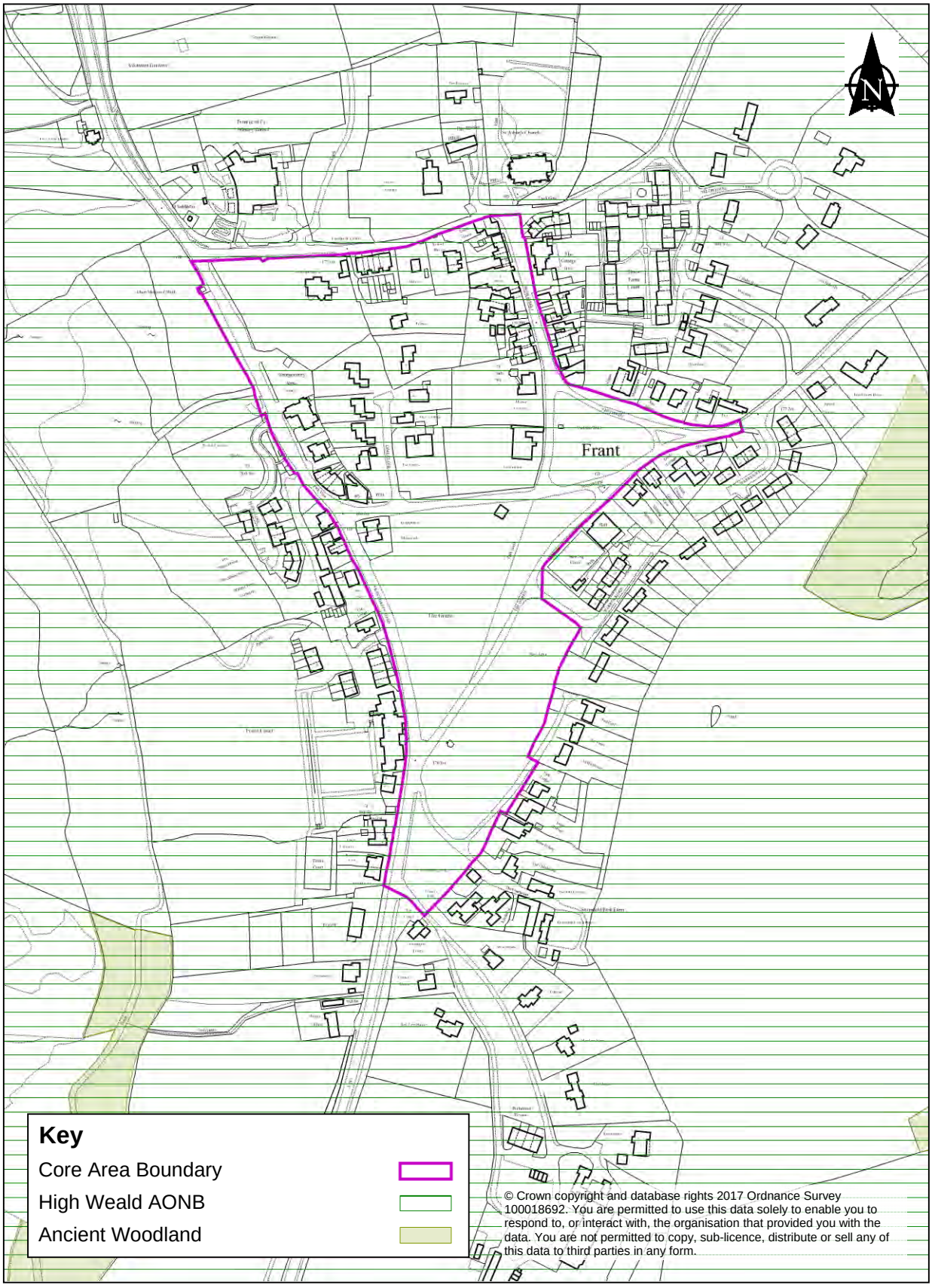
28.28 There are a high number of listed buildings in the village and, in recognition of its special architectural and historic character; the majority of the settlement is a designated Conservation Area.

28.29 In addition to the church, amenities include two pubs, primary school, post office and store coupled with handful of other shops. 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 (train station) and Tunbridge Wells for other key services including employment, retail and leisure.

28.30 Tunbridge Wells is the nearest town (3.2 miles north) and has all amenities. Bus routes provide links between Frant and Frant Station in Bells Yew Green, as well as Wadhurst and Tunbridge Wells.

88 2011 Census

Map of Core Area at Frant



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Halland Village Core Area

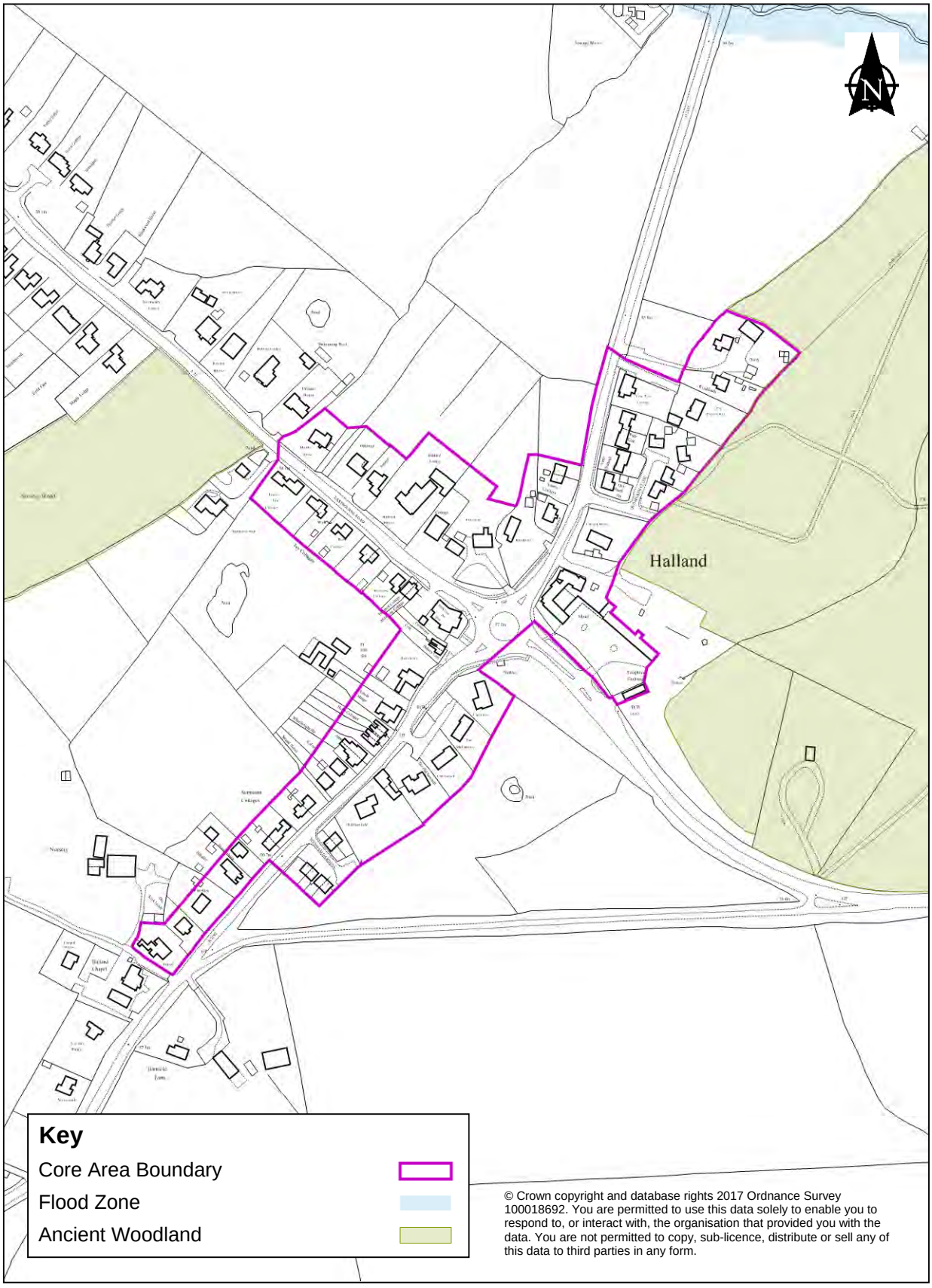
28.31 Halland (population1600 East Hoathly with Halland Parish[89]) is a small, linear settlement 3 miles south of Uckfield located at the roundabout junction of the A22 London to Eastbourne road and the B2192 to Lewes. It is essentially residential in character with limited facilities and services. 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.

28.32 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.

28.33 Uckfield is the nearest town (1.8 miles west) and has all amenities including the closest secondary school. Buses serve the settlement up to 6 days a week and link Uckfield and Hailsham, together with Ringmer (outside the District).

89 2011 Census

Map of Core Area at Halland



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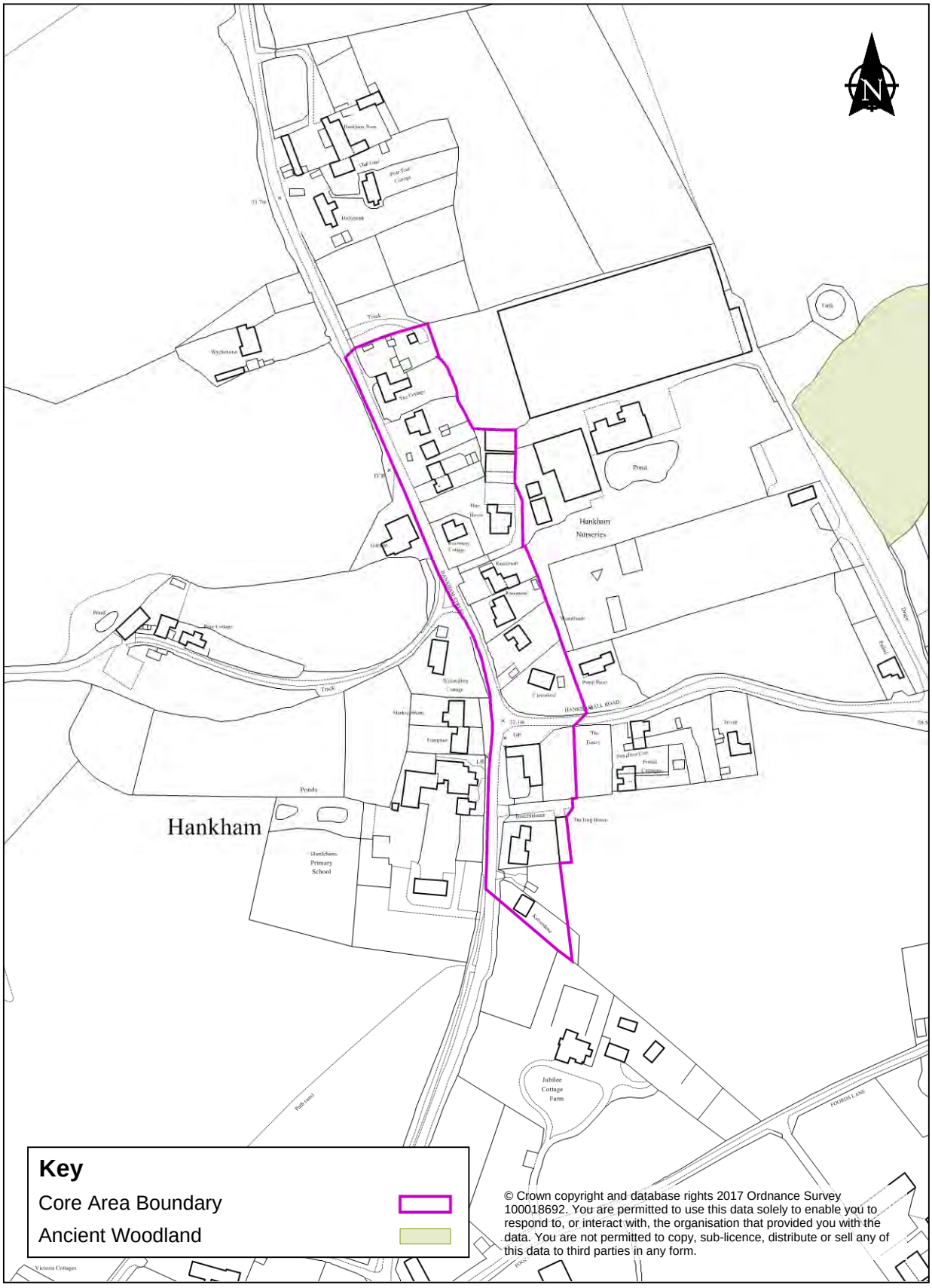
Hankham Village Core Area

28.34 Hankham (population unknown (6314 Parish of Westham[(90)]) 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.

28.35 Hailsham is the nearest town physically (4.8 miles north-west) which has all amenities, but Eastbourne (only slightly further away at 5.3 miles) 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.

90 2011 Census

Map of Core Area at Hankham



Hellingly Village Core Area

28.36 Hellingly (population 286[91]) 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.

28.37 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.

91 2011 Census

Map of Core Area at Hellingly



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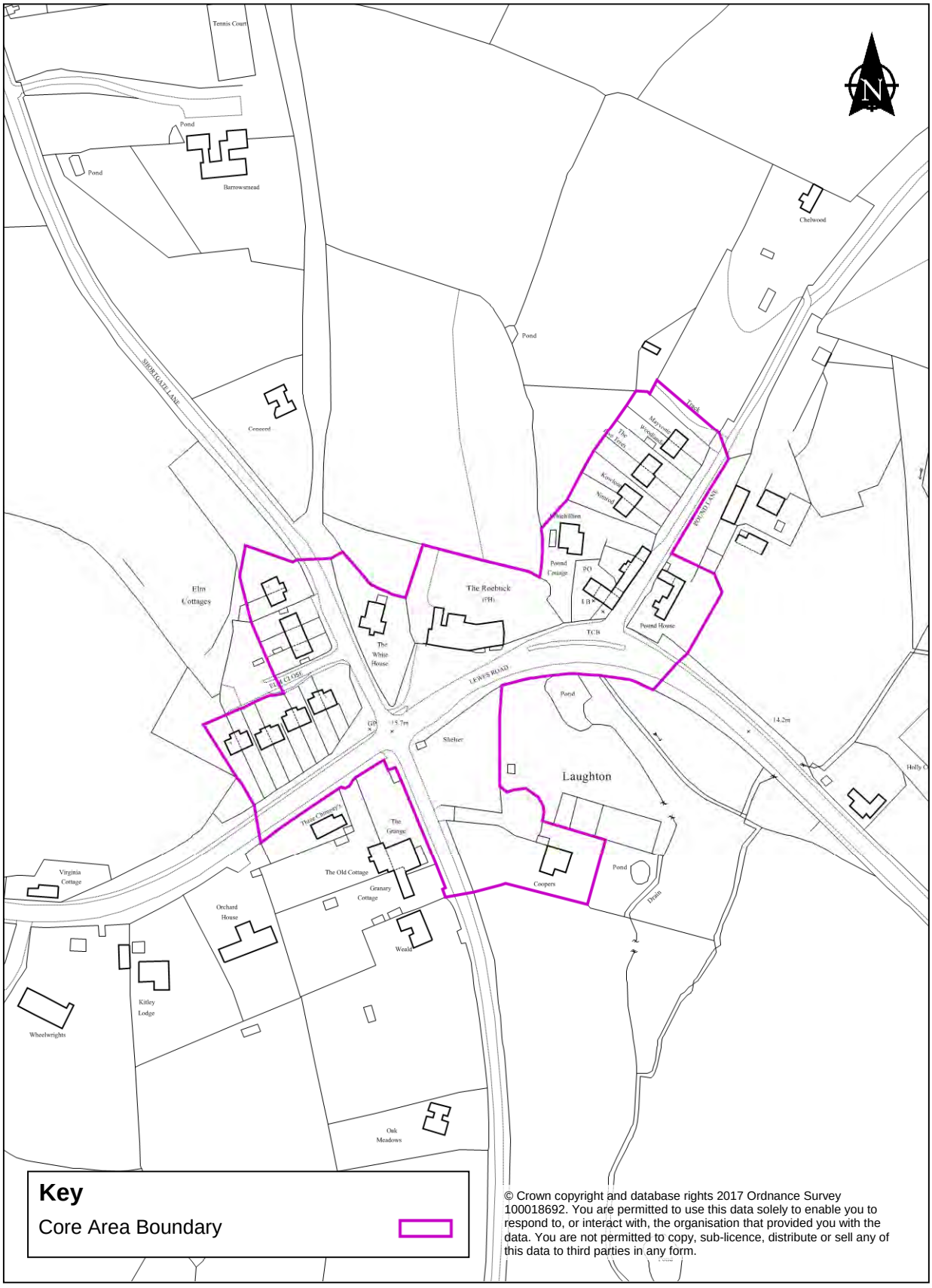
Laughton Village Core Area

28.38 Laughton (population 599 with Laughton Parish[92]) 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.

28.39 Lewes/Uckfield/Hailsham are the nearest towns (6.8 miles south-west/6.2 miles north-west/6.3 miles south-east) and have all amenities. The nearest secondary school is in Ringmer. A bus serves the village 5 days a week (Mon-Fri).

92 2011 Census

Map of Core Area at Laughton



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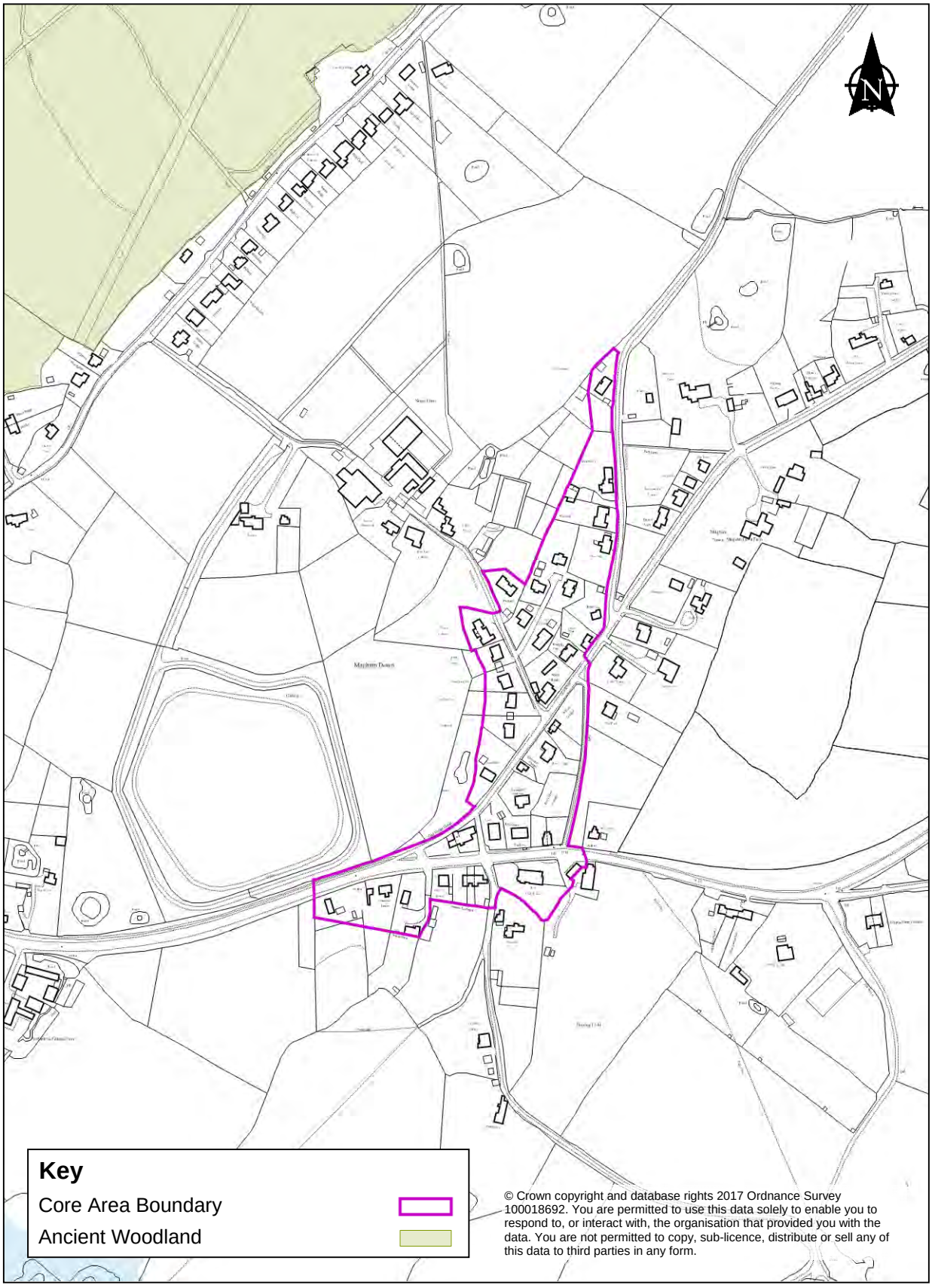
Magham Down Village Core Area

28.40 Magham Down (population unknown, but 20,436 Hailsham Parish[93]) is a small settlement located a few miles 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.

28.41 There are now no facilities here, but the very close proximity to Hailsham (2 miles) means Magham Down is able to draw on the services and amenities of this Large Sustainable Settlement. There are good bus links into Hailsham, (bus route 98 serves the village 7 days per week with up to 11 stops per day). It is also noted that the Amberstone area of Hailsham has accommodated significant growth, reducing the distance to Magham Down.

93 2011 Census

Map of Core Area at Magham Down



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Maynards Green Village Core Area

28.42 Maynards Green (population unknown but 2,642 with Horam Parish[94]) has an exposed ridge-top setting which straddles the B2203 Heathfield-Horam road about three-quarters of a mile to the north of Horam. The village 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.

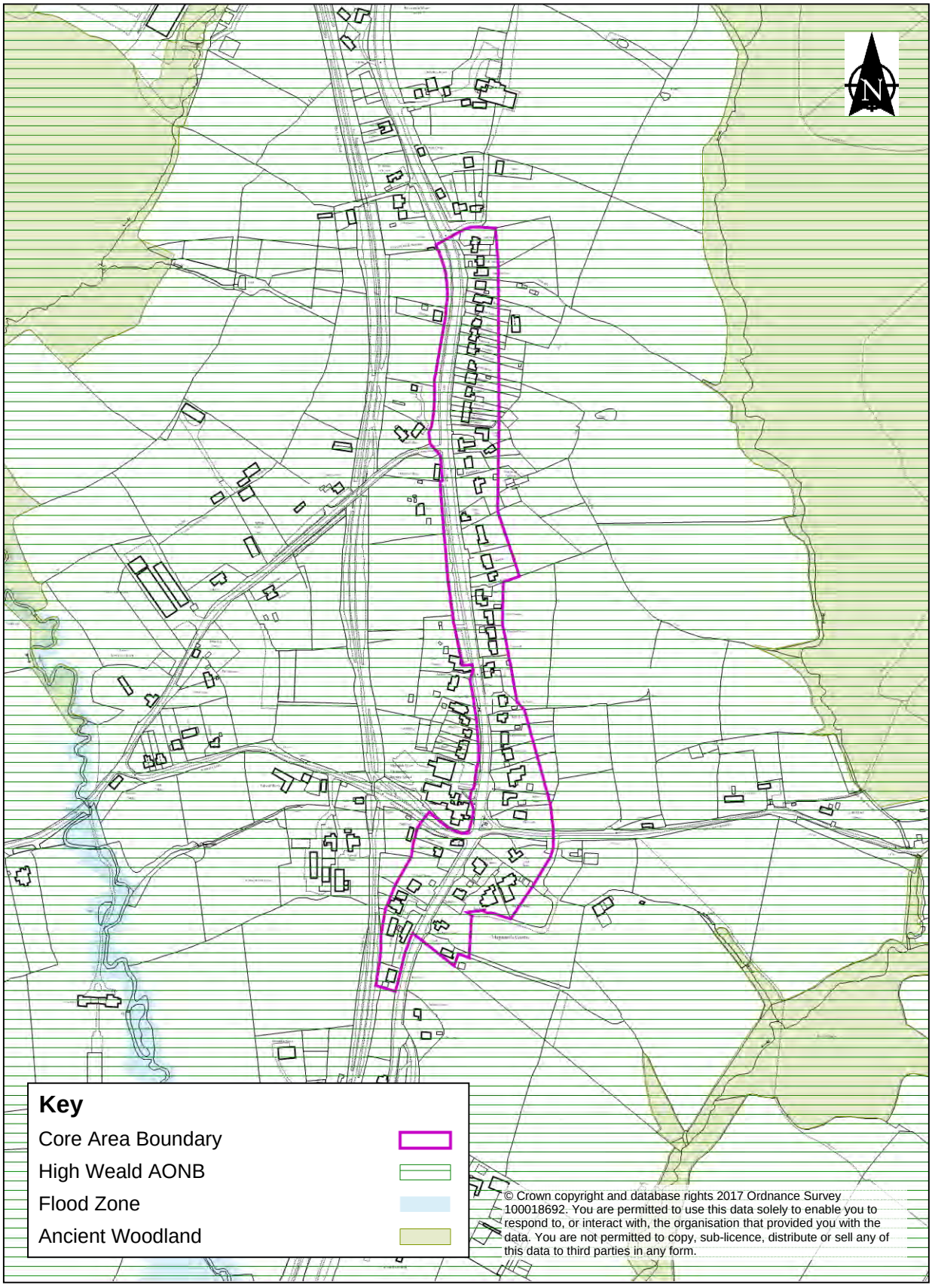
28.43 The village has developed around the junction of the B2203 with Tubwell Lane and Sicklehatch Lane, with well consolidated frontage development extending northwards on the eastern side of the main road. Maynards Green primary school occupies a prominent position here on this junction.

28.44 Further north, 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.

28.45 There is reliance on the amenities of Heathfield which is the nearest town (1.6 miles north) which has all facilities including secondary school. A bus serves the settlement with up to 12 stops per day.

94 2011 Census

Map of Core Area at Maynards Green



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Muddles Green Village Core Area

28.46 Muddles Green (population unknown, 1021 including Chiddingly Parish)[95] is a small, relatively secluded hamlet located north-west of Hailsham and approximately half a mile to the south-east of Chiddingly.

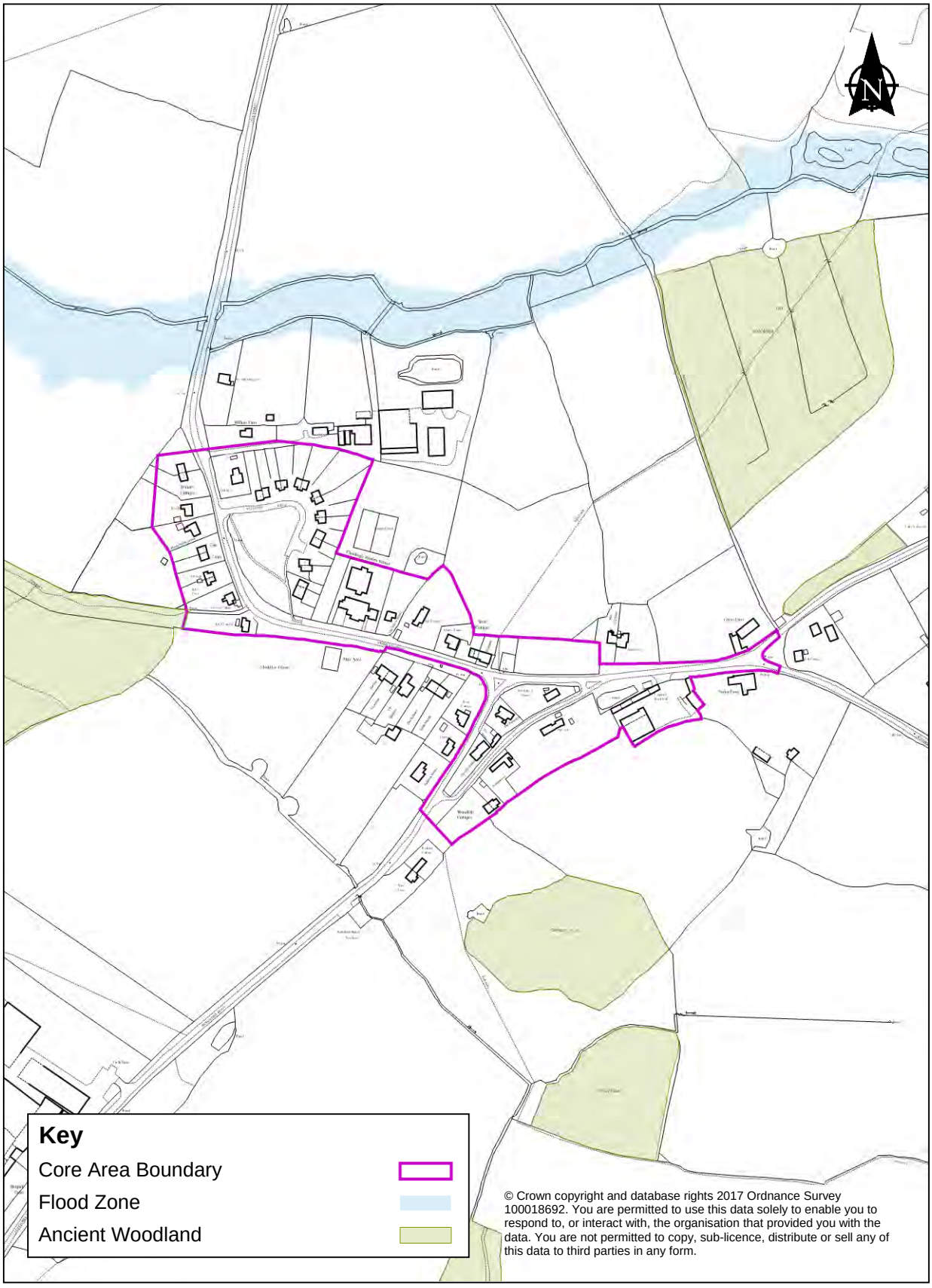
28.47 It has grown from a scatter of cottages and farms, loosely grouped around a minor road junction, to a fairly compact settlement. Within the eastern part of the village, there has been little modern development with the historic plan form of the settlement around the historic road layout still evident. To the west, is Chiddingly Primary School and the Jubilee Field. Beyond this, a modern low density housing estate faces onto an open green.

28.48 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.

28.49 There are few amenities here and the settlement is not served by bus, making the hamlet inaccessible by public transportation. The nearest place to catch a bus is Golden Cross (0.7 miles) where there is also a petrol filling station with small shop. Hailsham is the nearest town (4.7 miles south-east) and has all amenities.

95 2011 Census

Map of Core Area at Muddles Green



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Pevensey Village Core Area

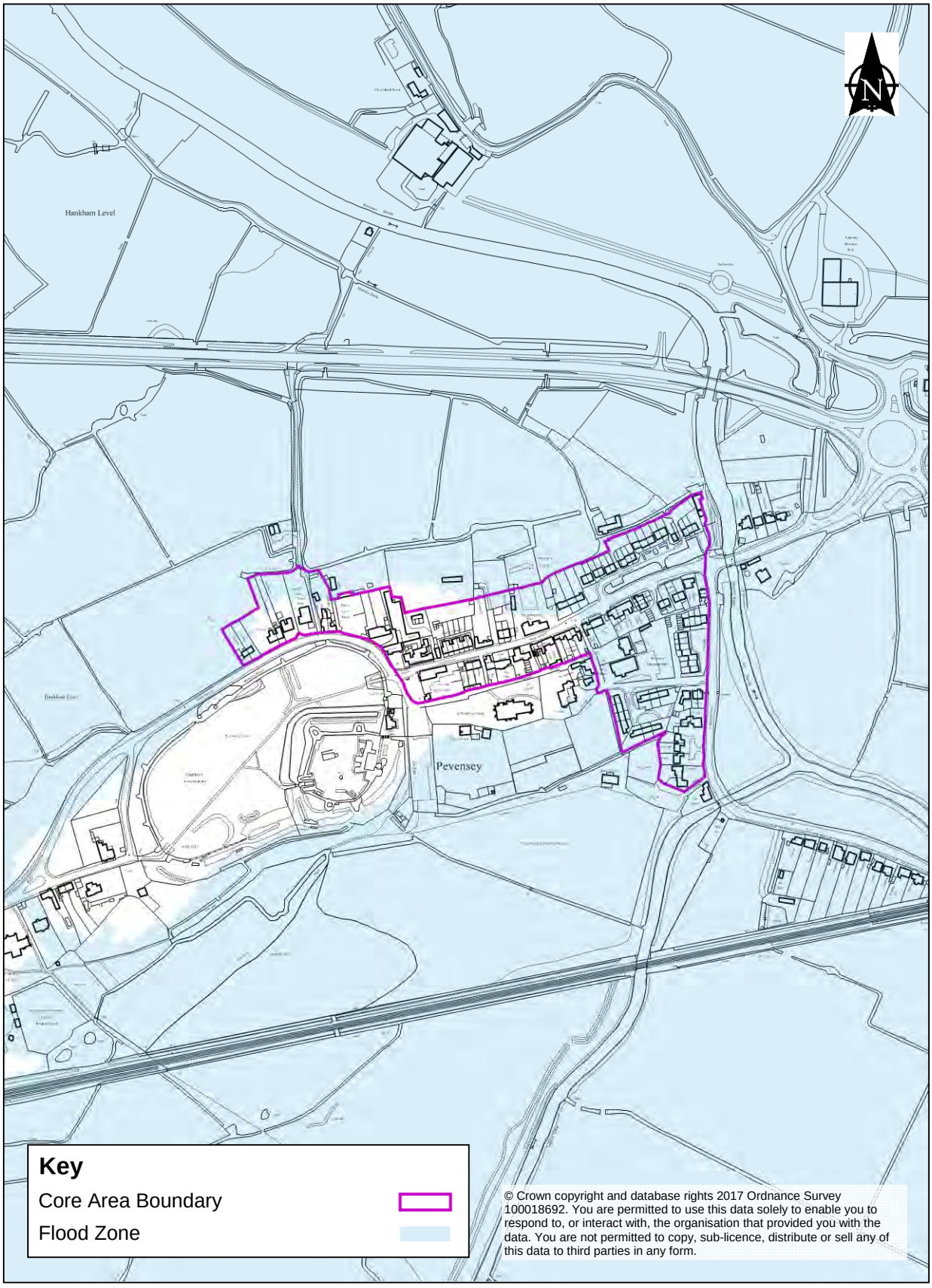
28.50 Pevensey (population 2864 (including Pevensey Bay[96]) is a small historic village located on the edge of the Coastal Levels, within an area of reclaimed marshland, four miles north-east of Eastbourne.

28.51 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.

28.52 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. There is a petrol station at the roundabout on the junction of the A259/A27. Pevensey & Westham and Pevensey Bay train stations lie at either end of the settlement. Eastbourne is the nearest town (5.5 miles south-west) and has all amenities. The nearest secondary school is in Eastbourne. Buses serve the area up to 6 days per week.

96 2011 Census

Map of Core Area at Pevensey



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Punnetts Town Village Core Area

28.53 Punnetts Town (population 632[(97)])is a linear ridge village which straddles the B2096 Heathfield-Battle Road 3 miles to the south-east of Heathfield. The village is primarily residential in character with a limited number of local services.

28.54 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. It is Grade II listed.

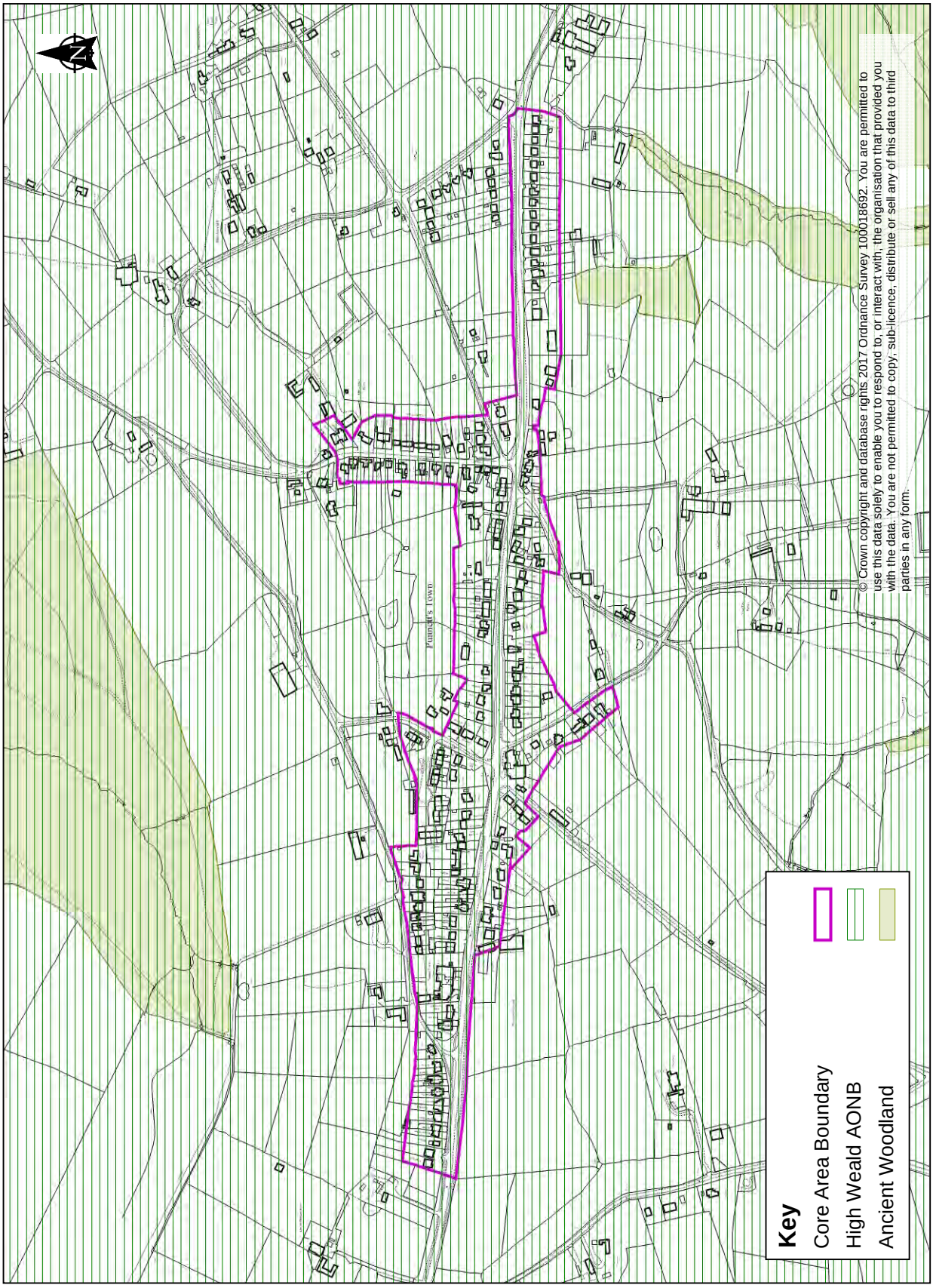
28.55 As is characteristic of the High Weald ridge villages, the pattern of development is principally linear, being concentrated along the B2096. Development has also taken place along the narrow country lanes which extend from the B2096 to the north and south, with more extensive frontage development 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.

28.56 There is a primary school, village hall, health centre together with recreation ground.

28.57 Heathfield is the nearest town (3.7 miles north-west) and has all amenities including the closest secondary school. The limited bus service makes this village virtually inaccessible by public transport.

97 2011 Census

Map of Core Area at Punnetts Town



Rushlake Green Village Core Area

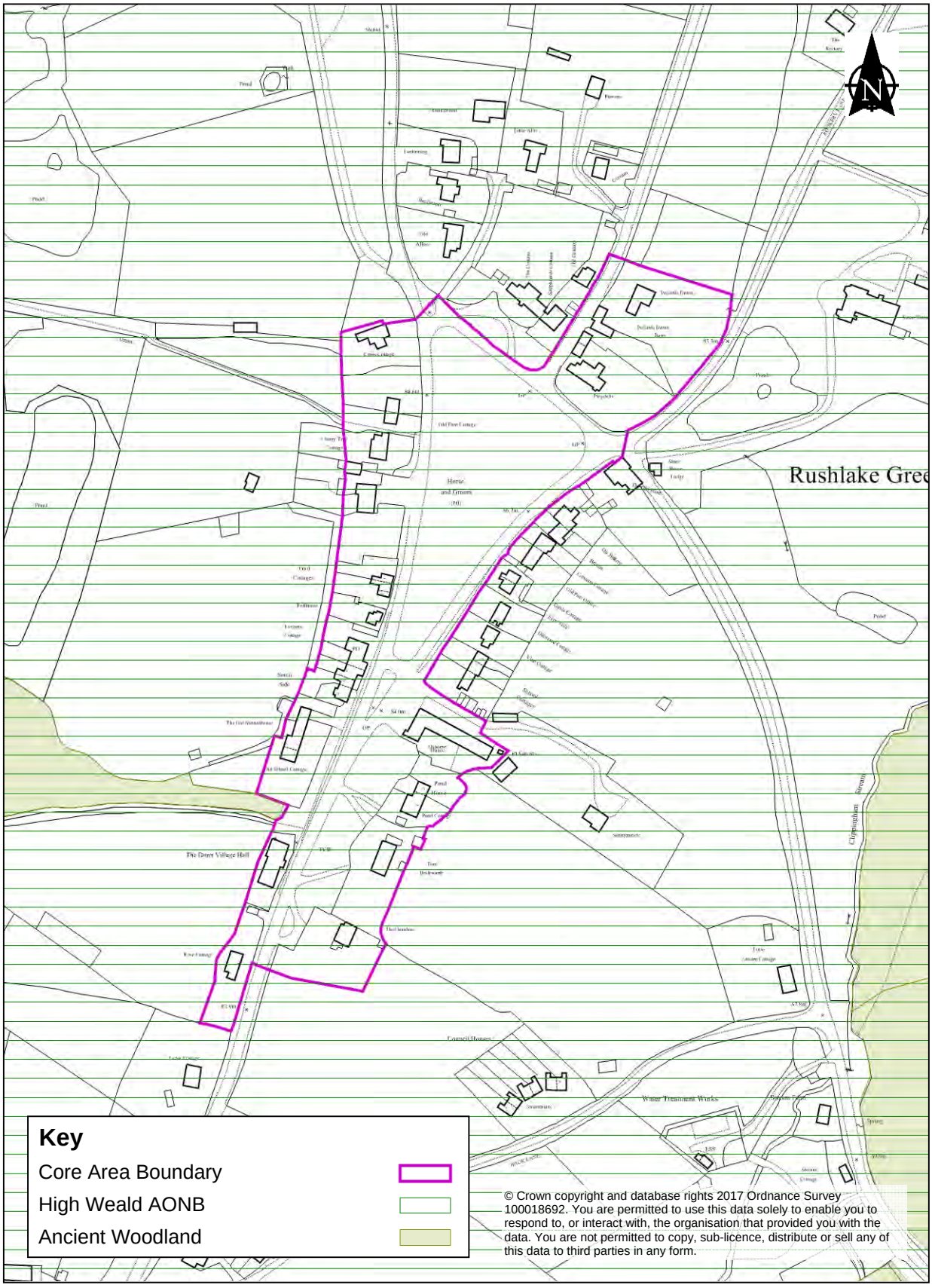
28.58 Rushlake Green (population unknown (1375 Warbleton Parish[98]) is a village within the High Weald set around a large village green. The historic core of the village is centred around the Green, onto which most of the properties face, with buildings and farms extending along the roads leading off 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.

28.59 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.

28.60 Heathfield is the nearest town (4 miles 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.

98 2011 Census

Map of Core Area at Rushlake Green



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Windmill Hill Village Core Area

28.61 Windmill Hill (population 641[(99)]) is a compact ridge-top settlement situated a mile 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.

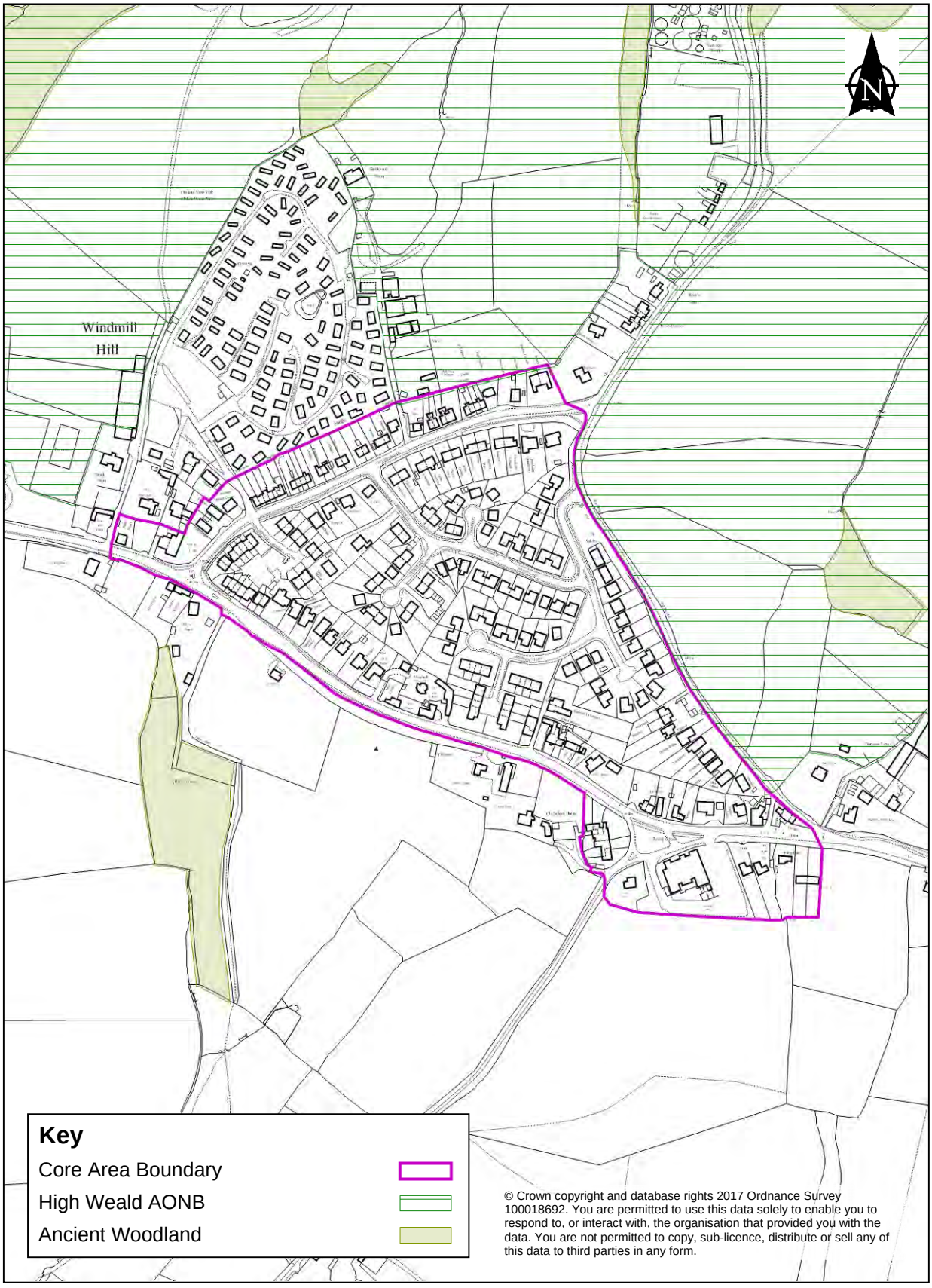
28.62 The village's location on the crest of a ridge affords extensive views to the north-east across the High Weald Area of Outstanding Natural Beauty. Development within the main body of the village is fairly consolidated and is mainly single storey. South of the A271, the landscape is open in character with views over undulating countryside in the Low Weald towards the South Downs.

28.63 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.

28.64 Local attractions are Herstmonceux Castle and the Observatory. Hailsham is the nearest town (5.4 miles south-west) and has all amenities. A bus serves the area up to 6 days per week.

99 2011 Census

Map of Core Area at Windmill Hill



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29 New Isolated Dwellings in the Countryside

29.1 Historically, new isolated dwellings have come forward for agricultural and other rural workers, where a countryside dwelling was necessary to carry out the enterprise. However, the National Planning Policy Framework states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
    - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
    - reflect the highest standards in architecture;
    - significantly enhance its immediate setting; and
    - be sensitive to the defining characteristics of the local area.

Policy RAS 2

New Isolated Dwellings

New Isolated dwellings in the countryside will be permitted where it can be demonstrated that:

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;

b) where the development would involve the reuse of redundant or disused building and improve the character and appearance of the immediate setting;

c) would ensure the optimal use of a heritage asset;

d) the need for a new dwelling would be meet the criteria for enabling development to secure the future of a heritage asset;

e) does not detract or harm the character and appearance of the rural area;

f) 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; or

g) the dwelling is of exceptional quality or it is of an innovative design and:

- is truly outstanding or innovative;
- reflects the highest standards of architecture;
- significantly enhances the immediate setting; and
- is sensitive to the defining characteristics of the area.

30 Conversion of Rural Buildings

30.1 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.

30.2 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.

30.3 There will be a preference for business and tourism uses as opposed to residential uses. This is to benefit rural economic and community activity and because of 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, particular in designated and protected landscapes. However exceptions may be justified including where employment or tourism re-use cannot be secured or where it can be demonstrated that there is an unmet local housing need. By local, this relates to the immediate environs, not the needs of the District as a whole.

30.4 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.

30.5 Extensions to buildings presented for conversion may be considered acceptable where it is of an appropriate, scale and mass, form and appearance to the original building and where it can be demonstrated that the extension provides sufficient mitigation in order to safeguard the original building, particularly in cases involving heritage assets.

30.6 Proposals for the relocation of rural buildings that have enacted permitted development rights under Class Q of the Town and Country Planning (General Development Order) 2015 or any order amending or re-enacting that Order, would be contrary to policy and should therefore present the exceptional circumstances pertaining to that case.

Policy RAS 3

Conversion of Rural Buildings

The conversion of existing rural buildings to employment, tourism or residential uses will be supported where:

a) the building is capable of conversion without significant new build, extension or alteration;

b) the proposal make an efficient and viable use of previously-used buildings including the optimal viable use of a heritage asset;

c) there is an enhancement to the immediate setting;

d) the new use and associated activities do not detract from the area including landscape character and visual amenity of the immediate surroundings;

e) 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;

f) where an extension is proposed, it can be justified on the basis that it is appropriate as mitigation; 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.

31 Extensions to Converted and Reused Rural Buildings

31.1 It is accepted that rural buildings which have been or are in the process of being converted may require 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 Converted and Reused Rural Buildings

Extensions to converted or reused buildings will be supported where they are proportionate to the host building, appropriate in appearance, scale, 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.

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32 Replacement Dwellings & Extensions in the Countryside

32.1 The rural nature of the District means that a number of dwellings are not contained within a development boundary. These dwellings are located within rural settings and a number will be isolated within the countryside. Special consideration should be given to changes to these dwellings in order to ensure that change reflects the rural nature and landscape setting.

Policy RAS 5

Replacement Dwellings and House Extensions in the Countryside

Outside development boundaries, house extensions, replacement dwellings and ancillary accommodation will be supported provided the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

a) Replacement dwellings will be supported on a one-for-one basis where it can be demonstrated that the property is an abandoned residential use and where the replacement of the dwelling will not present environmental and visual impacts to the rural environment;

b) Replacement dwellings 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;

c) 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 grouped with the house; and

d) Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

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33 Rural Economy

33.1 Just under half of the Districts businesses are located in rural areas and contribute to the Districts 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 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.

33.2 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.

33.3 The Council believes 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 smaller 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.

33.4 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 6

Rural Commercial Activities

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, in the case of an established rural industrial estate, within the existing boundaries of the estate; or

ii. In exceptional cases new buildings or development in the rural area will be acceptable provided that it is keeping with the rural character and supports sustainable economic growth towards balanced living and working communities and criteria i. has been considered first.

b) Not prejudice the agricultural use of a unit, if the proposal relates to diversification of activities on existing farm units.

Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.

c) 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.

Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.

Tourism in the Countryside

33.5 As with most rural areas, tourism contributes significantly to the economy, and is an area with potential to grow. In order to grow the economy appropriate accommodation is required to help increase over night stays and increase the use of out tourism offer. Tourism has the potential to help improve the Districts town and village centres and provide associated benefits to the Districts residents. However, the Districts 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 7

Tourism in the Countryside

The provision of new tourism facilities in rural areas will be encouraged, including provision through the conversion of redundant rural buildings that are capable of conversion without significant rebuilding. 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:

a) Focus new facilities and accommodation within existing rural settlements. In exceptional circumstances isolated tourism accommodation and facilities will be supported where a case is made for that isolated location as part of the business plan;

b) Reinforce local distinctiveness;

c) Seek to ensure that development respects and is in keeping with the rural context including sensitive and valued landscapes; and

e) 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.

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34 Shopping and other Services in Rural Areas

34.1 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.

34.2 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.

34.3 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 provided.

34.4 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

34.5 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.

34.6 The following areas are therefore designated as Local Centres:

- Pevensey Bay
- Mayfield
- Horam
- Herstmonceux

- Rotherfield
- Stone Cross

34.7 Policies relating to these Centres appear within the relevant settlement Chapter in the Plan.

Primary Frontages

34.8 Primary Shopping Frontages are at the heart of the centre, 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.

34.9 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.

34.10 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

34.11 Secondary Shopping Frontages are defined on the Policies Map for each Local Centre.

34.12 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; often reducing the need for multi-trips.

34.13 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, often encouraging linked trips. Some of the Centres in Wealden only have Secondary Fontages 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, public houses and other community uses

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.

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 wellbeing, 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.

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 18 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.

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.

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 8

Protecting individual and village shops, public houses and other community uses

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities 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:

1). Evidence of a comprehensive and sustained marketing campaign, 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 18 months, that offers the land or unit/s for sale as a going concern, or rental, at

a realistic valuation of the site/premises for that use and no reasonable offers have been refused*;

or

2). 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 may seek independent advice to test the veracity of any marketing exercise.*

35 Agriculture

35.1 In order to retain and enhance the Districts 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 practises.

Policy RAS 9

Agriculture

The scale of new agricultural development, 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 distinctiveness and traditional farmstead groupings;

c) buildings or works are not intrusive in the landscape; and

d) respect and enhance the valued and sensitive landscape character of the area.

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36 Equestrian

36.1 Within the District there are a number of equestrian facilities on a commercial and non commercial level. Whilst Government guidance supports equestrian development, horse related activities such as stables and paddocks, both individually and cumulatively, can have a significant impact on the character of the area, particularly in the High Weald Area of Outstanding Natural Beauty. These impacts require careful consideration.

Policy RAS 10

Equestrian Development

Proposals for equestrian facilities and buildings will be supported subject to:

a) The buildings/facilities being appropriate in scale to their landscape setting and, where feasible, closely related to existing farm buildings;

b) the cumulative impact of other buildings/facilities is acceptable in terms of landscape;

c) sufficient grazing land and off road riding areas being available;

c) development would not harm the amenity of surrounding residents;

d) the buildings are designed and constructed in materials appropriate to the rural area; and

e) should be of a size, specification and layout suitable to the intended equestrian use.

Any proposal for a large scale commercial equestrian centre/facilities should be only located in accessible locations or where access by vehicle is not constrained by narrow or circuitous routes.

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37 Farm Shops and Garden Centres

37.1 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.

37.2 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.

37.3 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 11

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) Contribute to the wider rural economy and/or promote the enjoyment of the countryside;

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.

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38 Housing

38.1 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. 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

New developments involving existing housing provision, including redevelopment and conversions, will be expected to result in no net loss in residential accommodation unless:

a) the residential use is not appropriately located;

b) the building is unsuitable for residential use in its present form and is not capable of being readily improved or altered in order to amke it suitable; and

c) 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.

Affordable Housing

38.2 The requirement for affordable housing has reduced across the District compared the the adopted Core Strategy although the affordable housing need remains high at some 331 affordable dwellings per annum [(100)]. The need 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 with need within both the rural and more urban areas.

38.3 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

100 The Strategic Housing Market Area Assessment Date August 2016

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.

38.4 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 [(101)] are 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.

38.5 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, although falling 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).

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.

101 or new alternatives to this benefit

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. If provision is not show to be viable, then serviced plots for affordable housing could be provided. This will be subject to independent assessment by the Council's appointed consultant the costs of which will be paid for by the applicant.

Affordable housing shall 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.

For the purpose of this policy dwellings include all C3 residential use (which includes all C2 units which are self contained and conversions to C3 other than those that are permitted development).

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.

Rural Exceptions

38.6 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 4

Rural Exception Affordable Housing

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 can enable a significant amount of affordable housing with a ratio of 1 market house to 10 affordable homes. Rural exceptions are allowed to be 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.

The Travelling Community - Provision for Gypsies, Travellers and Travelling Showpeople: Site Criteria

38.7 Whilst allocations have been made for the provision of Gypsies, Travellers and Travelling Showpeople there will be circumstances where applications will be submitted for consideration.

Policy HG 5

The Travelling Community- Provision for Gypsies, Travellers and Travelling Showpeople

Proposals for new permanent sites for Gypsies, Travellers and for Travelling Showpeople will be supported where the following criteria are met:

a) Local need for provision 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 thus affording good access to local services;

c) have safe and convenient vehicular access, be suitable in terms of topography and be in a location where the necessary infrastructure already exists or can reasonably be provided;

d) be able to achieve a reasonable level of visual and acoustic privacy for both people living on the site and for those living nearby. The site 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;

e) avoid 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

38.8 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 limited with some 32 individuals registered. The area of interest is currently unknown but the register shows that 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 growth.

Policy HG 6

Self Build and Custom Build

On sites of 150 dwellings or more provision should be made on site for 5% 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. This requirement will be subject to viability and consideration of any practical issues which prohibits delivery.

Density

38.9 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 7

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. Regard must also be given the density and character assessment study.

Allocated sites or area specific policies may specify a specific density.

Housing Mix

38.10 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 8

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 and the reminder 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 40-50% 1 bedroom dwellings, 35% 2 bedroom dwellings, 10-20% 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.

Subdivision of Larger Properties

38.11 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 9

Subdivision of Larger Properties

The subdivision of larger properties 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 the proposal will not adversely impact upon the character, appearance, and massing of the original property and its surrounding street scene.

Space Standards

38.12 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 90 m2. The nationally described space standards state that a three bedroom dwelling should be between 84 and 102 m2 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.

38.13 The following table provides the specific space standards used for affordable housing.

Table 12 Technical Housing Standards – for affordable housing

Property Type	Size – m2
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

38.14 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 10

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.

Accessible Housing

38.15 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 that housing is provided to meet special needs.

38.16 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

38.17 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 planning. 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 11

Accessible Housing

New residential developments of 50 (net) dwellings and above should provide 20% M4 (2) (Accessible & Adaptable Dwellings) of Schedule 1 of the Building Regulations and 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 to 49 (net) dwellings should provide 20% M4 (3) (Accessible & Adaptable Dwellings) of Schedule 1 of the Building Regulations for market housing and 90% M4 (2) (Accessible & Adaptable Dwellings) of Schedule 1 of the Building Regulations and 10% M4 (3) (Wheelchair use dwellings) for both market and affordable housing.

39 Health and Wellbeing

39.1 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.

39.2 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 at 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 or more hours per week unpaid care are significantly lower compared to the average for England. The District is also significantly better than the average for indicators around 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.

39.3 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. However, the suicide rate in Wealden District in 2014/2015 was recorded to be 9.1%, which is just above the average for England and the South East (8.8%) but below the rate for East Sussex at 11.0%.

39.4 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.

39.5 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.

39.6 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.

39.7 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.

39.8 Nearly all people will require community support facilities at some stage in their lives. A good education and the ability to keep ourselves fit and well and access quality medical and health care services throughout our lives, is important in improving our overall physical and mental health and wellbeing, reducing pressure on health care providers.Improving existing facilities such as community centres/Halls, libraries and educational establishments; playgrounds and outdoor sports pitches; and health centres, hospitals and 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

39.9 The provision of good quality open spaces and opportunities for sport and recreation provide an important contribution to the health and well-being 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.

39.10 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.

39.11 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.

39.12 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.

39.13 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 / community centres and schools, where public access may be restricted at certain times.

39.14 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;

39.15 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 13 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

39.16 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 provide 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.

39.17 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 provide 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 13 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.

Community Facilties

39.18 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 where improvements to existing provision, or new provision would be beneficial or is required in order to support the community in the future.

39.19 Community facilities - Community Halls, Village Halls and often Church Halls are are generally multipurpose 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

39.20 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.

39.21 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.

39.22 '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 a lot more.

39.23 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.

39.24 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.

39.25 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.

39.26 Community facilities therefore 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 complimenting community provision within the wider urban area, providing additional space and opportunities for social and community engagement without increasing pressure on existing resources.

39.27 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

39.28 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/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.

39.29 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.

39.30 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. Provision will be delivered 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 accessible by walking 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 (by at least 50% of the floorspace) to meet future needs. Regard should be given to Sport England's Design Guidance Note (2001) Village and Community Halls.

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.

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40 Built Environment and Design

40.1 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.

40.2 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.

40.3 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.

40.4 Much of the identity of an area and character of place is derived from the typology 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.

40.5 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.

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, town scape 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 includes 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. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

g) 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 town scape, landscape or topography where it is of good quality.

h) 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;

i) 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.

Policy BED 2

Transport and Site Design

To meet transport requirements development should:

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)Sustainable modes of transport, including public transport, walking any cycling are promoted. For development over 50 dwellings and where viable charging points for electric vehicles should be incorporated into new residential and employment developments;

c)Link to settlements by virtue of safe pedestrian footpaths;

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.

40.6 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) Respects the architectural style, character and form of the buildings or location of which they form a part, including appropriate use of materials, colours and illuminations;

b) Within Conservation Areas or on Listed Buildings, retains an existing traditional shop front 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. In some cases, discreet externally illuminated signs may be acceptable;

c) Advertisements, including hoardings, illumination of hoardings and illuminated fascia signs should be sensitively designed, of an appropriate size and appropriately located; and

d) 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.

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.

41 Natural Environment

41.1 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.

41.2 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 to this development resulting in light pollution and noise pollution also 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 not only to consider the direct impact on residents and their health and quality of life but also the impact on ecosystem services.

Noise Pollution

41.3 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 is has a proportion of industrial uses which potentially result in noise.

41.4 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 tranquilly 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;

Air Pollution

41.5 Air pollution has the potential to impact upon residential amenity by virtue of odour and human health through the release in concentrations of certain toxic emissions. The natural environment including Sites of Special Scientific Interest (national designation) and local wildlife sites (local designations) also can be be subject to adverse impact from air pollution. It is recognised that in regard to air pollution that development within Wealden District has the potential to impact residents and natural environments across local planning authority boundaries and this must be taken into account in both the Local Plan but in development management decisions. The Local Plan addresses the impact of air pollution on Ashdown Forest SAC which is recognised as an important site on a European scale and the Habitat Regulations Assessment (HRA) addresses potential impact on both the Pevensey Levels SAC and Ramsar Site and Lewes Downs SAC which is situated within Lewes District. Nothwithstanding the HRA any additional development in excess of the Wealden Local Plan will need to consider the impact on these two nature conservation sites under the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations).

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.

Light Pollution

41.6 Away from the main towns, the rural areas benefit from extremely dark skies. Wealden currently enjoys being 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. In this regard development within our District will need to consider its potential for impacts on this designation. The High Weald AONB Unit acknowledges the importance of dark night skies also and has worked with Wadhurst Parish in surveying their night sky in response to formatting a Parish policy for street lighting.

41.7 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) **(102)**. This can then be used to judge/assess the impacts of external artificial lighting.

Table 14

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

102 Guidance Notes for the Reduction of Light Pollution (2011)

41.8 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);

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.

Flood Risk

41.9 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[(103)] 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.

41.10 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).

41.11 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. The sequential test, on the location of development, only relates to flood risk from rivers (fluvial) and the sea (tidal). 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 and inlcudes 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.

41.12 In addition to fluvial and tidal flooding there are other forms of flood risk including ground water and surface water flooding. Although these types of flood risk are not subject to the sequential test for overall location of development they are important in terms of where development is located within the site and the mitigation measures required to alleviate this risk. This has an impact on the developable area, as mitigation can take up space on site as well on site costs.

41.13 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, and climate change exacerbates 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) where flooding from Ordinary Watercourses or drains is not shown on Environment Agency flood maps and this should be reviewed and assessed as

103 Available on the East Sussex County Council website www.eastsussex.gov.uk

appropriate in relation to development proposals and in line with Policy CC1. There is also residual risk, in some locations, from reservoirs within the District.

41.14 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 allocations. However, there are circumstances where flood zones are incorporated into development sites and it is made clear in policy terms that built development should not take place within these areas. Therefore the exceptions test has not been required for the purposes of allocating sites within the Wealden Local Plan.However, 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.

41.15 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[(104)]. 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 runoff) 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.

41.16 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[(105)]. It also requires that all new development in areas at risk of

104 Surface Water Management Plan Technical Guidance (March 2010)
105 Paragraph 103

flooding prioritise the use of SuDS. Additionally, and more widely, when considering major development, as defined in the Town and Country Planning (Development Management 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.

41.17 There are locations within the District where greenfield run off rates are unusually high due to underlying geology and topography, and 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 evapo-transpiration. The primary benefits of SuDS can be categorised under four distinct themes:

- Water quantity;
- Water quality;
- Amenity; and
- Biodiversity.

41.18 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.

41.19 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).

41.20 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.

41.21 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.

41.22 The following settlements in the district also have adopted surface water management plans including: Forest Row; Crowborough; Uckfield; Heathfield; Hailsham & Hellingly.

41.23 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.

41.24 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

41.25 These byelaws must be adhered to for any actions or works, including development, that may affect the Pevensey Levels and it 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[106], 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. 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 runoff. 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 selection 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 eight 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;

106 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.

Water Quality

41.26 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.

41.27 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 Pevnesey 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.

41.28 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 SuDs Policy CC1 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[(107)].

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

107 http://www.medway.gov.uk/pdf/SE7%20suds%20masterplanning%20FINAL%20low%20res[1].pdf

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.

Water Efficiency

41.29 In March 2015 the Government announced that the local planning authorities have the option to set additional technical requirements exceeding the minimum standards 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.

41.30 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.

Low Carbon and Renewable Energy

41.31 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.

41.32 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.

41.33 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.

41.34 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. Because of 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.

41.35 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.

41.36 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.

41.37 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

All proposals for low carbon and renewable energy schemes will be supported, subject to other polices in the development plan. 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.

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42 Historic Environment

42.1 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.

42.2 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.

42.3 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.

42.4 There are around 2213 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 26 designated conservation areas as well as other sites of local archaeological interest.

42.5 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.

42.6 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.

42.7 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.

42.8 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.

42.9 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 sustain and enhance its historic environment through positive management of development affecting heritage assets. 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 the optimum viable use that is compatible with the fabric, interior and setting of the building. Evidence supporting this will be submitted with proposals. New uses that adversely affect the fabric, character, appearance or setting of such assets will not be permitted.

For all applications affecting heritage assets or historic interest or potential interest, development will be required to:

a) Make reference to the significance of the asset, including drawing from research and documentation including as a minimum the East Sussex Historic Environment Record;

b) Reflect the current best practise guidance produced by Historic England, Extensive Urban Studies, Conservation Area Character Statements and where of relevance Landscape Characterisation Studies;

c) Reinforce the special character of the district's historic environment by taking account of historic context, street patterns, plot layouts and boundary treatment, green space and landscaping, siting, scale, height, massing, appearance, materials and finishes in relation to the heritage assets;

d) Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;

e) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;

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;

h) Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and

i) 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.

Sites of Archeological Interest

42.10 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'.

42.11 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.

42.12 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.

42.13 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.

42.14 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) mapped 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 2

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.

Demolition

Policy HE 3

Demolition involving Heritage Assets:

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 a positive contribution to the area; and

d) There is robust evidence that there is a reasonable prospect of the development going ahead, in a timely manner, following the demolition.

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.

Non-Designated or Locally Designated Built Heritage Assets

42.15 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.

42.16 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.

42.17 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 4

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.

Historic Parks and Gardens

42.18 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 5

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

c) it can be demonstrated that any harm can be outweighed by public benefits commensurate to the level of harm arising.

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43 Waste

43.1 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.
c. Waste arising from construction and operation of development maximises reuse/ recovery opportunities and minimises off site disposal.

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44 Communications

44.1 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 then superfast broadband is of significant importance.

44.2 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.

44.3 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.

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.

Specific consideration should be given by developments within housing and employment allocations to the opportunities of incorporating superfast broadband infrastructure particularly where superfast broadband is not available to the existing households within the settlement.

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Appendix 1

Table 15 : Non allocated SHELAA sites within the development boundary

Site No.	Site Address	Post code	Settlement	No. of units
470/1310	Fire Station, Victoria Road	BN27 2AY	Hailsham	10
574/3000	Horselunges Business Park and Gros Fayt, Park Road/Mill Lane	BN27 4HD	Hellingly	15
621/1310	Land at Hailsham Delivery Offices, 11 North Street	BN27 1DG	Hailsham	8
809/1310	Plumb Centre, 116 London Road	BN27 3AL	Hailsham	10
885/1310	Hailsham Ambulance Station, London Road	BN27 3BU	Hailsham	15
461/1310	Amberstone Council Depot	BN27 1PH	Hailsham	12
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
332/1780	North of railway line (land east of Station Road)	BN26 6SZ	Berwick Station	33
614/3030	Land at The Old Brickyard, Chiddingly Road	TN21 0JJ	Horam	30
841/3030	Land at Hedgerows, Eastbourne Road,	TN21 0LJ	Horam	38
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	TN21 0JL	Horam	36
111/1210	Land at Tilsmore Lodge	TN21 0LS	Heathfield	23[108]

108 granted planning permission after Oct 2016 but not counted towards the commitments

Appendix 1

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Appendix 2

Table 16 : Commitments

Site Name	Settlement	Net Outstanding permitted dwellings
The Old Post House, Bells Yew Green Road,	Bells Yew Green	1
Berwick Stores, Station Road, Berwick Station	Berwick	1
Harris Bros., Boreham Hill,	Boreham Street	6
Danes House	Blackboys	1
Blackboys Service Station, Lewes Road	Blackboys	10
April Cottage, High Street	Buxted	1
26 Trenches Road	Crowborough	1
Conservative Club, Whitehill Road	Crowborough	1
Land adj. Ruislip, Whitehill Road	Crowborough	1
Land at side of 2 Melrose Cottages	Crowborough	1
17 & 17A Harecombe Rise	Crowborough	2
St. Anthonys, Church Road, Crowborough	Crowborough	20
3a Beacon Road, Crowborough	Crowborough	1
Beacongate & Burleigh	Crowborough	1
Land rear Alpina, 27 Beacon Roa	Crowborough	1
Rear of 2 London Road	Crowborough	1
2 London Road	Crowborough	2
4C Belmont Buildings, High Street	Crowborough	2
Crowton House, The Broadway	Crowborough	3
1 Beacon Road	Crowborough	4
Calverly House, 6 The Broadway	Crowborough	5

Appendix 2

Site Name	Settlement	Net Outstanding permitted dwellings
The Old Buttery, Chapel Green	Crowborough	1
22 Bridger Way	Crowborough	1
28 Aldervale Cottages	Crowborough	1
Brookfield Works, Crowborough Hill	Crowborough	1
Land at Rockington Nursery, Blackness Road	Crowborough	1
7 - 8 Tanners Way	Crowborough	2
Buen, Crowborough Hill	Crowborough	2
Cranstal, Crowborough Hill,	Crowborough	4
Phase 2 Knolldene, Blackness Road	Crowborough	6
Plough and Horses, Walshes Raod,	Crowborough	12
WDC Depot, Forest Dene, Jarvis Brook.	Crowborough	34
Land @ Walsh Manor Farm, Walshes Road,	Crowborough	160
Downs Cottage	East Hoathly	2
1 Hartfield Cottage	Forest Row	1
1st fl. offices, Hillside, The Square,	Forest Row	1
First floor, 20A Hartfield Road,	Forest Row	1
Silverdale, Lower Road,	Forest Row	1
ATW House, Lewes Road	Forest Row	4
Clearway, Lower Road,	Forest Row	5
Oak Tree Farm, Camberlot Road	Hailsham	1
Nightingale Farm, Hailsham Road, Polegate	Hailsham	1
Nightingale Farm, Hailsham Road, Polegate	Hailsham	1
Amberstone Place, Amberstone	Hailsham	1
Winton, Amberstone	Hailsham	1

Site Name	Settlement	Net Outstanding permitted dwellings
Amberstone Nursery, A271, Amberstone	Hailsham	47
Land off Mill Road	Hailsham	165
Land adj. Rosslyn House, The Drive, Hellingly	Hailsham	1
U1, Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hailsham	1
U2, Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hailsham	1
Land adj. 31 New Road, Hellingly	Hailsham	2
Land adj. Alphington House, The Drive, Hellingly	Hailsham	2
Former Danecroft Nurseries, Station Rd, Hellingly	Hailsham	14
Marigolds Farm, Nash Street, Golden Cross	Hailsham	1
28 Ersham Road	Hailsham	1
22 - 36 Mill Road	Hailsham	2
The Paddocks, South Road	Hailsham	3
Coppards, Summerhill, Polegate	Hailsham	4
Elizabeth Lodge Care Home, 3 Bowley Road	Hailsham	6
Ersham Farm, Ersham Road	Hailsham	28
Land at Arlington Road East	Hailsham	32
Oaklands, Ersham Road	Hailsham	170
Grain Cottage, Hempstead Lane	Hailsham	1
Site at Laurelhurst Farm, Lower Dicker	Hailsham	1
West Lodge, Droves Lane, Lower Dicker	Hailsham	1
82 London Road	Hailsham	1

Appendix 2

Site Name	Settlement	Net Outstanding permitted dwellings
Foxwood formerly Troon Cottages, Gleneagles Drive	Hailsham	1
2 / 4 Summerfields Avenue	Hailsham	2
Hamelsham Manor, 80 London Road	Hailsham	3
Caffyns Ltd., 49 London Road	Hailsham	20
Land adj Grovelands School, Off Dunbar Drive	Hailsham	40
Elizabeth Court, St. Marys Avenue	Hailsham	-16
46 & 48 High Street	Hailsham	1
Bank Flats A+B, 3 Market Street	Hailsham	1
First Floor, 28-28a High Street	Hailsham	1
Land East of Battle Road, Phases 2+3	Hailsham	1
Land rear of 31 Marshfoot Lane	Hailsham	1
Rear of 3 Station Road	Hailsham	1
The Coach House, Vicarage Road	Hailsham	2
Wentworth House, George Street	Hailsham	2
First Floor, 7-10 Vicarage Fiel	Hailsham	3
Gidleigh Lodge, 22 London Road	Hailsham	3
First Floor 31-33 & 41-43 Vicarage Field	Hailsham	7
213 London Road	Hailsham	1
2A Summerfields Avenue	Hailsham	1
38 Farne Close	Hailsham	1
Woodside Farm, Hempstead Lane	Hailsham	1
Courtneys, 82 Upper Horsebridge Road	Hailsham	2
The Woodyard, Upper Horsebridge Road	Hailsham	2

Site Name	Settlement	Net Outstanding permitted dwellings
Little Horselunges, Upper Horsebridge	Hailsham	4
Land west of Greenfields, Hempstead Lane	Hailsham	6
Leap Cross SBC, London Road	Hailsham	12
Land west of Park Road	Hailsham	235
109 Battle Road	Hailsham	2
Land east of Park Road	Hailsham	460
Land adjacent to Amberstone Nursery	Hailsham	110
The Hay Waggon, High Street	Hartfield	3
Robin of Heathfield, Hailsham Road	Heathfield	1
Fairfax, Prospect Road	Heathfield	2
Beechwood House, Beechwood Lane	Heathfield	10
1 Ridgeway Close	Heathfield	1
Garage Block at Hemsley House	Heathfield	1
Land adj. 2 Fern Cottage, Mutton Hall Lane	Heathfield	1
Land at Edgehill Close	Heathfield	1
Lowlands, High Street	Heathfield	1
Maylea, Ridgeway Close	Heathfield	1
Mutton Hall Cottage, Mutton Hall Lane	Heathfield	1
Nuwara Eliya, Collingwood Avenue	Heathfield	1
Panorama, High Street	Heathfield	1
The Old Dairy, Burwash Road, Broad Oak	Heathfield	1
Mulberry House, High Street	Heathfield	2
Rear of 3 Cherwell Road	Heathfield	2
St. Catherine's Church, Mutton Hall Hill	Heathfield	4

Appendix 2

Site Name	Settlement	Net Outstanding permitted dwellings
The Coach House, Burwash Road, Broad Oak	Heathfield	10
Land rear of Police Station, High St,	Heathfield	112
Crouch Butchers, Gardner Street	Herstmonceux	1
The Warehouse, Gardiner Street	Herstmonceux	1
Land adj. Higham Cottage, Gardner St	Herstmonceux	2
Land adj Elm Tree House, Gardiner St.	Herstmonceux	4
Land adj. Lime Cross Recreation Grnd	Herstmonceux	70
Land adj. 4 West Terrace, West End,	Herstmonceux	1
Land adj. The Firs, West End	Herstmonceux	1
Michelham Priory Masons Lodge	Herstmonceux	1
Land adj. 1 Ferndale, Hailsham Road	Herstmonceux	3
Land South of Hailsham Road	Herstmonceux	40
West Terrace, West End	Herstmonceux	4
Land adj. 39 James Avenue	Herstmonceux	1
Land adjacent to Geo Collins Honda	Herstmonceux	17
Hedgerows	Horam	1
Grammont, Chiddingly Road	Horam	20
Land west of A267, adj. Tennis Club	Horam	38
Former Merrydown Cider Factory, A267	Horam	43
AG Advisory, High Street	Horam	1
Bridge House, High Street	Horam	1
Rose Mead Farm, Horebeech Lane	Horam	1
The Fabric Shop, High Street	Horam	1
Wealden Court, High Street	Horam	1

Site Name	Settlement	Net Outstanding permitted dwellings
Vreeburg (formerly Oaklea), Horebeech Lane	Horam	2
(Former) Horam Inn, High Street	Horam	4
Downcroft Nursery, Squab Lane	Magham Down	1
Hawthorn, Squab Lane	Magham Down	1
Hawthorns, West Street	Mayfield	1
Land adj. Airlie Cottage, Old Lane	Mayfield	1
Land behind South Street	Mayfield	1
Land off Sandy Lane, East Street	Mayfield	1
Owlswood, Old Lane	Mayfield	1
Land at Love Lane	Mayfield	18
Charlton House, The Green	Ninfield	1
Land rear of West Central Cottages	Ninfield	1
Colin Cars, Bexhill Road	Ninfield	2
Land at Ingrams Farm, Bexhill Road	Ninfield	55
1 Sunstar Lane	Polegate	1
70 Wannock Avenue, Lower Willingdon	Polegate	1
80 Wannock Lane, Lower Willingdon	Polegate	1
95-97 Station Road	Polegate	1
Land adj. 52 Dutchells Way, Eastbourne	Polegate	1
Land adj. 75 Seven Sisters Road, Lower Willingdon	Polegate	1
Land at Dittons Villa, Dittons Road	Polegate	1
Plot adj. 34 Westfield Close	Polegate	2
Joan Hughes Court, Walnut Walk	Polegate	4
29-47 High Street	Polegate	4

Appendix 2

Site Name	Settlement	Net Outstanding permitted dwellings
50 West Close	Polegate	7
Land adj. Greenleaf Gardens	Polegate	40
Land at Dittons Road	Polegate	57
Remaining land north of Dittons Road	Polegate	63
Broderickand and Hamlands Farm	Polegate	390
Former Cornford's FS, Battle Road	Punnetts Town	1
The Barn, North Street	Rotherfield	1
3 South Side	Rushlake Green	1
Land at Dittons Road	Stone Cross	1
Langsett, Rattle Road, Westham	Stone Cross	1
Merrilees, Dittons Road, Stone Cross, Pevensey	Stone Cross	1
Land North of Dittons Road	Stone Cross	55
Land South of Rattle Rd, Stone Cross, Westham	Stone Cross	120
Land at Uplands Farm, Rattle Road	Stone Cross	183
The Wells, Rattle Road	Stone Cross	245
17 Baxendale Way	Uckfield	1
Land North of Mallard Drive	Uckfield	146
1 Boundsway	Uckfield	1
100 High Street	Uckfield	-1
2 Mill Drove	Uckfield	1
50 New Barn Lane, Ridgewood	Uckfield	1
70 New Town,	Uckfield	1
Land adjacent Lewes House, New Town	Uckfield	1

Site Name	Settlement	Net Outstanding permitted dwellings
33 Framfield Road,	Uckfield	2
39A New Town,	Uckfield	2
40 New Barn Lane, Ridgewood,	Uckfield	4
Land west of Ridgewood Manor Lodge, Lewes Rd,	Uckfield	4
Oakridge House, New Town,	Uckfield	5
St Phillips R.C Primary School, New Town,	Uckfield	7
Land West of Uckfield	Uckfield	1000
Land adjacent to 2 The Drive,	Uckfield	1
200-206 High Street,	Uckfield	2
91 High Street,	Uckfield	2
New Olives, High Street,	Uckfield	2
Sussex House, Grange Road,	Uckfield	4
The Meads, Grange Road,	Uckfield	4
Grants Hill House, Oaklea Way,	Uckfield	25
19 Church Street,	Uckfield	1
Carambola, Turners Green Road	Wadhurst	1
Prendoran	Wadhurst	3
Red Lion, Sparrows Green Road	Wadhurst	4
Enderby, Old Station Road	Wadhurst	1
Land east of Queenswood, Castle Walk	Wadhurst	1
Church House, Church Street,	Wadhurst	1
Garage Site, R/O The Creig, High Street,	Wadhurst	1
The Old Bakery, High St,	Wadhurst	1
Land adj. Courthope Avenue,	Wadhurst	2

Appendix 2

Site Name	Settlement	Net Outstanding permitted dwellings
Land adj. 26 Snape View,	Wadhurst	3
Land East of Lower High Street,	Wadhurst	35
68B High Street,	Westham	1
Land adj. 3 Pevensey Park Road	Westham	1
52 & 54 High Street	Westham	2
4 Highview Close	Windmill Hill	1

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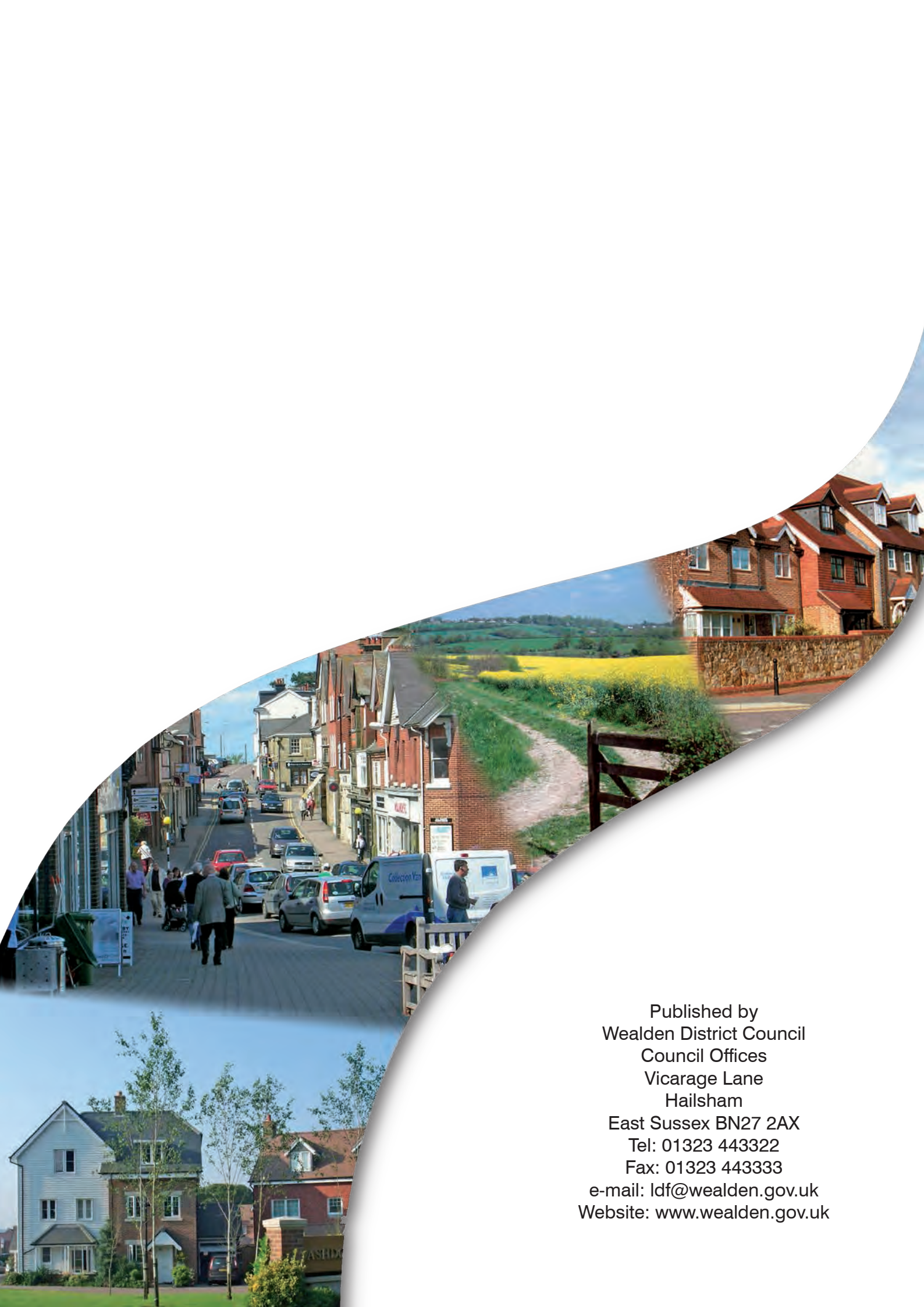

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