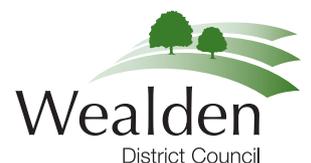


Wealden District Council Local Plan

Wealden Local Plan



Issues, Options and
Recommendations
Consultation



October 2015

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A copy of the Wealden Local Plan and associated documents can be downloaded from the Planning Policy pages of the Wealden website, www.wealden.gov.uk/planningpolicy or scan the QR code below with your smart phone.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk



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1 Introduction

Introduction

1.1 The Council has started work on preparing its new Local Plan called the Wealden Local Plan.

1.2 The Wealden Local Plan will identify a vision for future growth and change for the District. The vision will be turned into objectives and policies which will deal with issues such as housing, the economy, the environment and infrastructure. These policies will also provide the detail required for decisions to be made on planning applications.

The Area of the Plan

1.3 A small area of Wealden District is within the South Downs National Park. The South Downs National Park Authority is responsible for planning policy in this area and the Wealden Local Plan will not have policies relating to this part of the District. The South Downs National Park Authority are progressing their own plan called the South Downs National Park Local Plan. This document does not deal with any part of the South Downs National Park area.

New Wealden Local Plan and Hailsham Area Action Plan

1.4 This document contains the issues, options and recommendations to progress the Wealden Local Plan, and an additional Local Plan called the Hailsham Area Action Plan. The Hailsham Area Action Plan will provide the specific policies that will direct the significant change that is proposed in Hailsham and the surrounding area. This additional document will contain:

1. policies for Hailsham Town Centre including allocations for specific town centre uses;
2. the infrastructure directly associated with the development of 9,380 dwellings within and around Hailsham;
3. policies to deliver the urban extensions of Hailsham within Hailsham and possibly Arlington and Polegate; and
4. phasing of development and specific development requirements associated with significant change including the location of different types of development within strategic allocations.

1.5 The scope of this Area Action Plan will not include strategic sites in Hellingly to the north of Hailsham that will also help meet the delivery of the additional 9,380 dwellings. Policies concerning this strategic development will be contained within the Wealden Local Plan.

1.6 It is proposed that both the Wealden Local Plan and the Hailsham Area Action Plan will be developed, submitted and examined at the same time.

Relationship with the Core Strategy

1.7 The new Wealden Local Plan and the Hailsham Area Action Plan will review all the policies within the Core Strategy which was adopted in 2013. When the Wealden Local Plan is adopted, the Core Strategy policies will no longer exist. In addition to this the Wealden Local Plan will take the place of the Wealden Local Plan adopted in 1998.

Supplementary Planning Documents

1.8 There are a number of draft and adopted Supplementary Planning Documents which are based on policies within the adopted 1998 Wealden Local Plan. When this document is no longer in use the Supplementary Planning Documents will no longer be relevant.

1.9 This document contains a number of detailed policies about technical matters, and it is planned that some of these policies will be assisted by new Supplementary Planning Documents. These documents will assist in determining planning applications. These documents also have to go through a process of consultation before adoption, and we will, through our Local Development Scheme, identify the documents to be produced and time scales of production.

Why a New Plan

1.10 The Planning Inspector that examined the Core Strategy required the Council to review the Core Strategy in 2015. The Inspector considered that for good reasons the housing numbers in the Core strategy did not necessarily meet need and the Inspector wanted to make sure that future plans reflected any change in circumstances which may allow more growth. This specifically related to the limited capacity of the waste water treatment works in Hailsham to discharge treated effluent into the Pevensey Levels.

How a Local Plan is Prepared

1.11 There are a number of stages that a Plan must go through before it can be adopted by the Council. The first stage of formal consultation we are calling Issues, Options and Recommendations. After this, the next formal stage will be the publication of the Proposed Submission Local Plan.

1.12 The Proposed Submission Local Plan is the plan that the Council is proposing to submit to the Planning Inspector for examination. However, before submission it is necessary to ask for comments as to whether the Plan meets all the legal requirements and that it is sound. It is after this second stage that the Plan will be submitted for examination.

1.13 A Planning Inspector is appointed by the Secretary of State to examine the Plan. This usually takes the form of written submissions and public hearings. The Inspector will consider all relevant matters and decide whether the Plan can be adopted by the Council, whether modifications are required in order for the Plan to be adopted or whether the Plan requires further work.

What if a Neighbourhood Development Plan is being Prepared

1.14 There are now opportunities for Parish and Town Councils 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.

1.15 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.

1.16 There are currently five Neighbourhood Development Plans being produced in Wealden District, none of which as yet have been submitted for examination. It is proposed that the Wealden Local Plan continues to prepare a plan for these areas, working with the Parish and Town Councils concerned. 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.

What is Legal Compliance

1.17 Legal compliance relates to a number of matters and requires:

- 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.

1.18 In preparing a local development document the local planning authority must have regard to:

- national policies and advice contained in the National Planning Policy Framework and the National Planning Practice Guidance;
- the community strategy prepared by the authority;
- any other local development document which has been adopted by the authority; and
- the resources likely to be available for implementing the proposals in the document.

1.19 For more information on the Local Development Scheme, the Statement of Community Involvement, Strategic Environmental Assessment, Habitat Regulations Assessment and the Duty to Cooperate please refer to the glossary at the back of this document.

What is Soundness

1.20 Soundness is a key factor in determining whether a Plan can be adopted. The 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.

How Are Policies Put Together

1.21 The starting point for policy development is the National Planning Policy Framework. This is the Government's national planning policy document, and we are required to be consistent with this document. The National Planning Policy Framework tells us what type of policies should be contained within the Local Plan, and how we should produce the policies.

1.22 Using the National Planning Policy Framework as a guide we then look at the local evidence we have collected. The evidence includes:

- Local strategies including the vision and the aims of the Corporate Plan, the Sustainable Community Strategy, the South East Local Enterprise Partnership Strategies, the East Sussex County Council Growth Strategy, and Parish and Town Council Plans;
- Other relevant Plans including High Weald Management Plan, the Pevensey Levels Water Management Plan, South Downs and Eastbourne Water Management Plans, South East Water Management Plan;
- Factual evidence including: Strategic Housing and Economic Land Availability Assessment (SHELAA); retail assessments; town centre assessments; infrastructure capacity; Strategic Housing Market Assessment (SHMA), Gypsy and Traveller Accommodation Assessment (GTAA), Strategic Flood Risk Assessment (SFRA), Employment Land Review (ELR); Habitat Regulations Assessment (HRA), viability assessments, ecological assessments and conservation area appraisals;
- The assessment of reasonable alternatives, which are contained within the Sustainability Appraisal Report; and
- Consultation responses including discussions with other bodies under the duty to cooperate.

Duty to Cooperate

1.23 Planning authorities now have a duty to cooperate. This is a legal test in the examination of a local plan. It means that we are required to engage constructively, actively and on an on-going basis on cross boundary strategic planning matters with other authorities and public sector bodies. Wealden District is committed to this process, and is part of the East Sussex Strategic Planning Members Group which is tasked with fulfilling the duty to cooperate. Part of the work programme involves joint working on policies that go beyond local authority boundaries. This work should ensure a consistent approach across relevant areas, to deliver positive outcomes.

1.24 We have held a number of meetings with Local Authorities in the area to discuss cross boundary strategic issues before the publication of this document. We have also spoken to infrastructure providers about the approach we will be taking. The discussions undertaken have had a direct influence on this document.

1.25 Government guidance also requires that plan is developed in consultation with the Local Enterprise Partnership (LEP), in this case the South East LEP and with the Local Nature Partnership. The South East LEP have produced the South East Local Enterprise Partnership Economic Strategy, 2014. This Local Plan document takes into account the approach undertaken in the South East LEP document. The Council is also directly involved with the LEP and Team East Sussex, which forms part of the LEP, and this document is also informed by these discussions.

What is an Issues, Options and Recommendations Document

1.26 This document is a consultation document that explores the issues for the District, provides information on options that have been considered and identifies, where possible, recommendations for future testing.

1.27 It is necessary to ask questions at an early stage in order to narrow down the focus for testing and to determine what evidence is necessary beyond that already collected and planned. This document is not based on all the necessary evidence that is required to submit a document for examination. It does not provide the preferred policy, it provides a recommendation for testing and in the future the policy approach may change. It does not reflect consultation responses and the full factual evidence base required for the purposes of decision making and therefore has no material weight for decision making purposes.

Structure of the Document

1.28 There are a number of matters and a wide range of issues contained within this document. The document is structured into four sections with the first section focusing on strategic policy (Chapters 3 to 11) and the second section based on general settlement principles (Chapters 12 to 15). The third section relates to specific settlements (Chapter 16 to 17) and the fourth section focuses on common themes (Chapters 18 to 26).

1.29 There are common elements that run through and inform the document, and it is recommended that you read the strategic policy section (Chapters 3 to 11) before looking at other sections. This is because the preferred strategic option for housing and the economy influence the options being considered in other parts of the document.

1.30 It is not necessary to answer all the questions contained within the document. The consultation responses may change the preferred options for testing. Having said this, it is not necessarily the case that a preferred option for testing will change due to a high level of negative comments to an option. It is the reasoning behind the comments that are important, and the need to comply with all the requirements outlined in this chapter.

Other Documents

1.31 The Council has produced a number of documents alongside this Issues, Options and Recommendations Consultation. Importantly, we have also produced a separate document on Conservation Areas. This document provides issues, options and recommendations for the future of Conservation Areas within the District and you may comment on this document separately.

1.32 Both of these documents are subject to Sustainability Appraisal, and a report has been published that provides details on the options that have been considered and the Sustainability Appraisal of those options. Comments on this document are also welcomed.

1.33 Other documents relevant to this consultation can be found on the Planning Policy web pages on the Councils website.

2 Consultation

2.1 The purpose of this document is to seek the views of those with an interest in the future of the District and comments and feedback are welcomed on this document. We have produced a questionnaire which asks questions about the content of this document and the Sustainability Appraisal that accompanies it. The questionnaire is available in paper form but it is also available on-line and electronically. Please read the accompanying 'Guidance Note for Respondents' before submitting your comments.

2.2 We ask that wherever possible for you to fill in the questionnaire or submit your response on-line using our 'Objective' consultation system at <http://wealden.objective.co.uk/portal/>. Or alternatively you may submit an electronic form or a scanned paper form by e-mail to ldf@wealden.gov.uk.

2.3 If you would prefer to submit your comments by post, please complete our form and send this to Planning Policy, Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX.

2.4 The consultation period runs for six weeks beginning 9am on Monday 19th October 2015 until 5.00 pm on Monday 30th November 2015. We can only accept responses between 9am Monday 19th October 2015 and 5pm on Monday 30th November 2015.

2.5 After Monday 30th November we will consider the responses and report back to the Local Development Framework Sub Committee. We will put the dates of the Committee meeting on our website as soon as we can after we have received and catalogued all the responses.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 30 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended, requires copies of all representations to be made publicly available. The Council will also provide names and associated representations on its website but will not publish personal information such as telephone numbers, e-mails or private addresses. By submitting a representation you confirm that you agree to this and accept responsibility for your comments.

Please telephone 01892 602008 or e-mail ldf@wealden.gov.uk if you require assistance in submitting your representation or if further information is required. If you, or somebody you know, would like the information (guidance notes, forms, Questionnaire etc) in large print, braille, audio tape/CD or in another language please let us know.

2 Consultation

3 Context of the District

3.1 Wealden District is a large rural district with small settlements which rely upon the provision of services and facilities of towns and cities outside of the District. The Market Towns and District 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. 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.

3.2 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. 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 market.

3.3 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 in the area, and for providing retail and employment opportunities.

3.4 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.

3.5 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. Associated with this coastline is the low lying Pevensy Levels. These undeveloped Levels are recognised as being a wetland of international importance, sustaining a number of rare species including the Fen Raft Spider and the Little Whirlpool Ram's Horn Snail.

3.6 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. A system of watercourses also sustains the important wetland of the Pevensey Levels. 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.

3.7 Towards the north of the District the landscape dramatically changes with wide expansive rugged views which is 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. Whilst there are settlements within this area the settlement pattern of mainly small settlements and farmsteads have evolved over a number of years, enhancing the landscape.

3.8 The Dark Night Skies and dark landscape initiative is becoming of increasing importance to both the South Downs National Park Authority and the High Weald Area of Outstanding Natural Beauty Unit. Together with the undeveloped Pevensey Levels, these areas are seen to be an important and nationally valuable resource which requires protection.

3.9 Within the High Weald Area of Outstanding Natural Beauty sits the Ashdown Forest. This Forest 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.

3.10 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. Although around 60% of the workforce is made up from residents of the District 43% of the residents aged between 16 and 74 out commute. The economy in Wealden is buoyant with low unemployment, although with an ageing population a number of residents do not contribute to the workforce.

3.11 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 into the fringes of our larger settlements.

3.12 The issues concerning the economy and employment means there are opportunities to seek to build the small and medium enterprises and bring in new industries and entrepreneurs which increase the proportion of residents accessing work in the area, at a higher 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.

3.13 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 relatively poor. This is particularly becoming more of an issue in both 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 rely upon public transport.

3.14 Due to its location, Wealden District has 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 a resource for granted.

3.15 Wealden District provides part of the regionally significant A27 east west coastal corridor for Hastings, Rother, Lewes and Brighton and Hove and beyond. This single carriage way 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 dynamic region.

3.16 Wealden District has seen significant change over the past 10 years. Housing and employment growth is growing exponentially 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.

3 Context of the District

4 National Planning Policy Framework Strategic Approach

4.1 The National Planning Policy Framework requires that policies in Local Plans should follow the approach of the presumption in favour of sustainable development. This means that:

- Local Plans should positively seek opportunities to meet the development needs of their area; and
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

4.2 The core principles that must be reflected in the final local plan include:

- pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places. Objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
- seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas;
- conserve heritage assets in a manner appropriate to their significance;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

4 National Planning Policy Framework Strategic Approach

5 Presumption in Favour of Sustainable Development

5.1 The National Planning Policy Framework is based upon the presumption in favour of sustainable development. This means that if the proposal is deemed to be sustainable then it is considered that it is acceptable. During the examination of the Core Strategy the Council was advised to provide a policy which emphasised the presumption in favour. It is proposed that, after consideration of the alternative of not to include, this policy is brought forward into the Wealden Local Plan as shown below. Owing to the nature of the policy there are no other reasonable alternatives.

Issue 1

Presumption in Favour of Sustainable Development

The National Planning Policy Framework requires decisions to be made with the presumption in favour of sustainable development. This presumption must be clear within Local Plans.

Preferred Option for Testing - Presumption in Favour of Sustainable Development

Preferred Option for Testing 1

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Table 1 Advantages and Disadvantages of Presumption in Favour of Sustainable Development

Advantages	Disadvantages
<ul style="list-style-type: none"> Provides clarity with regards to national policy 	<ul style="list-style-type: none"> Duplicates national policy

Question 1**Presumption in Favour of Sustainable Development**

Do you agree or disagree with the inclusion of the Presumption in Favour of Sustainable Development within the Local Plan?

6 Local Strategies

6.1 The Wealden District Corporate Plan identifies the Council's objectives between 2015 to 2019. This Corporate Plan underpins local ambitions and includes a number of matters relevant to the Wealden Local Plan.

Wealden District Corporate Plan Objectives

Communities

- Help build stronger, more self-reliant communities;
- Encourage more people to buy their first home;
- Improve access to affordable housing for local people;
- Build further extra-care housing to help meet the needs of older people; and
- Promote healthier and active lifestyles with our partners, Freedom Leisure, and explore the potential for a community company to set up a sports park.

Environment

- Ensure development growth is in line with the adopted Local Plan which will deliver sustainable developments in Wealden's towns and villages;
- Preserve the character of Wealden's rural areas and support the work of the South Downs National Park;
- Carefully manage our sensitive, protected landscapes including Wealden's designated Area of Outstanding Natural Beauty;
- Support, conserve and enhance Wealden's green spaces and biodiversity assets including designated sites such as the Pevensy Levels;
- Consider development of a renewable energy centre;
- Review nitrogen deposition in protecting the fragile environment of Ashdown Forest;
- Review housing need to help plan new affordable housing;
- Provide Suitable Alternative Natural Green Spaces and manage them like country parks;
- Work with partners to secure infrastructure at the right time to support sustainable development and realise local benefits from developer contributions;
- Support partners in promoting better rail services; and
- Support the reinstatement of the Lewes – Uckfield line.

Local Economy

- Attract more jobs and employment opportunities to the District;
- See more young people taking up local jobs;
- Support improvements to shopping facilities where appropriate;
- Work with local businesses to grow Wealden’s tourism offer to make the District increasingly a destination of choice and encourage higher visitor spending;
- Support Wealden’s farming, forestry and viticulture enterprises;
- Encourage entrepreneurs, start-ups and niche businesses;
- Enhance opportunities for hi-tech businesses;
- Promote development that creates jobs, enabling more people to work close to where they live;
- Explore the potential for a large scale tourism development in the south of the District;
- Support improvements to the A27;
- Promote the A22 Enterprise Corridor; and
- Enable the provision of additional appropriately sited employment and retail space.

6.2 The Sustainable Community Strategy is also an important document in Strategic Plan making.

Sustainable Community Strategy Vision

- A healthy, rich and diverse environment based on sustainable principles for everybody in Wealden;
- Reduce health inequalities, provide appropriate information and advice and access to health and social care services in order to maximise the potential for good health and well being;
- Enough decent, affordable homes to meet the needs of everyone who lives in or needs to live in the District;
- Access to lifelong learning, education and skills training to allow Wealden residents to fulfil their potential;
- A broad range of opportunities to improve quality of life, health and well being, including sport, leisure, recreation and the arts;
- A prosperous and sustainable local economy that is dynamic, flexible and maintains the environmental qualities of the area;
- Residents and visitors to Wealden are confident of their safety and free from the fear of crime; and
- Improved accessibility for all and reduce the impact of traffic on people and places.

7 Core Strategy

7.1 When the Wealden Local Plan is adopted the adopted Core Strategy Local Plan Policies will no longer exist. Therefore we cannot assume that the Core Strategy policies should be brought forward into this Plan. It is necessary to consider alternatives to the Core Strategy Policies and this is undertaken throughout this document. Having said this, the policies in the Core Strategy were examined taking into account the National Planning Policy Framework and there may not be a need to ultimately change the policy. The adopted Core Strategy Local Plan policies remain relevant until they are superseded. In addition information such as employment land need is relevant to the amount of housing that is within the Core Strategy; therefore if housing is being granted, based on the Core Strategy, then employment land provision remains to be required and is an important part of achieving sustainable development.

7.2 This document has no weight in terms of decision making. However, if for whatever reason it is used and significant growth is allowed then consideration should be given to what other provision is required in order to make the growth sustainable. This should include consideration of whether there is enough employment land, that the strategic road network can cope with the growth and whether we have enough social, cultural, leisure and other facilities associated with the growth.

7.3 A number of planning consents have already been granted for housing and employment land identified in the Core Strategy. These permissions will be taken forward into this Wealden Local Plan. It is only the parts of the Core Strategy that have not been subject to a consent or resolved to be permitted that will be considered further in terms of alternative provision.

7 Core Strategy

8 Strategic Housing Strategy

Housing Issues

Objectively Assessed Housing Need

8.1 The National Planning Policy Framework requires us to identify our objectively assessed need and seek to meet that need. In line with Government guidance the Council has commissioned work on our Strategic Housing Market Assessment (SHMA). The main purpose of the Wealden SHMA is to identify the Housing Market Area (HMA) relevant to Wealden District and to identify the Objectively Assessed Housing Need (OAHN) of that area.

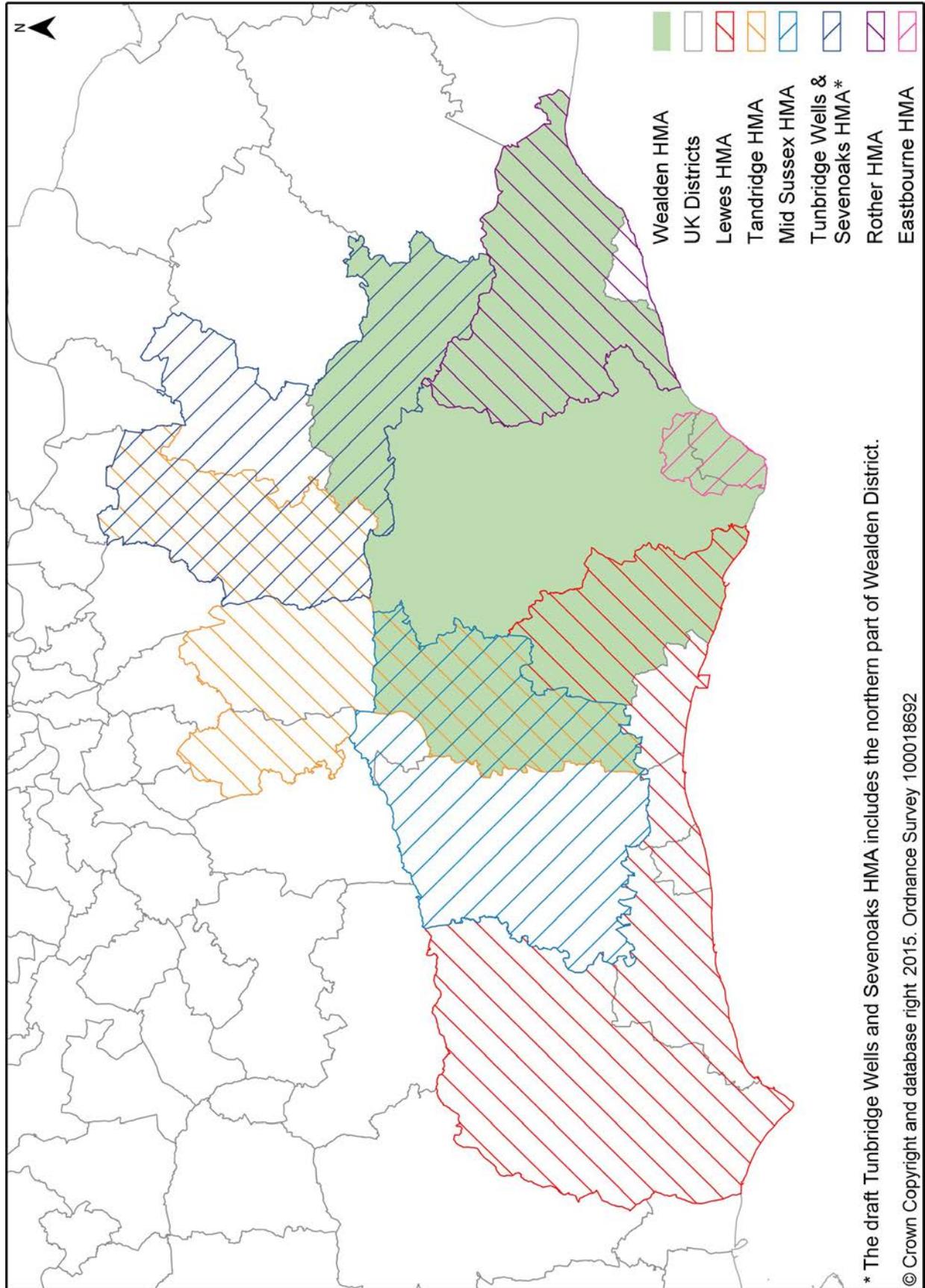
8.2 The Wealden SHMA provides information on the whole of Wealden District including the part of the District within the South Downs National Park.

8.3 The Wealden SHMA has identified that Wealden shares a Housing Market Area with Eastbourne Borough, Tunbridge Wells Borough, Rother District, Lewes District and Mid Sussex District. However, each Local Authority within the Housing Market Area identified in the Wealden SHMA has its own Strategic Housing Market Assessment. These SHMAs do not necessarily coincide with the Wealden SHMA. The SHMAs from other local authorities show that:

- Eastbourne Borough is in a housing market with south Wealden;
- Rother District solely shares a housing market with Hastings Borough;
- Lewes District is within a larger housing market area which includes Brighton and Hove City; and
- Tunbridge Wells Borough shares a housing market area with north Wealden, but also shares a market with Sevenoaks District and Tonbridge and Malling District.

8.4 Based on meetings with neighbouring local authorities, under the Duty to Cooperate, it is emphasised that there are overlapping Housing Market Areas and each local authority may be contained in one or more Housing Market Areas. The overlapping Housing Market Areas are shown in Figure 1. We have spoken to our neighbours about the Housing Market Area and it is the case that not all of our neighbours agree to the Housing Market Area identified in this document. The Housing Market Area is relevant for considering the Objectively Assessed Housing Need for the housing market, and any valid concerns raised by our neighbours may have an impact on the overall Objectively Assessed Housing Need.

Figure 1 Housing Market Areas Relevant to Wealden District



8.5 Government guidance advises us to look at the unconstrained need of the area based upon population migration, household formation and births and deaths, known as a demographic projection. Then we are required to look at the impact of market signals including the economy and affordable housing need. This work has been undertaken for Wealden District alone which shows an objectively assessed demographic projection of 660 dwellings per annum between 2013 and 2033. The end date of this timescale is 15 years from the anticipated date of adoption of the Plan, which is commonly used in Local Plan making. The SHMA then looks at historic job growth and predicted rates of job provision within Wealden District. Based on a high job growth forecast the SHMA identifies a housing need of 735 dwellings per annum between 2013-2033. The SHMA then further assesses the situation with regards to market signals and concludes that 735 dwellings per annum is sufficient to cover market signals. Based on this range and not taking into account any planning permissions granted or dwellings completed then the additional number of houses required in Wealden District alone is 13,200 dwellings to 14,700 dwellings.

8.6 Government guidance advises that the higher OAHN figure is used. Taking into account consents granted, development completed between April 2013 and April 2015 and Core Strategy broad locations and village allotted housing numbers⁽¹⁾ this leaves around 7,500 additional dwellings. If taken across 20 years then this is 375 more dwellings per annum than the current Core Strategy requirements. However taking into account the number of sites permitted, or resolved to be permitted, in Strategic Development Areas, and taking into account the April 2015 base date, the actual number being considered is a further 9,200 dwellings.

8.7 We are also required to consider the needs of the Housing Market Area. The Local Authorities within the Housing Market Area are at different stages in plan making. Rother District adopted their Core Strategy in September 2014 and Lewes District is currently under examination. Tunbridge Wells Borough adopted their Core Strategy in June 2010 and it is now currently under review. Eastbourne Borough adopted their Local Plan in 2013, and that Plan will also require a review. Mid Sussex District Council are shortly to submit their District Plan for examination. Each Local Plan therefore is at a different stage of assessing their objectively assessed need. However, based on current plans and most recent evidence we have calculated the objectively assessed need and the current under supply of the plans⁽²⁾. Under supply is where the plan cannot meet the objectively assessed need of the area. Within the Wealden Housing Market Area the current under supply from our neighbours is calculated to be 12,000 dwellings. It is acknowledged that this under supply figure will change in the future as this figure does not take into account any additional future housing targets for Tunbridge Wells Borough or Eastbourne Borough Council and does not reflect that these other Districts/ Boroughs fall within other Housing Market Areas, therefore the under supply may be better met in other areas of their Housing Market Area.

1 Please note that it is acknowledged that Core Strategy housing numbers will be required to be re-assessed as Core Strategy policies will be superseded and therefore under review

2 Plans in place do have different timescales than the Wealden Local Plan and may be subject to change and review as the plan progresses

8.8 For the purpose of decision making the Objectively Assessed Housing Need for Wealden District is 735 dwellings per annum, but for plan making we are considering if it is possible to accommodate more to help meet the need of some of the 600 additional houses per annum which is the under supply within the Housing Market Area.

8.9 Putting the Objectively Assessed Housing Need into context, the delivery rates of housing within Wealden District are set out in Table 2. This shows that Wealden has a good record with regards to the delivery of housing within recent years and over the last 4 years the annual average completion figure has been 640 dwellings. However, it is questioned whether the market could accommodate this level of housing for 15 years.

Table 2 Housing Delivery

Year	Housing Completions per annum
2010/2011	709
2011/2012	619
2012/2013	674
2013/2014	560

8.10 From the SHMA we are looking to accommodate in the region of 600 jobs per annum within the District. We have asked our neighbours if they require us to look at either additional retail or employment land provision to meet their under supply and they consider that they can meet their own need at this time.

8.11 Information on the approaches being undertaken by other Local Authorities in the Housing Market Area are contained within a background paper.

Strategic Constraints

8.12 Apart from questioning whether the market could sustain the level of delivery identified in the OAHN, there are a number of other constraints which direct the distribution of housing. These can affect the timing of delivery and therefore the overall amount of housing that can be accommodated in the plan period.

8.13 During the preparation of the previous Core Strategy Local Plan there were significant constraints to development due to the ability of certain waste water treatment works to discharge treated effluent into the Pevensey Levels. Also the plan sought to protect the impact of additional traffic and the resulting pollution on Ashdown Forest. A recent issue that has also arisen is the impact of development within the Eastbourne Park Flood Storage Catchment area.

Waste Water and the Pevensey Levels

8.14 We have now been told that Southern Water are working towards an anticipated solution to the discharge of effluent from waste water treatment works affecting Hailsham, Hellingly, Polegate, Willingdon and other smaller settlements within South Wealden by 2022. This means that within the plan period additional discharges will be able to take place, but only after 2022 or when a solution is in place. Subject to the timely delivery of a solution, the issue of capacity in this area will be resolved. The technology currently being considered by Southern Water will involve the installation of equipment, which may be incrementally increased. The amount of technology that can be installed may be dependent on the amount of space at the treatment works. Therefore it will be necessary to introduce a phased approach to the occupation of development to be in-line with the installation.

Ashdown Forest

8.15 The situation with regards to the Ashdown Forest is more complex. The Conservation of Habitats and Species Regulations 2010 known as the Habitat Regulations require us to consider the likely significant effect of development. 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 no other alternatives to avoid the harm and that there are Imperative Reasons for Overriding Public Interest and compensatory measures are provided to off set the harm caused. The Imperative Reasons for Overriding Public Interest are not reasons of a local nature but must be of regional or national importance.

8.16 It is understood from modelled data that certain pollution levels on the Ashdown Forest exceed the limit of the Forest to withstand harm. This means in theory that damage may be taking place on the Forest. It is probable that the levels of pollution are higher than the modelled data within 200 metres from the road. This information is mostly theoretical and little is known about the actual impacts of traffic on Ashdown Forest. Guidance from the Department for Transport allows for some additional traffic movement to take place before it is considered that a likely significant effect can take place. This level is reached through the Core Strategy broad locations for growth.

8.17 The Council has started an air quality monitoring programme on the Ashdown Forest to determine the actual levels of pollution, in particular nitrogen deposition. This study will look at the relationship between the levels of nitrogen deposition and the ecology on the boundary of the road corridor. This work has not yet concluded and will take at least one more year to determine if there is an impact on the roads crossing the Forest.

8.18 It is necessary for the Council to take a precautionary approach when it comes to the impact upon the Ashdown Forest. A precautionary approach means that the conservation objectives of the protected site should prevail where there is uncertainty.

8.19 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, 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.

8.20 This 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. The 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.

8.21 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 will be used in conjunction with the air quality model to determine the impact of development alone and in-combination.

8.22 Guidance⁽³⁾ suggests that when considering mitigation a hierarchical approach should be considered. It is good practice to firstly consider avoidance measures, then mitigation measures and then off-setting measures. Although this is a good starting point, in practice it is more an interactive process.

Eastbourne Park Flood Storage Catchment area

8.23 It has recently been drawn to the attention of the Council that development areas in Wealden District, which feed surface water into the Eastbourne Park Flood Storage Catchment area, may be constrained in the short term due to the need to increase flood storage capacity in Eastbourne Park. This may cause delay to developments anticipated to take place in the catchment area, as it is necessary to ensure that existing housing within Eastbourne Borough is not flooded as a direct result of new development. Eastbourne Borough Council is responsible for increasing flood storage capacity in this location and for the purposes of Duty to Cooperate it is now considered to be a cross boundary strategic issue.

3 The Habitats and Wild Birds Directives in England and its seas December 2012 (DEFRA)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/82706/habitats-simplify-guide-draft-20121211.pdf

National Landscape Designations

8.24 Other constraints include the need to protect the landscape character of the High Weald Area of Outstanding Natural beauty. The National Planning Policy Framework states that in exceptional circumstances major development may only be allowed in Areas of Outstanding Natural Beauty where it can be demonstrated it is in the public interest. Consideration should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

8.25 If there are circumstances, such as within Wealden District, where there is land and opportunities available outside the Area of Outstanding Natural Beauty major growth should be restricted unless local circumstances allow. What is considered as major development is determined on a settlement by settlement basis.

8.26 Other factors that need to be taken into consideration include promotion of brownfield land, avoidance of flood risk areas and areas of ancient woodland.

8.27 In addition to this there is a duty under Section 85 of the Countryside and Rights of Way Act 2000 which requires that 'in exercising or performing any functions in relation to, or so as to affect, land' in National Parks and Areas of Outstanding Natural Beauty, relevant authorities 'shall have regard' to their purposes. The duty is also relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on the setting of, and implementation of, the statutory purposes of these protected areas.

Plan Period

8.28 The Objectively Assessed Housing Need starts from 2013, and predicts up until 15 years from the anticipated date of adoption. However, depending on the amount of housing, the ability to deliver the housing in terms of the market and the necessary infrastructure may have an impact on the plan period.

Housing Growth and Distribution

8.29 In developing this paper we considered a number of different ways to look at the total amount of housing and the distribution across the area. It is important to look at a number of factors including:

- Land availability;
- Impact on local, national, European and International designations;
- The infrastructure in place and the new infrastructure that would be required for new growth;
- The current sustainability of existing settlement and how to improve unsustainable settlements;
- The need to positively prepare a plan and accommodate more growth;
- How to best benefit the economy and achieve sustainable economic growth; and
- How to best meet the needs of our settlements.

8.30 We have not yet finalised all the assessment work required to submit our preferred approach to housing. For example, we have not assessed all the land that may be available for development. However, we are in a position to identify our preferred approach for testing.

8.31 In order to identify our preferred approach for testing we have considered alternatives. We are required by law to consider reasonable alternatives. This means alternatives to the overall amount of growth and alternatives to distribution. In reality they inform each other. All the different approaches we considered are outlined in the Sustainability Appraisal Report which accompanies this document. The Sustainability Appraisal document is a legally prescribed document; it is lengthy and it is detailed, and this is necessary in order for the Council to fulfil its legal obligations.

8.32 Although there were a number of options considered we are only presenting two options. One seeks to protect the Ashdown Forest through avoidance measures, the other deals with a scenario as if the Ashdown Forest did not require avoidance measures. Both options start with consideration of the settlement hierarchy and then develops the options further.

Settlement Hierarchy

8.33 The Settlement Hierarchy groups together settlements, based on sustainability characteristics. As the National Planning Policy Framework is based upon sustainability, the ranking of settlements helps us to consider how each settlement should develop in the future taking into account Government Policy. The rural nature of Wealden District means that we have a number of settlements of varying sizes and function. The size of the settlement does not necessarily relate to the number of facilities it has or the role it undertakes.

8.34 In order to assess the sustainability of settlements we have considered the facilities contained within the settlements and accessibility by public transport to certain key facilities whether it is within the settlement itself or in a nearby settlement. It may be that settlements

within Wealden District look to towns and cities outside of the District to meet certain needs. Owing to the nature of the settlements within the District there is no one settlement within the District that can meet all the needs of the residents for the purposes of shopping, health care facilities and education provision. We cannot assume that everyone has access to a car, and to ensure sustainable development this has been taken into account. This hierarchy does not focus on what is contained within our town centres. The town centre hierarchy is contained elsewhere in this document.

8.35 The Sustainability Hierarchy ranks each settlement, with exception of the recognised larger sustainable settlements of Polegate and Willingdon, Hailsham, Uckfield, Heathfield and Crowborough, in relation to accessibility and the type of facilities within the settlement. The settlements are classified based on the combination of accessibility and availability of facilities. The accessibility criteria and the facilities categories as well as the individual settlement scores can be found within the Sustainability Appraisal.

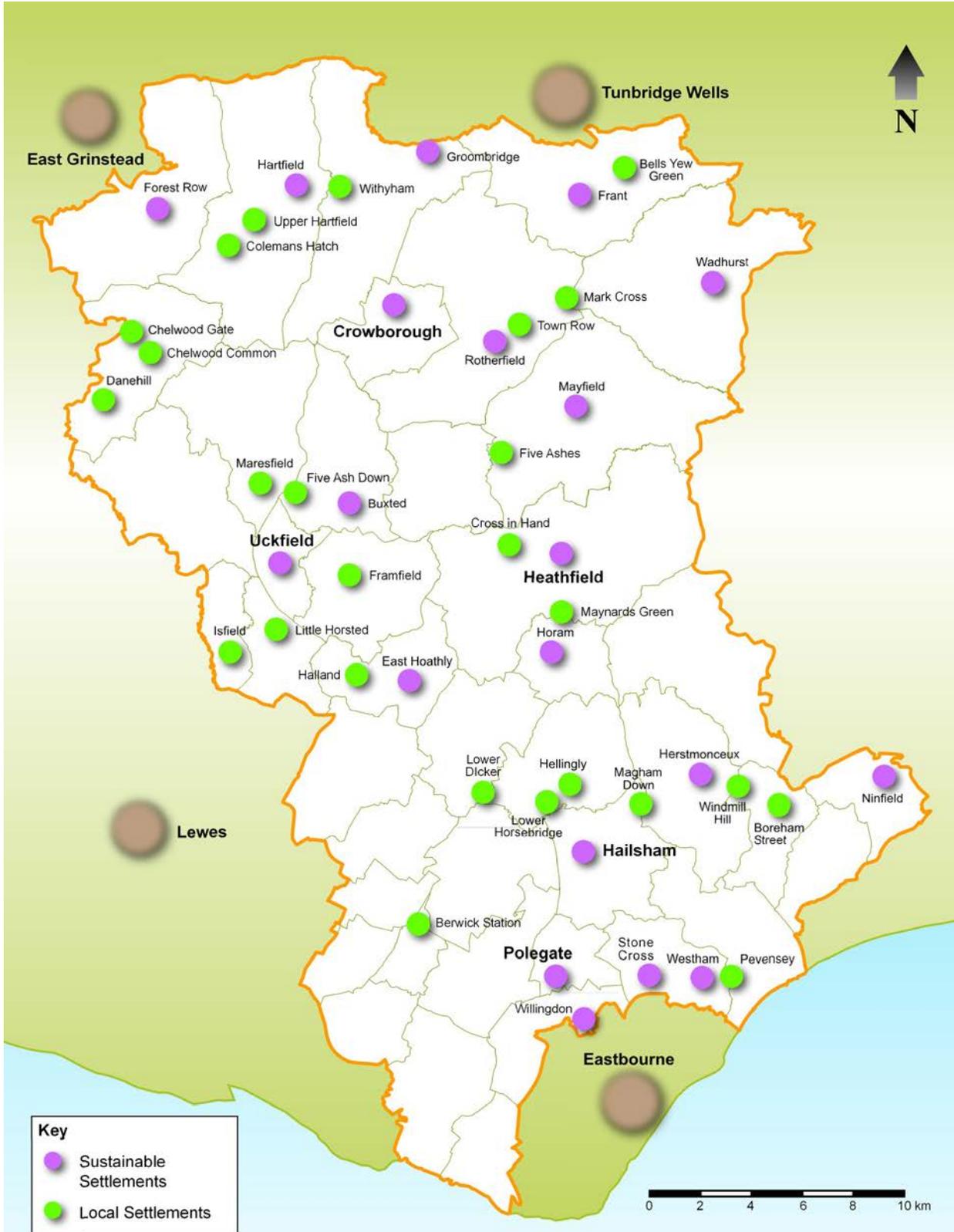
8.36 In general terms a sustainable settlement will either be very accessible with good local facilities or accessible with good local facilities. An accessible settlement will have a bus or other public transport service of a frequency of around one hour and thirty minutes duration to key facilities. Good local facilities include social facilities (such as a public house or a community hall) with convenience store, primary school and doctor surgery. The next category is a Local Settlement which is accessible with limited to very limited facilities. Bearing in mind the relatively low frequency of the public transport service of an accessible settlement and that bus services are not generally available seven days a week and, in the most part, not available late into the evening then these settlements are not considered sustainable. This is because residents living in these settlements will still need to heavily rely upon the car to seek even local facilities elsewhere. The third category is a settlement which is not accessible but has local or limited facilities. These settlements are called Neighbourhood Settlements as public transport is unreliable and residents who are not independently mobile must look to the facilities within the settlement. The last category of settlements have no attributes for day to day needs and are mainly Residential Settlements.

8.37 Based on the categorisation it is considered that the only sustainable settlements within the District are those identified as Sustainable Settlements. The other three categories of Local Settlement, Neighbourhood Settlement and Residential Settlement are not considered sustainable for planning purposes and in particular in relation to the presumption in favour of sustainable development. This is not to say that appropriate development may not be acceptable within these settlements, as an exception, but it is considered that there is not an automatic presumption for unconstrained growth, as presumption in favour of sustainable development, within these settlements. These settlement categories are used elsewhere within the document and form a fundamental basis of the strategy for growth and change within the District.

Table 3 Settlement Hierarchy

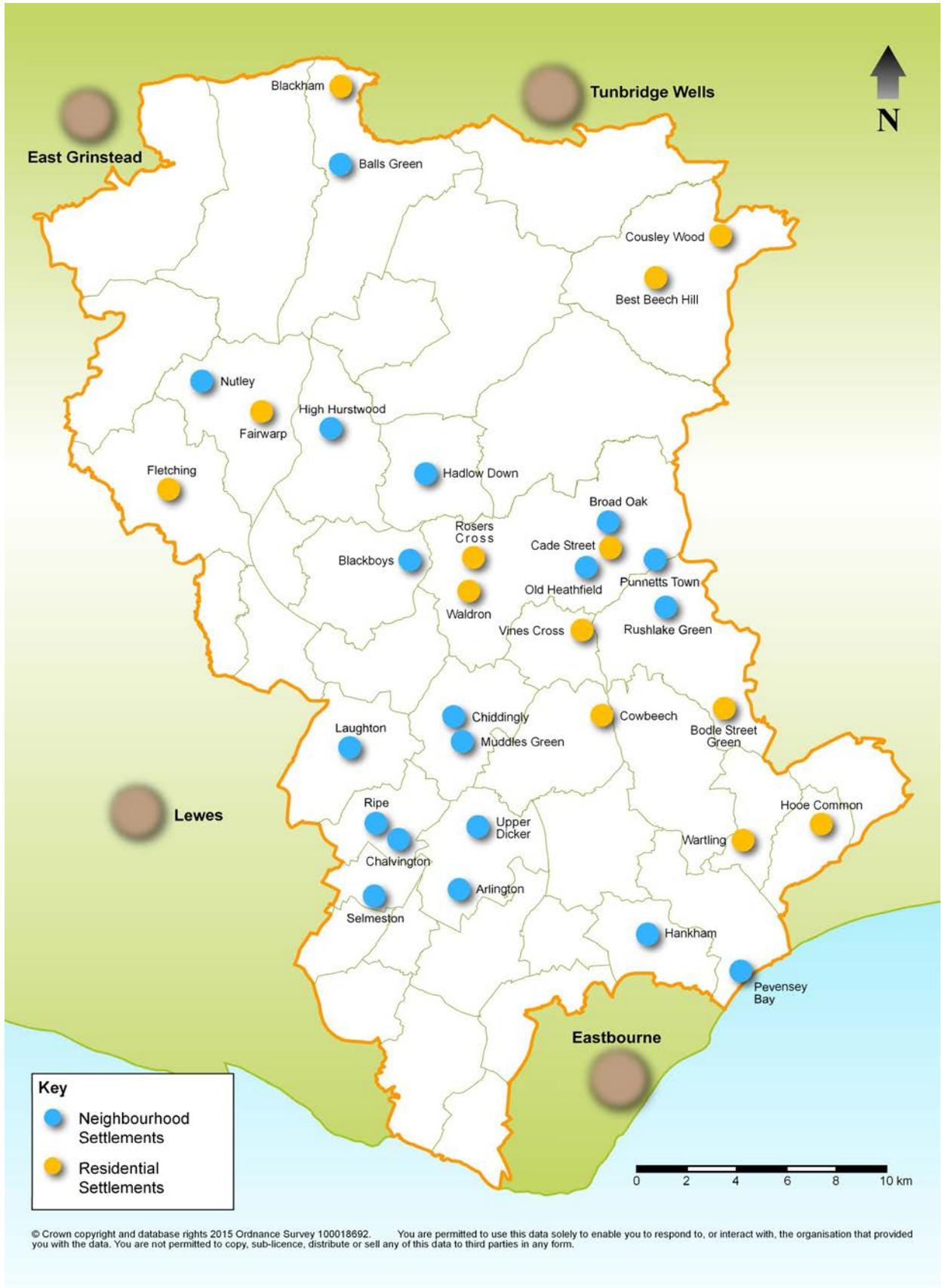
	Settlement Type	Settlement
Sustainable Settlement	Settlement which is either very accessible with good local facilities or accessible with good local facilities	Buxted; Crowborough; East Hoathly; Forest Row; Frant; Groombridge; Hailsham; Hartfield; Heathfield; Herstmonceux; Horam; Mayfield; Ninfield; Polegate and Willingdon; Rotherfield; Stone Cross; Uckfield; Wadhurst; Westham
Local Settlement	Settlement with accessibility with local to very limited facilities	Bells Yew Green; Berwick Station; Boreham Street; Chelwood Common; Chelwood Gate; Colemans Hatch; Cross-in-Hand; Danehill; Five Ash Down; Five Ashes; Framfield; Halland; Hellingly; Isfield; Little Horsted; Lower Dicker; Lower Horsebridge; Magham Down; Maresfield; Mark Cross; Maynards Green; Pevensey; Town Row; Upper Hartfield; Windmill Hill; Withyham
Neighbourhood settlement	Settlement with no accessibility but with some facilities	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
Residential Settlement	Settlement with no accessibility and no or very limited facilities	Best Beech Hill; Blackham; Bodle Street Green; Cade Street; Cousley Wood; Cowbeech; Fairwarp; Hooe Common; Fletching; Rosers Cross; Vines Cross; Waldron

Figure 2 Wealden Settlement Hierarchy - Sustainable and Local Settlements



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Figure 3 Settlement Hierarchy - Neighbourhood and Residential Settlements



Strategic Housing Options

8.38 The Council has considered the distribution and overall housing numbers, which are contained within the Sustainability Appraisal. A summary of the strategic options are shown below. Please note that alternatives for the allocation of growth and how this will be delivered is further detailed within Chapters 15 and 17.

Issue 2

Housing Growth

There is a need to consider options to meet the objectively assessed housing need and the under supply of housing within the housing market area. It is necessary for the Council to provide a supply of housing in the short, medium and long term and to consider urban and rural needs.

Option 1

Range of Housing Options

1. Distributions based on 660 dwellings per annum and 735 dwellings per annum and housing numbers incrementally lower across the settlements based on size of settlement. To also consider large scale urban extensions and/ or enlarged villages to help meet the objectively assessed housing need of the District and to go towards the shortfall from other local authority areas.
2. Distribution based on the proportions of people on the housing register seeking an affordable home, based on 660 dwellings and 735 dwellings per annum.
3. Distribution based on 660 dwellings per annum and 735 dwellings per annum and housing numbers incrementally lower taking into account the settlement hierarchy using a methodology of allocating either 5% or 10% growth to settlements identified as a Neighbourhood Settlement allocating either 10 to 20% growth to settlements identified as a Local Settlement and redistributing the growth proportionately to the settlement size or number of dwellings within each sustainable settlement. To also consider large scale urban extensions and/ or enlarged villages to help meet the objectively assessed housing need of the District and to go towards the shortfall from other local authority areas.
4. Distributions based on settlement size and the settlement hierarchy approach, based on 3 above, but only allocating growth to those settlements which route away from roads that cross the Ashdown Forest. To also consider large scale urban extensions and/ or enlarged villages to help meet the objectively assessed housing need of the District and to go towards the shortfall from other local authority areas.
5. Distributions to include 20% growth to sustainable settlements wholly within the Area of Outstanding Natural Beauty.

New Settlements/ Enlarged Villages and Large Scale Urban Extensions

8.39 In order to determine the distribution the use of new settlements, enlarged villages and large scale urban extensions were considered to help meet the housing need. A number of options were considered and are shown on Figure 4. All of these options were located outside of the Area of Outstanding Natural Beauty and areas of known Flood Risk. This is because there are alternatives outside of these very sensitive areas and on this basis it was not considered that developing in these areas would be a reasonable alternative.

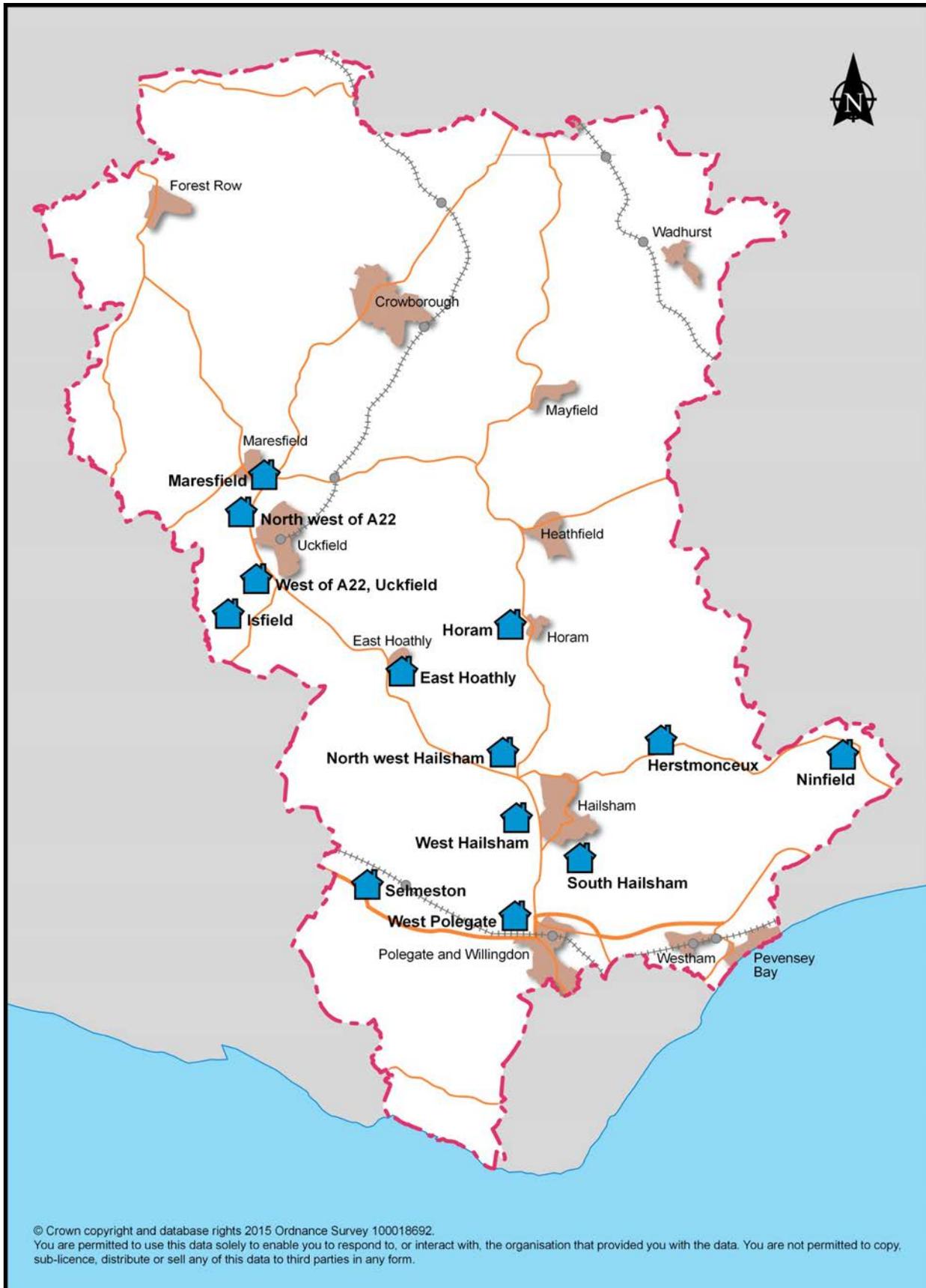
Issue 3**New settlements**

In order to help meet need, it is necessary to consider whether significant development could be contained within either or a mixture of new settlements, enlarged villages, large scale urban extensions as well as broad locations around towns.

Option 2**New Settlement and Large Urban Extensions**

- South Hailsham
- West Polegate
- Selmeston
- West Hailsham
- North west Hailsham
- Horam
- Herstmonceux
- Ninfield
- East Hoathly
- Isfield
- West of A22, Uckfield
- North west of A22
- Maresfield

Figure 4 New Settlement and Large Urban Extensions Options



8.40 From discussions with infrastructure providers and from previous work on the Core Strategy there are many issues with regards to starting a new settlement from a limited number of original dwellings. Issues that are encountered are the need to provide new infrastructure such as schools and the way in which development needs to be phased. Taking a school for example, a new primary school requires around 1,000 dwellings in the settlement. However, if that primary school is built when the first house is occupied then the school places can and will be taken up from pupils from the surrounding area. It then takes several years for the primary school to be able to accept local residents. If the settlement was for 1,000 dwellings then this is not sufficient for a new secondary school. If there are opportunities next to an area with a new secondary school, then it would be more sustainable to locate in that area. Issues can also relate to the emergency services. A large scale new settlement also requires new infrastructure for emergency services. This would require not only new resources, but the physical infrastructure may not be in place. In times when services are being shared and centralised there is an argument to focus on existing areas in order to help achieve economies of scale and consistency of service. In addition to this there is a need to consider what is seeking to be achieved. If economic growth is a focus for the area, making the situation better for existing residents, then placing growth a distance from that area will not help those people who will benefit the most from the growth. In a District where there are a number of relatively small centres, none of which dominate and none of which provide all the services generally required to meet the needs of all the communities, there are also arguments to centralise growth to bring about the greatest change. This could include helping to change the retail hierarchy within the District.

8.41 In addition to this, it is necessary to consider the historic settlement pattern of the area, and in particular the need to consider the wider landscape context. Options which dramatically change the scale of a settlement have the potential to impact upon both the South Downs National Park and the High Weald Area of Outstanding Natural Beauty even though they are not located within the area. The landscape context is important in both these areas as it is the settlement pattern that is part of the landscape designation, and any radical changes may be incongruous within the landscape. This is of particular importance to the options on the foot of the South Downs, such as the Selmeston and West Polegate Option as well as options next to the High Weald Area of Outstanding Natural Beauty in Herstmonceux, Ninfield and Horam.

8.42 Whilst a new settlement or large urban extension would go towards the housing need, there is also a need to have locations for growth around towns of a scale similar to that already planned within the Core Strategy. The use of broad locations around towns allows for the earlier release of sites whilst new settlements or large urban extensions are being planned for delivery, with the necessary infrastructure.

Preferred Option for Testing - Large Urban Extensions

Preferred Option for Testing 2

Large Urban Extensions

To accommodate significant growth through allocations around the edges of the towns as well as significant urban extension(s) within the vicinity of Hailsham/ Polegate.

Table 4 Advantages and Disadvantages of Large Urban Extensions

Advantages	Disadvantages
<ul style="list-style-type: none"> • Builds upon established area and infrastructure. • Provides the greatest opportunity for existing residents to benefit from the opportunities. • Provides a quantum of growth that encourages investment into the area, including infrastructure investment. • Focuses growth on most sustainable areas and allows the rural settlement hierarchy to be retained. • Protects designated landscapes. • Provides for significant growth in one area changing the hierarchy of settlements which may help promote investment in the area which has historically been diverted into other areas. 	<ul style="list-style-type: none"> • Provides for significant growth in one area changing the hierarchy of settlements. • Does not provide opportunities elsewhere to grow significantly to help meet needs.

First Approach for Testing - South Wealden Housing Option

8.43 The first recommended approach distributes development away from Ashdown Forest and concentrates development in the most sustainable centres. There is a significant focus on South Wealden, however development is identified to towns and villages to the north of the District where traffic can access Tunbridge Wells using an alternative route to the A26.

Option 3

South Wealden Housing Option - with Improvements to the Strategic Road Network

Initially consider the provision of 735 dwellings per annum including commitments and completions since 2013 and Core Strategy Strategic Sites with planning consent or resolved to be granted planning permission. Distribute dwellings to those settlements which route traffic away from roads that directly cross the Ashdown Forest based on

a settlement hierarchy approach where 10% growth is allocated to settlements identified as Neighbourhood Settlements and 20% growth allocated to settlements identified as a Local Settlements and Sustainable Settlements wholly within the Area of Outstanding Natural Beauty. The residual growth to be distributed proportionately to the number of dwellings within each Sustainable Settlement. Provide for a large scale urban extension around Hailsham/ Polegate to help meet the Objectively Assessed Housing Need of the District and to contribute to the shortfall from other local authority areas.

Please note the final dwelling numbers have been moderated to take into account environmental constraints such as landscape impact, impact on the historic characteristics of the settlement and potential for land supply.

8.44 The housing numbers are provided in Tables 5 and 6 and also Figure 5.

8.45 The additional housing numbers in the following tables do not include those dwellings that have been granted planning permission or built from April 2013 and April 2015 and permissions granted on Core Strategy Strategic Development Areas or resolved to be granted as of September 2015. Please note that the additional housing numbers may not necessarily be delivered through allocations. Please see Chapters 15 and 17 on how these proposed additional housing numbers are proposed to be delivered.

Methodology for Distribution

8.46 The starting point for the overall housing numbers was the total Objectively Assessed Housing Need from 2013 to 2033. All houses built and granted planning consent between April 2013 and April 2015 were taken off the total and then the remaining distributed based on the methodology within Option 3 above. Core Strategy allocations were taken into account, where relevant, and further moderation of the figures took place. The Sustainability Appraisal outlines the process by which the final figures were identified. In general terms dwellings numbers were reduced in towns and villages within the Area of Outstanding Natural Beauty. Dwelling numbers were increased in some sustainable settlements outside of the Area of Outstanding Natural Beauty to no greater than 50% of the number of dwellings within the village. Housing numbers were significantly reduced in Polegate and Willingdon, taking into account land potential and the proposal for a large urban extension. Housing numbers were increased in Stone Cross to meet some of the reduced housing numbers in Polegate and Willingdon. In addition to the housing required in Hailsham, the housing numbers were significantly increased to take into account the reduced numbers in Polegate and Willingdon and elsewhere within the District as well as the under supply from other Local Authority Areas. Therefore the housing numbers are in excess of our Objectively Assessed Housing Need, and go towards the housing needs of the wider housing market area which is required under the duty to cooperate.

8.47 The following housing numbers identified in the Core Strategy form part of the housing numbers in the following housing tables. Core Strategy allocations and permissions are provided in Appendix A:

- Polegate and Willingdon - 700 dwellings
- Hailsham - 418 dwellings
- Crowborough - 140 dwellings ⁽⁴⁾
- Stone Cross - 44 dwellings
- Edge of Tunbridge Wells - 120 dwellings

Table 5 South Wealden Housing Option - Towns

	Number of Additional Dwellings to be provided (Including Outstanding Core Strategy Growth*)	Estimated Proportional Growth ⁽⁵⁾	*Outstanding Core Strategy Growth (as of September 2015)
Hailsham	9380	97%	418
Polegate and Willingdon	1000	13%	700
Stone Cross	500	38%	44
Heathfield	800	22%	0
Uckfield	Windfalls that do not have an adverse impact upon Ashdown Forest SAC	-	0
Crowborough	140 and any windfalls that do not have an adverse impact upon Ashdown Forest SAC	1%	140
Edge of Tunbridge Wells	320	-	120

⁴ This is subject to a successful legal challenge to a planning application which grants permission for 104 dwellings outside of the Councils identified location with the adopted Core Strategy. If the legal challenge is unsuccessful the remaining growth within Crowborough is 37 dwellings.

⁵ Not Including Core Strategy Planning Consents

Table 6 South Wealden Housing Option - Villages

Villages	Number of Additional Dwellings to be provided (as of April 2015)*	Estimated Proportional Growth ⁽⁶⁾	Greenfield land granted planning consent or resolved to grant planning consent counting towards WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings to be Provided if Granted after April 2015)
Arlington	10	63%	0
Boreham Street	10	12%	0
Chiddingly	10	30%	0
Hankham	10	20%	0
Laughton	10	17%	0
Muddles Green	10	14%	0
Rushlake Green	10	14%	0
Upper Dicker	10	9%	4 ⁽⁷⁾
Chalvington and Ripe	10	8%	0
Berwick Station	15	20%	11 ⁽⁸⁾
Bells Yew Green	20	23%	0
Blackboys	20	10%	0
Lower Horsebridge	20	28%	0
Mark Cross	20	23%	0
Maynards Green	20	23%	0
Magham Down	25	21%	0

6 Including Core Strategy Consents

7 Granted after April 2015

8 Granted before April 2015

Villages	Number of Additional Dwellings to be provided (as of April 2015)*	Estimated Proportional Growth ⁽⁶⁾	Greenfield land granted planning consent or resolved to grant planning consent counting towards WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings to be Provided if Granted after April 2015)
Punnetts Town	25	11%	0
Cross in Hand	30	18%	0
Halland	30	23%	0
Hellingly	30	20%	0
Pevensey	30	21%	0
Broad Oak	40	9%	0
Five Ashes	40	20%	0
Frant	50	20%	0
Maresfield	50	9%	0
Windmill Hill	50	16%	0
Herstmonceux	230	43%	110 ⁽⁹⁾
East Hoathly	190	50%	0
Ninfield	250	50%	55 ⁽¹⁰⁾
Mayfield	185	20%	0
Wadhurst	285	20%	35 ⁽¹¹⁾
Westham	350	32%	0

6 Including Core Strategy Consents

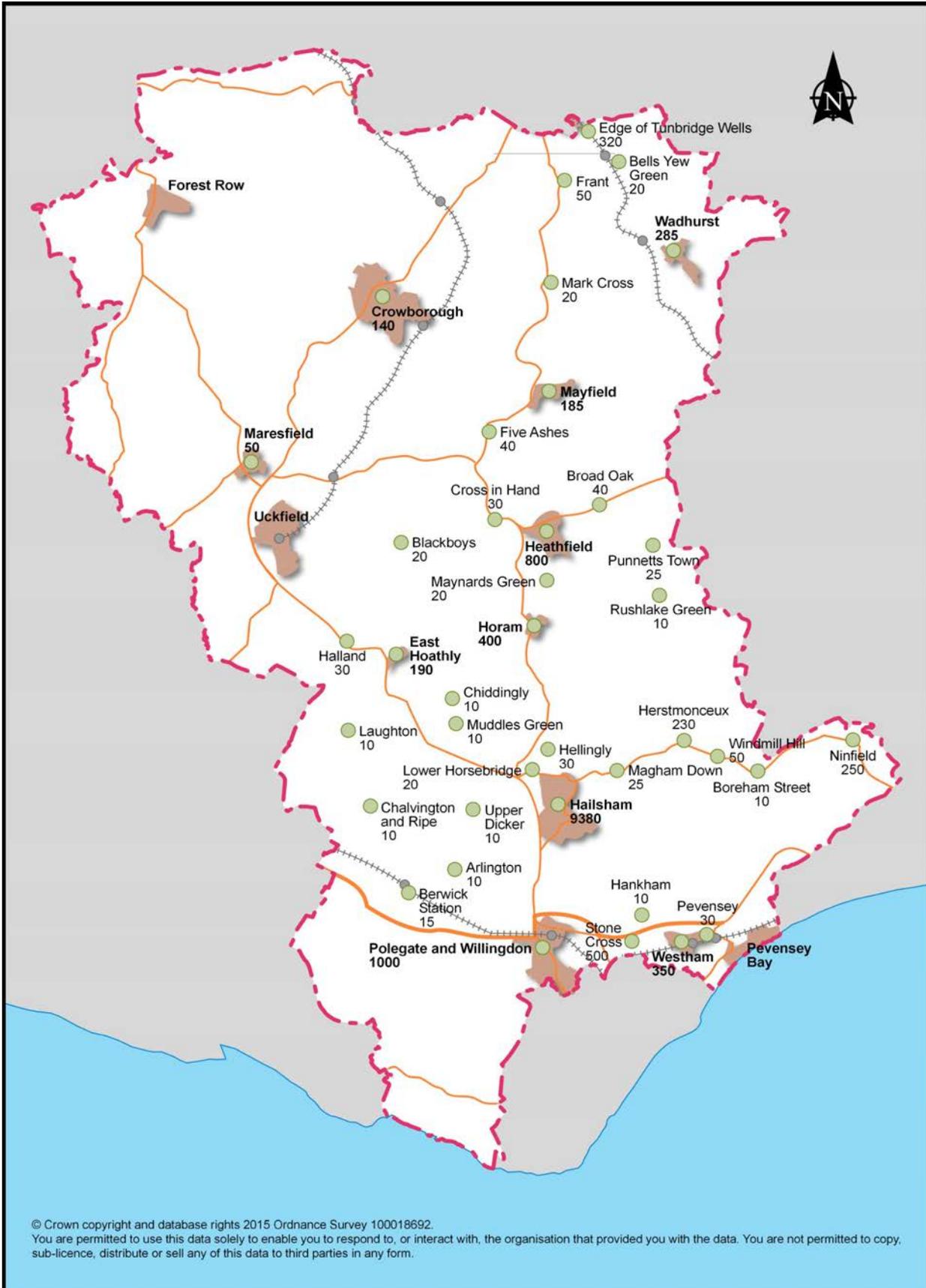
9 Granted after April 2015

10 Granted after April 2015

11 Granted after April 2015

Villages	Number of Additional Dwellings to be provided (as of April 2015)*	Estimated Proportional Growth ⁽⁶⁾	Greenfield land granted planning consent or resolved to grant planning consent counting towards WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings to be Provided if Granted after April 2015)
Horam	400	50%	0

Figure 5 South Wealden Housing Option



8.48 The total number of additional houses identified in the table above is 14,635 dwellings. With dwellings granted planning permission between April 2013 and April 2015 and all consents granted or resolved to be granted for strategic sites contained within the Core Strategy up until September 2015 the total dwelling numbers is 19,963. Based on a plan period from 2013 to 2033, this equates to 998 dwellings per annum, which is 263 dwellings per annum greater than the District's Objectively Assessed Housing Need. As the plan period starts from 2013 any additional houses granted within the settlements may be taken off the total in future stages of the plan. However this is for testing purposes only, and all housing figures are subject to future change.

8.49 The Strategy for this approach is to test accommodating the District's Objectively Assessed Housing Need, and meeting some under supply within the Housing Market Area by concentrating the majority of the growth in South Wealden in the Hailsham/Hellingly/Polegate area. This Strategy seeks to:

1. protect the Ashdown Forest, respect the High Weald Area of Outstanding Natural Beauty and preserve the character of Wealden's rural areas;
2. tackle infrastructure needs which would not take place with incremental growth;
3. assist in supporting a large scale tourism development in the south of the District and a significant improvement to shopping facilities within the District;
4. to cater for local housing need;
5. make best use of and concentrate infrastructure investment;
6. support the demand and business case for a sports park by concentrating growth;
7. retain rural areas which can support tourism and rural diversification; and
8. help make the business case for an improved A27, or a reasonable alternative, in order to:
 - boost the economic growth in Wealden and the wider area;
 - reduce the baseline traffic across Ashdown Forest and allow for growth in the Wealden Local Plan; and
 - support South Downs National Park objectives.

8.50 It may be that this approach is not acceptable in terms of impact upon the Ashdown Forest, High Weald Area of Outstanding Natural Beauty and the South Downs National Park. It may be that there is not enough land available or that this proposal is undeliverable. It may also be that infrastructure is not in place, which will mean this strategy will need to be delayed. It must be emphasised that this is not Council policy and it is only a recommended approach for testing and that the numbers per dwelling may change as a result of consultation and further testing of evidence.

8.51 It is important to note that it is anticipated that there is a need to upgrade the A27, or any other reasonable alternative, to allow this option to be brought forward. It is anticipated that traffic modelling will show that growth within the South Wealden area will increase traffic movements across the Ashdown Forest. The approach is to reduce the baseline and the routing of additional traffic by improving the A27 or another alternative route, to allow this strategy to be delivered. Whether it can be accommodated will need to be tested. In addition to this, it also must be advised that development within the South

Wealden Area cannot be connected onto mains sewers until 2022 or when the Waste Water Treatment Works is physically resolved. It may also require phasing of development as the works may not be upgraded all at once to accommodate this significant level of growth.

Plan Period

8.52 The delivery of 9380 homes in Hailsham equates to 469 dwellings per annum and in total across the District 998 dwellings per annum between 2013 and 2033. Previous housing delivery within Wealden has reached 709 dwellings per annum. The average sustained between 2010 and 2014 is 640 dwellings. Therefore the housing market is able to deliver a higher rate of housing than identified in the adopted Core Strategy⁽¹²⁾. However, it is not considered that 469 dwellings per annum can be delivered within and around Hailsham for the whole Plan period and 998 across the District. On this basis it is proposed to consider a longer time frame for the delivery of growth as part of this consultation.

The second approach for testing

8.53 The second approach for testing assumes that development does not impact the ecology of Ashdown Forest. This means that this option at present is not a reasonable alternative, but it would be a suggested approach if, for whatever reason, the impact from increased traffic upon the Ashdown Forest is no longer of concern.

Option 4

Multi Centre Housing Option

Initially consider the provision of 735 dwellings per annum including commitments and completions since 2013 and Core Strategy Strategic Sites with planning consent or resolved to be granted planning permission. Distribute dwellings based on a settlement hierarchy approach where 10% growth is allocated to settlements identified as a Neighbourhood Settlement and 20% growth allocated to settlements identified as a Local Settlement and redistributing the residual growth proportionately to the number of dwellings within each sustainable settlement. Provide for a large scale urban extension around Hailsham/ Polegate to help meet the Objectively Assessed Housing Need of the District and to contribute to the shortfall from other relevant local authority areas.

Please note the final dwelling numbers have been moderated to take into account environmental constraints such as landscape impact, impact on the historic characteristics of the settlement and potential for land supply.

12 Core Strategy delivery requirement is 450 dwellings per annum

8.54 The housing numbers are provided in Tables 7 and 8 and Figure 6. The housing numbers do not include those dwellings that have been granted planning permission from April 2013 and April 2015, and do not include any dwellings that have been granted planning permission or resolved to be granted planning permission on sites that are within Core Strategy Strategic Development Areas.

Table 7 Multi Centre Housing Option - Towns

	Number of additional dwellings (Including Outstanding Core Strategy Growth*)	Estimated Proportional Growth	*Outstanding Core Strategy Growth (as of September 2015)
Hailsham	7000	72%	418
Polegate and Willingdon	1000	13%	700
Stone Cross	300	23%	44
Heathfield	820	24%	0
Uckfield	920	13%	0
Crowborough	1900	20%	140
Edge of Tunbridge Wells	250	-	120

Table 8 Multi Centre Housing Option - Villages

Villages	Number of Additional Dwellings (As of April 2015)
Arlington, Balls Green, Boreham Street, Chalvington and Ripe, Chiddingly, Colemans Hatch, Hankham, Herstmonceux, High Hurstwood, Laughton, Rushlake Green, Upper Dicker	10
Berwick Station	15
Bells Yew Green, Blackboys, Chelwood Common, Lower Horsebridge, Mark Cross, Maynards Green, Muddles Green	20
Cross in Hand, Magham Down, Punnetts Town	25
Halland, Hellingly, Isfield, Pevensey, Town Row	30
Chelwood Gate	35

Villages	Number of Additional Dwellings (As of April 2015)
Broad Oak, Danehill, Five Ashes	40
Nutley	45
Five Ash Down, Frant, Ninfield, Windmill Hill	50
Hartfield	55
Horam	80
East Hoathly	90
Groombridge	100
Maresfield	105
Rotherfield	110
Buxted	140
Wadhurst	150
Mayfield	210
Forest Row	400

Figure 6 Multi Centre Housing Option



8.55 The Strategy for this approach is: to test accommodating the District's Objectively Assessed Housing Need, and meeting some under supply of the Housing Market Area by concentrating growth in the most sustainable settlements across the District:

1. to respect the High Weald Area of Outstanding Natural Beauty and preserve the character of Wealden's rural areas;
2. tackle infrastructure needs which would not take place with incremental growth;
3. assist in supporting a large scale tourism development in the south of the District and improvement to shopping facilities;
4. to cater for local and national housing need;
5. distributing development to meet all type housing market requirements; and
6. retain rural areas which can support tourism and rural diversification.

8.56 This approach would, if not mitigated and based on current information, have a likely significant effect on Ashdown Forest. It may be that there is not enough land available or that this proposal is undeliverable. It may also be that infrastructure is currently not in place. It must be emphasised that this is not Council policy and it is only a recommended approach for testing and that the numbers per dwelling may change as a result of consultation and further testing of evidence.

Preferred Option for Testing - Housing

Preferred Option for Testing 3

Housing

The preferred option for testing is the South Wealden Option - with improvements to the strategic road network. The proposed plan period is from 2013 to 2037 with a resulting housing supply of 832 dwellings per annum, which is greater than the Objectively Assessed Housing Need for the District by 97 dwellings per annum or 2328 dwellings in total for the plan period. On the basis of where development is located and the interaction within the Housing Market Area it is proposed that this Plan addresses the under supply of Eastbourne Borough, subject to evidence from the Authority showing that all efforts have been made to accommodate their housing need within the Borough.

This option will be phased to take into account the major infrastructure requirements. The following Core Strategy housing requirements are included in the number of additional dwellings to be provided.

- Polegate and Willingdon - 700 dwellings
- Hailsham - 418 dwellings
- Crowborough - 140 dwellings ⁽¹³⁾
- Stone Cross - 44 dwellings
- Edge of Tunbridge Wells - 120 dwellings

	Number of Additional Dwellings to be Provided (Including Outstanding Core Strategy Growth*)	Estimated Proportional Growth⁽¹⁴⁾	*Outstanding Core Strategy Growth (as of September 2015)	Dwellings per Annum from 2015
Hailsham	9380	97%	418	426
Polegate and Willingdon	1000	13%	700	45
Stone Cross	500	38%	44	23
Heathfield	800	22%	0	36
Uckfield	Windfalls that do not have an adverse impact upon Ashdown Forest SAC	-	0	-
Crowborough	140 and any windfalls that do not have an adverse impact upon Ashdown Forest SAC	1%	140	7
Edge of Tunbridge Wells	320	-	120	15

13 This is subject to a successful legal challenge to a planning application which grants permission for 104 dwellings outside of the Councils identified location with the adopted Core Strategy. If the legal challenge is unsuccessful the remaining growth within Crowborough is 37 dwellings.

14 Not including Core Strategy Consents

Villages	Number of Additional Dwellings* (as of April 2015)	Estimated Proportional Growth	Greenfield Land Developed Prior to April 2015 Identified as Allocations in WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings if Granted after April 2015)	Dwellings per annum from April 2015
Arlington	10	63%	0	0.5
Boreham Street	10	12%	0	0.5
Chiddingly	10	30%	0	0.5
Hankham	10	20%	0	0.5
Laughton	10	17%	0	0.5
Muddles Green	10	14%	0	0.5
Rushlake Green	10	14%	0	0.5
Upper Dicker	10	9%	0	0.5
Chalvington and Ripe	10	8%	0	0.5
Berwick Station	15	20%	11	0.7
Bells Yew Green	20	23%	0	1
Blackboys	20	10%	0	1
Lower Horsebridge	20	28%	0	1
Mark Cross	20	23%	0	1
Maynards Green	20	23%	0	1
Magham Down	25	21%	0	1
Punnetts Town	25	11%	0	1

Villages	Number of Additional Dwellings* (as of April 2015)	Estimated Proportional Growth	Greenfield Land Developed Prior to April 2015 Identified as Allocations in WCS6 of the Core Strategy (*Included in the Number of Additional Dwellings if Granted after April 2015)	Dwellings per annum from April 2015
Cross in Hand	30	18%	0	1
Halland	30	23%	0	1
Hellingly	30	20%	0	1
Pevensey	30	21%	0	1
Broad Oak	40	9%	0	2
Five Ashes	40	20%	0	2
Frant	50	20%	0	2
Maresfield	50	9%	0	2
Windmill Hill	50	16%	0	2
Herstmonceux	230	43%	110	10
East Hoathly	190	50%	0	9
Ninfield	250	50%	55	11
Mayfield	185	20%	0	14
Wadhurst	285	20%	35	16
Westham	350	32%	0	16
Horam	400	50%	0	18

8.57 Although the Plan period is from 2013 to 2037, the numbers identified relate to the situation as of April 2015. Any planning commitments or completions that take place after April 2015 will be considered as part of the future document. This means that any permissions granted within settlements can be taken into account in the final document and that any consents outside of the settlements identified can also be taken into account in terms of general growth requirements.

Table 9 Advantages and Disadvantages - South Wealden Housing Option

Advantages	Disadvantages
<ul style="list-style-type: none"> • Delivers the Objectively Assessed Housing Need for the District • In accordance with the National Planning Policy Framework seeks to help meet the need in other relevant local authority areas • Seeks to provide avoidance measures for the Ashdown Forest • Seeks to conserve and enhance the Areas of outstanding Natural Beauty • Seeks to help meet the objectives of the South Downs National Park • Provides a strategy to improve the economy and the wellbeing of existing and new residents • Provides new housing for local people • Allows a proportion of growth in unsustainable villages to help meet need • Focuses on sustainable growth • The strategy focuses growth in order to obtain infrastructure and investment into the area • Protects rural areas and the countryside 	<ul style="list-style-type: none"> • By focusing growth to the South and routes away from Ashdown Forest not all settlements benefit from growth • There may be a need for development to be located within the Area of Outstanding Natural Beauty • It is a level growth not experienced within the history of the District

Question 2

Strategic Housing Strategy

Do you agree or disagree with the Settlement Hierarchy, and the preferred options for housing together with the associated plan period?

8 Strategic Housing Strategy

9 Strategic Economic Strategy

9.1 The National Planning Policy Framework broadly divides economic policy into town centres and rural areas. Economic growth is not just about office units, warehouses and industrial estates it is about all types of activity including construction, retail, tourism, arts and leisure.

9.2 The policy provided in the National Planning Policy Framework is that we should seek to meet our need and allocate 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. If this is unachievable then allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, provide policies for meeting the identified needs in other accessible locations that are well connected to the town centre. This does not mean that residential development is not welcome within town centres, in fact this type of development is considered necessary to retain the vitality of centres.

9.3 Within rural areas the National Planning Policy Framework supports business and enterprise, as well as farm diversification. Rural tourism and leisure that provide a benefit to the area is also supported.

9.4 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 clusters 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).

9.5 The Strategic Housing Market Assessment provides projections on the increase of the amount of jobs within Wealden District between 2013 and 2033. Based on this study the total number of jobs to be accommodated within the variety of employment sectors within this time frame is in the region of 12,000 jobs. This is just an estimate and further work is required to determine how much floorspace is required to meet this projected need.

9.6 We have been advised by our neighbours that they are able to meet their employment floorspace needs. However we will be working with Eastbourne Borough on

future employment land provision to make sure that in our final strategy there is a good balance in the overall area. The reason for this is that we know that there are strong workplace linkages between Eastbourne and Wealden District, particularly taking into account the strategy of concentrating growth within the south Wealden area.

Tourism

9.7 Within the Wealden Tourism Framework, April 2010, the quality of the tourist experience in Wealden is identified as one of the 'Priority Actions', including the need to:

- Develop initiatives to improve the quality and support the viability of existing visitor attractions, specifically improving visitor access, brown sign provision, public transport links and extending the season;
- Encourage quality improvements and upgrading at existing hotels, guesthouses, B&B's, self-catering, touring caravan and camping sites and holiday parks;
- Support the development of new quality bedroom accommodation at pubs;
- Support the expansion and development of more accommodation within youth hostels and camping barns.

9.8 In addition, the delivery of other key actions relevant to planning policy are also recommended including:

- Retention of existing visitor accommodation, other than very poor quality properties that cannot feasibly be upgraded to meet modern standards and customer expectations;
- Encourage the provision of new visitor accommodation the longer term - country house hotels, spa hotels, budget hotels (in the Eastbourne / Hailsham triangle), golf resorts, residential outdoor education centres and residential training / conference / management centres;
- Recognise the potential capacity for new larger scale hotel accommodation development if proposals come forward and are appropriate in scale, location and design; and
- Encourage the provision of high quality facilities (such as stabling with visitor accommodation) to enhance the development of an equine cluster within Wealden and the rest of East Sussex and Kent.

Strategic Economic Issues and Options

Issue 4

The Economy

The District sustains low unemployment rates and high job creation. A large proportion of businesses are small and medium enterprises and are located throughout the District in both urban and rural areas. However, work place wages are on average lower than residents wages and the District does not necessarily attract flagship

companies including many of the larger high street retailers most commonly seen within market towns in neighbouring authorities. Concern is raised by businesses about both transport links and communications infrastructure such as high speed broadband. Opportunities arise within the area within existing successful engineering sectors and health care provision resulting from our ageing population.

There are a number of tourist attractions within the District, which are not necessarily viewed by the tourism market as a package to attract overnight visitors. The District is not viewed as a destination in itself and there are great opportunities to make links with other facilities and attractions in the local and wider area, some of which are nationally and internationally known. Opportunities also arise in the rural areas for high added value food and drink production, particularly with regards to wine making and associated industries.

9.9 In terms of strategic alternatives, there is a package of reasonable alternatives, some of which are linked to the preferred housing distribution and the associated strategy.

Option 5

Strategic Economic Options

1. Focus employment provision including traditional floorspace (retail, offices, industrial units and warehouses) in the south of the District and along the A22 corridor, close to and part of new housing provision. Seek opportunities for retail and employment in the other sustainable settlements based on the function of the settlement in relation to its catchment area and needs. Retain tourism in rural areas and settlements identified with key tourism features; for example settlements with historic features.
2. Focus on engineering clusters within the South Wealden area and consider opportunities to expand this area including green energy technology. Consider opportunities for a renewable energy centre in line with the cluster.
3. Distribute employment and retail provision across the District focusing on sustainable settlements with town centres. Retain tourism within rural areas and settlements identified with key tourism features for example settlements with historic features.
4. Consider tourism separately and seek a large scale tourism destination within the District.
5. Focus all employment provision within town centres. If land is not available then consider retail and employment separately using the sequential approach for retail and possible employment alongside town centres and in greenfield locations.
6. Only consider land that has come forward from interested parties for any employment opportunities.

7. Consider an urban and rural split for employment, with the focus upon the sustainable settlements with some employment opportunities to be made within rural settlements as well as intensification of rural employment estates.
8. Engender flexibility in terms of economic options to take into account emerging sectors and changes in the economy.

Option 6

Strategic Tourism Options

1. Complement and seek the best use of tourist accommodation in seaside towns, and in particular Eastbourne, by creating an additional tourist facility within south Wealden.
2. Complement and seek the best use of tourist accommodation in seaside towns by consolidating the existing facilities within the area. Identifying links in markets within and outside of the District and providing opportunities to supplement these, particularly through seeking to promote farm diversification.
3. Maintain the status quo, and allow farm diversification for tourism opportunities in line with the National Planning Policy Framework.
4. Seek opportunities to promote the provision of tourism accommodation across the District within town centres.
5. Seek opportunities to promote the provision of tourism accommodation across the District within rural areas.

9.10 In order for businesses to maintain success and grow it is necessary for access to a skilled workforce. There are a number of projects underway within East Sussex County Council and Wealden District Council to promote skills development. In order to help develop local skills Councils are promoting the use of local labour within construction and new businesses.

Issue 5

Skills

The need to develop skills within the local workforce in order to help sustain and grow businesses and promote economic growth.

Option 7

Skills Options

1. To use the Wealden Local Plan to encourage employment of the local work force with the objective to improve skills within the area.
2. To not identify this as an issue as part of the Local Plan.

Preferred Options for Testing - Strategic Economic Strategy

Preferred Option for Testing 4

Strategic Economic Strategy

1. Focus employment provision, including retail, in the south of the District, along the A22 corridor. Initially consider the town centre of Hailsham, then considering options on the edge of centre and then sites close to and part of new housing provision. Seek to significantly enhance the retail offer of the District as part of the growth within South Wealden and provide opportunities to create a more sustainable District. As part of the overall approach, seek to maximise the potential for engineering clusters and diversify into providing opportunities for green energy technology, including further consideration of a renewable energy centre in line with the cluster. Provide opportunities for existing companies to grow and to attract larger business into the area, particularly assisted by improved transport and communication infrastructure.
2. Seek opportunities for retail and employment in the other sustainable settlements based on the function of the settlement in relation to its catchment area and needs and also look to expand, intensify and improve existing industrial estates. Promote flexibility to allow for other emerging sectors.
3. Retain tourism in rural areas and settlements identified with key tourism features for example settlements with historic features. Provide opportunities to help consolidate the offer for accommodation and attractions within the District, but to also complement the accommodation provided in seaside towns, particularly in close proximity to Eastbourne. Explore the provision of a tourism attraction within South Wealden which complements existing features of leisure and recreation within the District.
4. Identify and promote within the Local plan, the need to develop skills within the local workforce, and positively encourage the employment of the local workforce.

Table 10 Advantages and Disadvantages - Strategic Economic Strategy

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks a variety of strategy to foster economic growth, taking into account characteristics of the area. • Seeks to retain the rural economy in a way that reflects the rural nature of the area. • Allows for suitable growth in all settlements. • Seeks to improve the situation for existing residents in terms of the types of jobs available and to improve skills. • Identifies synergies with other areas, seeks development in established markets and identifies new markets. • May help to reduce out commuting and bring environmental and economic benefits that apply. 	<ul style="list-style-type: none"> • Focusing significant growth in one area may mean a need to travel from north to south for new jobs. • Focusing on tourism sector does not necessarily lead to higher paid jobs.

Question 3

Strategic Economic Strategy

Do you agree or disagree with the preferred Strategic Economic approach?

Business Areas

9.11 Part of the economic strategy is the consideration of how to deal with current and future business areas. There are a number of traditional industrial estates within Wealden District within and outside of Towns, which significantly contribute to the economy.

9.12 Business areas are also included within the adopted Core Strategy and remain relevant to this Wealden Local Plan and include:

- Ashdown Business park (planning consent granted);
- Land at West Uckfield (planning consent resolved to be granted);
- Employment land at Hackhurst Lane (planning consent granted);
- Land at North Hailsham (planning consent granted);
- Land at South Polegate and East Willingdon (identified within Core Strategy but planning consent not yet granted); and
- Land at Dittons Road (planning consent granted).

Issue 6

Business Areas

There are a number of business estates within Wealden District. A number of older estates have a mix of heavy industrial uses. Within towns, and in particular Hailsham and Uckfield, some estates have seen the introduction of trade counters, and in some instances shops and food outlets are now common place. A recent trend for change of use from industrial units to churches and gyms have also taken place, changing the nature of these estates. It is not clear whether these new uses are brought about because of vacancies in these estates, nor is the impact upon more traditional businesses known.

9.13 Recently the Government has allowed the change of use of certain business units including office and storage units. The options for future businesses areas are to let the market dictate the future of this resource or to provide policies to guide business development. Based on the overall vision to stimulate economic growth it is considered that it is necessary to consider policies in order to achieve the overall Local Plan objectives.

Option 8

Business Area Options

1. Identify business area boundaries to take into account current business areas and seek to retain traditional uses within the area wherever possible.
2. Identify business area boundaries to take into account the current area of businesses and seek to retain traditional uses within the area but allowing diversification to non traditional uses including leisure and retail uses.
3. Remove all business area boundaries and rely upon generic employment policies for the District.
4. Only identify business area boundaries where traditional business uses take place (office, industrial, warehousing) and excluding retail and leisure uses.
5. Consider extending existing business areas which may be suitable for business development.

Preferred Option for Testing - Business Areas**Preferred Option for Testing 5****Business Areas**

Reconsider business areas within the District and create new categories, particularly to take into account where new uses have taken place and where new uses may be appropriate, particularly within towns and edge of town centres. Retain traditional estates and the traditional mix of uses out of town, taking into account the type and accessibility of the estate and the market. Consider opportunities to extend or intensify existing successful estates and the provision of new areas.

Table 11 Advantages and Disadvantages Business Areas

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks to balance the types of uses in industrial estates with the need to retain and enhance traditional business uses. • Allows for new business areas. • Creates flexibility in approach. 	<ul style="list-style-type: none"> • Loss of traditional industrial estates.

Question 4**Business Areas**

Do you agree or disagree with the preferred option for testing for business areas?

Strategic Culture and Leisure Issues and Options

9.14 Cultural and leisure opportunities are also of importance to town centres, but they also can be located elsewhere. In the past leisure and cultural facilities have been focused in town centres, but with opportunities arising in some rural locations. In accordance with national trends leisure facilities are now more commonplace outside of main town centres with a particular recent trend for the use of industrial floorspace for both cultural and leisure facilities.

9.15 The amount of growth within the District may provide a market for additional leisure and cultural facilities. The location of these facilities will need to be determined, but will be influenced by the market. In addition to this, the Council is exploring the provision of a sports park. The location of this facility has not been determined and an assessment

of reasonable alternatives to sports park provision will be required, if it is considered that it should be contained within the Local Plan.

Issue 7

Strategic Culture and Leisure

The provision of cultural and leisure facilities has taken place on an ad hoc basis, albeit focused on town locations. Opportunities for additional facilities are scarce and in competition with housing, and in some cases employment land. The provision of growth within the District provides opportunities to consolidate and provide more cultural and leisure facilities.

9.16 The options for strategic culture and leisure provision are shown below.

Option 9

Strategic Culture and Leisure Options

1. To first seek opportunities within town centres for leisure and cultural facilities before considering edge of centre locations.
2. To consider any requests for consideration of land allocation.
3. To undertake a study to identify the need for both cultural and leisure facilities and provide only where there is a deficit of need and in locations of greatest need.
4. To undertake a study to identify the need for both cultural and leisure and provide only where there is a deficit of need and in locations of greatest accessibility by public transport.

9.17 The Council is also considering the provision of a sports park. Options for this include:

Option 10

Sports Park Options

1. Determining where there is the greatest need in terms of under provision for the local area, together with the greatest need arising through additional residential development and prioritise this location.
2. Consider whether there is demand or need for more than one sports park within the District, taking into account any cross boundary issues.

3. Seek opportunities where the greatest housing provision will take place in South Wealden.
4. Locate the sports park in an area with greatest accessibility to the wider area through public and sustainable transport.

Preferred Options for Testing - Strategic Culture and Leisure

Preferred Option for Testing 6

Strategic Culture and Leisure (Including a Sports Park)

To undertake a study to identify the need for both cultural and leisure facilities, including a sports park, and provide opportunities where there is a deficit of provision and where future growth will require additional cultural, leisure and sports facilities. Allocation to be based upon the principle of considering town locations first, but seeking opportunities in locations with the greatest accessibility by public transport taking into account where the needs arise.

Table 12 Advantages and Disadvantages - Strategic Culture and Leisure (Including a Sports Park)

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks to provide for historic deficiencies as well as the need created by new development. • Seeks the most sustainable location and also the greatest level of accessibility. 	<ul style="list-style-type: none"> • May disadvantage landowners who wish to see development outside of the locations identified.

Question 5

Strategic Culture and Leisure (Including a Sports Park)

Do you agree or disagree with the Preferred Option for testing for strategic culture and leisure (Including a Sports Park)?

10 Gypsy and Traveller Housing Provision

10.1 The Core Strategy Local Plan identified the need of an additional 23 pitches between 2006 and 2016. Government guidance requires the Council to consider the need for Gypsies and Travellers over a 15 year period and therefore the Council has worked with neighbouring Local Planning Authorities to identify the need over a longer period than identified in the Core Strategy, and using more up to date information. This more up to date information identifies the need for 53 additional pitches within Wealden for the period 2013/14-2032/33. This figure supersedes the figure stated in the Wealden Core Strategy and includes the outstanding units previously identified for the period up to 2016.

10.2 The Government published, at the end of August 2015, new guidance entitled "Planning policy for traveller sites". One of the most important aspects of this new guidance is that it includes an amended definition of which individuals and families should be categorised as being Gypsies and Travellers, along with a list of which issues should be considered in making this categorisation in specific cases. It is not known at this stage whether this amended definition has any consequences for the number of pitches which Wealden will need to plan for the period 2013/14 - 2032/33.

10.3 There are three types of provision required for Gypsies and Travellers. Firstly, there are permanent pitches, which are contained within permanent sites. There are two types of permanent site within Wealden - one type is owned and managed by East Sussex County Council (public sites) and the other type is owned by Gypsy and Travellers (private sites). Generally, the number of pitches to the site is relatively small within Wealden as often we have exclusive family groups living on sites. Therefore it would not generally be appropriate to consider the provision of a single large site accommodating all the pitch provision requirements on a permanent site.

10.4 Another form of provision, which we will need to consider, is transit sites. These sites are usually managed by a public body and Gypsy and Travellers use the site whilst on their travels. Due to the nature of transits sites, the need for additional sites should be considered across local authority boundaries.

10.5 The third type of provision is an emergency stopping place. These sites have very limited facilities and are not for long term use, as the name suggests.

Issue 8

Gypsy and Traveller Housing Provision

The Gypsy and Traveller Accommodation Assessment identifies the need for an additional 53 permanent pitches for the period 2013/14-2032/33. The amount of land submitted for consideration for Gypsy and Traveller provision is generally quite low and the number of opportunities to extend sites are now limited.

10.6 The options for Gypsy and Traveller housing provision include:

Option 11

Gypsy and Traveller Housing Provision Options

1. Seek to exceed the permanent pitch requirements for Gypsy and Travellers (i.e. allocate land which will be suitable for more than 53 pitches).
2. Seek to meet the permanent pitch requirements for Gypsy and Travellers (i.e. allocate land which will be suitable for 53 pitches).
3. Seek to locate a transit site within Wealden District.
4. Seek to locate an emergency stopping place within Wealden District.

10.7 In terms of the alternative ways in which provision is made for permanent pitches, a number of alternatives can be investigated. These include the possibility of extending existing sites, which could be either public sites or private sites. Another option is the allocation of land specifically for entirely new Gypsy and Traveller sites, with a view to the location of any sites allocated meeting the criteria listed below in paragraph 10.8. It is likely that any such allocations would be for private Gypsy and Traveller sites. A further option would be for specific new strategic allocations for new development (residential, business etc.) to include the requirement to include some land to be allocated for Gypsy and Traveller site provision. It is recommended that all of these options are investigated with a view to identifying the best solution which could include a combination of the above options.

10.8 In determining the location for any sites to be allocated, the Council will consider the travelling patterns of Gypsies and Travellers. It is also important to consider the needs of Gypsies and Travellers currently living in traditional housing who wish to move to a permanent pitch and there is a significant number of Gypsies and Travellers currently living in traditional housing located in south Wealden.

10.9 A criteria based policy for assessing proposals for Gypsy and Traveller provision is contained within the Core Strategy and is stated below.

"In assessing the suitability of sites for allocation for permanent residential sites for Gypsies and Travellers, and also for the purposes of considering planning applications for sites for Gypsies and Travellers and for Travelling Showpeople, proposals will be supported where the following criteria are met:

- Well related to existing settlements with local services and facilities. 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;
- 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;

- 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;
- Not compromise the essential features of nationally designated areas of landscape, historical or nature conservation protection, including the South Downs National Park and High Weald Area of Outstanding Natural Beauty, Ashdown Forest Special Area of Conservation and Special Protection Area, and the Pevensey Levels Ramsar site should be avoided as potential locations; and
- Avoid locations where there is a risk of flooding, or which are adjacent to incompatible uses such as a refuse tip, sewage treatment works or significantly contaminated land."

10.10 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.

10.11 The following options relate to the location of the future provision.

Option 12

Gypsy and Traveller Housing Location Options

1. To retain the criteria contained within the Core Strategy.
2. To change the criteria within the Core Strategy.
3. To use the criteria within the Core Strategy to assess the suitability of sites.
4. To vary the criteria in the Core Strategy for transit or emergency stopping places, to allow flexibility regarding possibly removing the need to be within close proximity to settlements/ public transport.
5. To consider a requirement for sites to be provided for in future strategic development sites over a certain size.
6. To consider the impacts of allowing sites with temporary planning permission to be made permanent, allowing existing sites which currently don't have consent or extending existing sites.

Preferred Option for Testing - Gypsy and Traveller Housing Provision

Preferred Option for Testing 7

Gypsy and Traveller Housing Provision

- To seek to meet at least the pitch provision requirement and consider any opportunities to exceed.
- To retain the criteria contained within the Core Strategy.
- To use the criteria within the Core Strategy to assess sites, but also consider opportunities to require provision on strategic development sites.
- Consider the impacts of allowing sites with temporary planning permission to be made permanent, allowing existing sites which currently don't have consent or extending existing sites.

Table 13 Advantages and Disadvantages - Gypsy and Traveller Housing Provision

Advantages	Disadvantages
<ul style="list-style-type: none"> • Enables provision to meet the identified needs of Gypsies and Travellers. • Retains continuity with the Core Strategy. • Enables all options for the identification of suitable sites to be considered. 	<ul style="list-style-type: none"> • Does not allow for reconsideration of the criteria within the Core Strategy.

Question 6

Gypsy and Traveller Housing Provision

Do you agree or disagree with the preferred option for testing for Gypsy and Traveller housing provision?

11 Vision

11.1 The vision for the Wealden Local Plan has been created from the strategic preferred options for testing. It is the strategic policies as well as the more local policies which will ensure the delivery of the vision. Any change in vision may result in the change in policy.

Vision

This recommended Local Plan, stretching forward over a 20 year period, will establish Wealden District as an attractive and prosperous part of the South East with significant housing and employment growth centres around the existing urban areas of South Wealden. Retail opportunities will significantly expand as national chains are attracted to an increasingly affluent area. Road and rail improvements, not seen in the past 30 years, will support our growing hi-tech sector and encourage new businesses to establish here. This will in turn provide good quality jobs and opportunities for local people to improve skills. The resulting increase in workplace wages and the new housing stock, specifically located to help local people, together with improvements to shops, leisure facilities and green spaces will raise the expectations and wellbeing of residents, making it the place to live, work and visit.

Those unique qualities of rural Wealden which we have always treasured will be retained and supported through rural diversification and tourism, its beauty continuing to attract entrepreneurs and visitors alike.

The housing needs of the South East are Wealden District's opportunity to embrace economic growth and all the benefits this can bring, whilst retaining our unique environment and landscape of villages and hamlets for generations to come.

Question 7

Vision

Do you agree or disagree with the vision?

11 Vision

12 General Settlement Development

12.1 There are a number of policies that are common to a number of settlements. These general areas are covered within the following three chapters. The following three chapters however relate to other matters, particularly strategic policy, as preferred approaches to strategic policies have informed the development of settlements.

12 General Settlement Development

13 Brownfield Land

13.1 Between 2010/11 and 2013/14 an average of 315 (47%) of housing completions in Wealden have been on previously developed (brownfield) land. Brownfield land is defined as land that has previously been physically developed, but does not include agricultural land and gardens. The National Planning Policy Framework promotes the redevelopment of brownfield land. However, similar brownfield site opportunities for future growth in Wealden are limited and it will not be possible to maintain this high proportion of brownfield land completions in future years.

Issue 9

Brownfield Land

Government policy identifies a land-use planning principle to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

13.2 The Government, through permitted development rights allows certain brownfield development subject to certain criteria. This includes conversion of certain buildings to other uses including residential use. The policies within the Wealden Local Plan cannot restrict these rights and the following options do not seek to include situations where permitted development allows development.

Option 13

Options for Brownfield Land

1. Allow the redevelopment of all brownfield land across the District, subject to criteria protecting residential amenities and reflecting environmental constraints.
2. Allow the redevelopment of brownfield land across the District, subject to criteria protecting residential amenities and reflecting environmental constraints, but requiring that the brownfield land is within or adjoining, and is accessible by means of public footpath, to either a Sustainable Settlement, a Local Settlement or a Neighbourhood Settlement.
3. Require a sequential approach to considering development within greenfield locations, by requiring an assessment of reasonable brownfield alternatives prior to allowing development on greenfield development land.

Preferred Option for Testing - Brownfield Land

Preferred Option for Testing 8

Brownfield Land

With the exception of where permitted development rights apply, allow the redevelopment of brownfield land across the District subject to criteria protecting residential amenities and reflecting environmental constraints. The site should be within or adjoining, and is accessible by means of public footpath ⁽¹⁵⁾, to either a Sustainable Settlement, a Local Settlement or a Neighbourhood Settlement.

Table 14 Advantages and Disadvantages - Brownfield Land

Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows for the appropriate redevelopment of brownfield land. • Considers the sustainability of settlements. 	<ul style="list-style-type: none"> • Does not provide for all brownfield land, albeit the amount of available is very limited. • Some development considered to be brownfield - such as conversion of offices to residential is permitted development.

Question 8

Brownfield Land

Do you agree or disagree with the preferred option for testing for brownfield land?

15 or a shared surface if appropriate

14 Development Boundaries

14.1 The settlement hierarchy identifies those villages which are sustainable. These include:

- Crowborough
- Forest Row
- Hailsham
- Heathfield
- Polegate
- Stone Cross
- Uckfield
- Willingdon
- Buxted
- East Hoathly
- Frant
- Groombridge
- Hartfield
- Herstmonceux
- Horam
- Mayfield
- Ninfield
- Rotherfield
- Wadhurst
- Westham

14.2 The National Planning Policy Framework favours policies which support sustainable development. In accordance with the National Planning Policy Framework this means that all types of growth will be generally acceptable within sustainable locations. Historically development boundaries have been used to identify where development and change is acceptable. In the Core Strategy, development boundaries were used to identify sustainable settlements, where the presumption in favour of sustainable development was accepted. However, there may be circumstances where land uses may need to be safeguarded within and outside development boundaries, for example employment areas or housing allocations.

Issue 10

Development Boundaries

The National Planning Policy Framework identifies the presumption in favour of sustainable development. It differentiates in policy terms between cities, towns and rural areas. However the physical differentiation between these area types is not provided within the National Planning Policy Framework.

14.3 The options for the principle of development boundaries are as follows.

Option 14

Development Boundaries Options

1. To retain the use of development boundaries in Sustainable Settlements where the presumption in favour of sustainable development applies.
2. To use development boundaries for all settlements, regardless of their sustainability status.
3. To treat the whole of the District as if all locations are sustainable and do not provide development boundaries.

Preferred Option for Testing - Development Boundary Principle

Preferred Option for Testing 9

Development Boundaries

To use development boundaries to identify the extent of sustainable settlements where the presumption in favour of sustainable development applies, subject to other policies within the Plan, particularly regarding design and safeguarding infrastructure.

Table 15 Advantages and Disadvantages - Development Boundaries

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides a structure for determining planning applications. 	<ul style="list-style-type: none"> • Drawing a line does not allow for flexibility in certain circumstances unless stated.

14.4 The Sustainable Settlements of Crowborough, Uckfield, Forest Row, Hartfield, Buxted, Groombridge and Rotherfield are located within close proximity to the Ashdown Forest and development located within and around these settlements has the potential to adversely affect the conservation objectives of this important and protected site. It is not proposed to remove development boundaries from these settlements, as some development may be acceptable with appropriate mitigation. However policies ensuring that development will not adversely affect the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) will be required.

14.5 As development boundaries relate to the sustainability of a settlement there are two important factors in considering how they are drawn. Firstly the amount and type of facilities that are available to meet the day to day needs of Wealden's communities and secondly the ability to access those facilities by public transport. In order for Wealden

District to be inclusive it needs to consider the needs of those people who use public transport, for whatever reason. The Institute of Highways and Transportation identifies that the preferred maximum walking distance to a bus stop is 400 metres with a maximum to a railway station of 800 metres. Promoting walking and public transport provision will also assist in meeting targets of reducing carbon emissions though the use of the private motor vehicle.

14.6 For the purposes of the options, please note it is not necessary to include land allocations in the development boundary in order for them to be delivered.

Issue 11

Extent of Development Boundaries

In order to retain the sustainability of a settlement it is considered necessary to identify the extent of the settlement, and to allow unrestricted growth, subject to certain conditions.

14.7 The options identified are as follows.

Option 15

Extent of Development Boundaries Options

1. Development boundaries to include the concentration of built environment of the settlement including all gardens and grounds associated with buildings on the edge of the settlement, subject to landscape considerations.
2. Development boundaries to include the concentration of built environment of the settlement including overgrown/ unsightly land and redundant buildings on the edge/close to the edge of the settlement, even if it is defined as greenfield land, subject to landscape considerations.
3. Development boundaries to include the concentration of built environment of the settlement including brownfield land close to the edge of the settlement, with the associated intervening greenfield land (if it is within the same ownership/ land parcel), subject to landscape considerations.
4. Development boundaries to include the concentration of built environment of the settlement and further small greenfield land parcels that facilitate small scale expansion of the area, subject to landscape considerations.
5. Development boundaries to include the concentration of built environment of the settlement, but not to include any land within flood zones 2 and 3 when considering greenfield land on the edge of the built up area.

6. Subject to landscape considerations, development boundaries to include all land accessible to public transport provision (usually within 400 metres by foot for a bus stop and 800 metres by foot for a railway station).
7. Development boundaries to include the concentration of built environment of the settlement, and additional land on the edge of the settlement that would be suitable to meet the identified infrastructure needs of the community and safeguard this land.

Preferred Option of Testing - Extent of Development Boundaries

Preferred Option for Testing 10

Extent of Development Boundaries

Subject to landscape and other environmental considerations such as flood risk, development boundaries should initially include all land accessible to public transport provision (usually within 400 metres by foot for a bus stop and 800 metres for a railway station). If the concentration of built up area is beyond reasonable walking distance then consider the implications of not including the built up area within the development boundary. Only in exceptional circumstances should the development boundary exceed the built up area, which may include the inclusion of brownfield opportunities and the incorporation, where appropriate, of intervening greenfield land.

Any opportunities for housing land created by the review of development boundaries will be considered as providing housing to meet the total need as if it were an allocation.

Table 16 Advantages and Disadvantages - Extent of Development Boundaries

Advantages	Disadvantages
<ul style="list-style-type: none"> • Considers the sustainability of the area, as opposed to just where the built area is located. • Allows for brownfield land to be included in the development boundary and opportunities to expand the development boundary. 	<ul style="list-style-type: none"> • Allows for brownfield land to be included in the development boundary and opportunities to expand the development boundary to include greenfield land.

Question 9

Development Boundaries

Do you agree or disagree with the preferred option approach for testing for development boundaries?

14 Development Boundaries

15 Settlements Without Development Boundaries

15.1 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 3, Chapter 8.

15.2 The Government has made it 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 economic growth and sustainability and allow the retention of the vitality and vibrancy of the area.

Issue 12

Settlements Without Development Boundaries

Unsustainable settlements (Local Settlements and Neighbourhood Settlements) require some growth to help retain the vitality of the area and meet needs.

Option 16

Settlements Without Development Boundaries Options

1. Within and adjoining Local and Neighbourhood Settlements, small scale development may make place as long as it is proven to enhance the sustainability of the area by promoting employment opportunities, subject to certain criteria relating to environmental impact and design.
2. Within and adjoining Local and Neighbourhood Settlements market housing will be allowed to facilitate affordable housing to meet the needs of the settlement and the Parish, subject to certain criteria relating to environmental impact and design.

3. Within and adjoining Local and Neighbourhood Settlements housing will be allowed for essential rural workers within the Parish, subject to certain criteria relating to environmental impact and design.
4. Community facilities and other infrastructure can take place within and adjoining all classified settlements⁽¹⁶⁾ within the District, subject to certain criteria concerning the environment and design.
5. Development on brownfield land within and in close proximity to Local, Neighbourhood and Residential Settlements will be supported, subject to certain criteria concerning the environment and design.
6. Within and adjoining the Core Area identified in Local and Neighbourhood Settlements, settlements allocated up to 20 dwellings within the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings. Only up to 2 dwellings developments 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.
7. Within and adjoining the Core Area identified in Local and Neighbourhood Settlements, settlements allocated between 21 and 40 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings. Only up to 5 dwellings developments 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.
8. Within and adjoining the Core Area identified in Local and Neighbourhood Settlements, settlements allowed between 41 and 50 dwellings in the strategic distribution may accommodate small individual housing developments of 1 or 2 bedroom dwellings. Only up to 10 dwellings developments 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.
9. Instead of housing units being allowed in certain settlements, the emphasis should be on live/work units.
10. Development within and surrounding Neighbourhood Settlements will not be supported.
11. Development within and surrounding Local Settlements will not be supported.
12. Development within and surrounding Residential Settlements will not be supported.

Preferred Option for Testing - Settlements without Development Boundaries

Preferred Option for Testing 11

Settlements Without Development Boundaries

- 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.
- Exceptional circumstances to the number of dwellings per site may exist if development is on brownfield land within or adjoining the Local or Neighbourhood Settlements, subject to criteria regarding design and including suitable densities.
- Development within and surrounding Residential Settlements would not be supported, except the provision of community facilities where appropriate.

15.3 The proposed Core Area Maps associated with this preferred option for testing is an important part of this approach. Comments are also welcomed on the extent of the Core Area.

Table 17 Advantages and Disadvantages - Settlements Without Development Boundaries

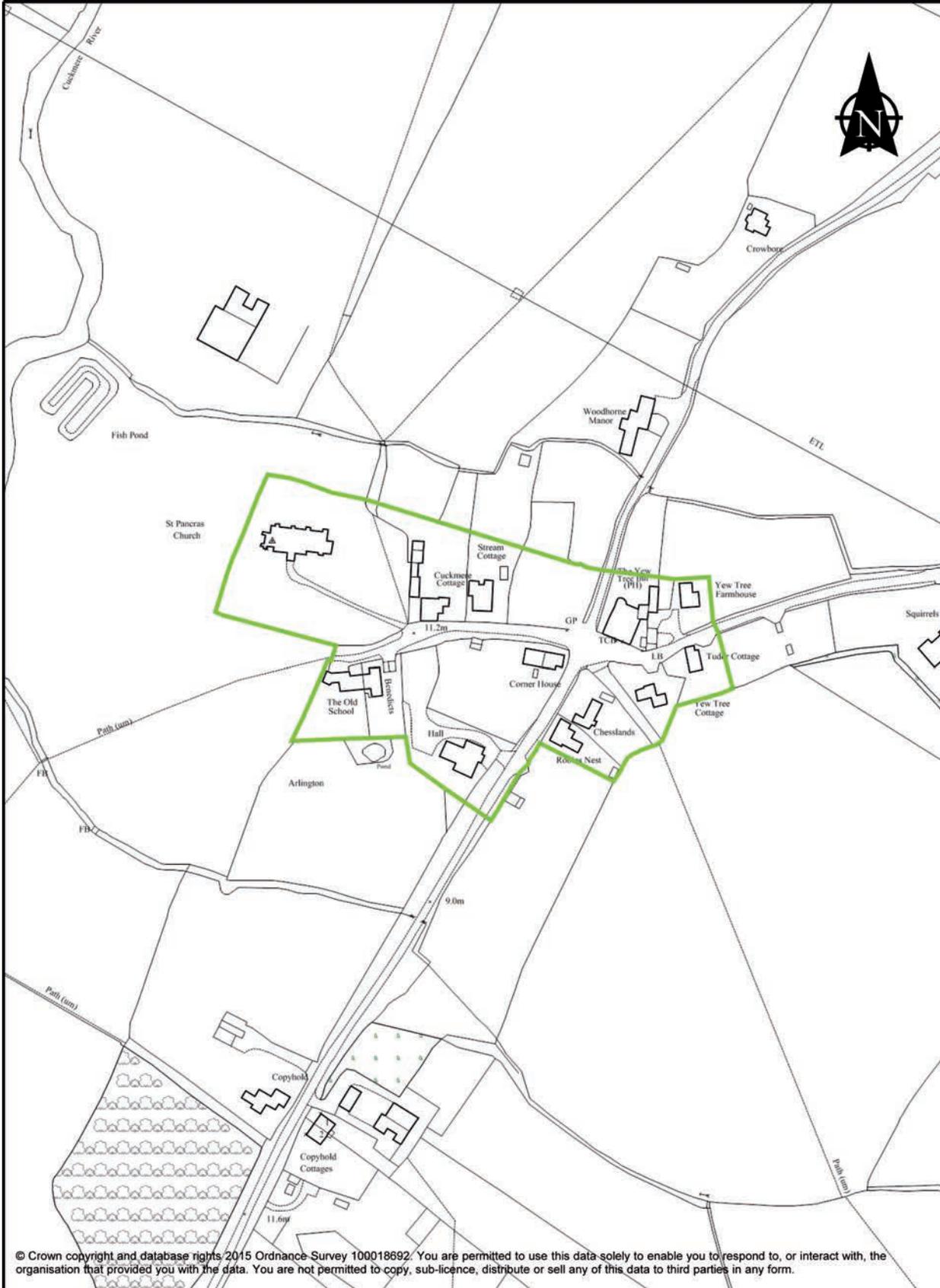
Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows for growth of unsustainable settlements. • By limiting the size of houses, it seeks to meet the local need and helps to provide for low cost housing and provide for those within the village who may wish to down size. • By limiting the scale it also promote incremental growth, relevant to the size of the settlement and overall growth. This has been a favoured approach by certain Parish Councils in the past. • It also allows for live/work units which also promotes economic growth and helps go towards the sustainability of the village. • Takes into account brownfield development. 	<ul style="list-style-type: none"> • Does not allow for the uncontrolled growth of unsustainable settlements. • Restrict size of developments on greenfield land which may not accord with a land parcel where development is being sought. • Size of dwellings to be restricted so profits may not be maximised and viability may be cited as an issue. • May stop rural exception sites being brought forward.

Question 10

Settlements Without Development Boundaries

Do you agree or disagree with the preferred option for testing for settlements without development boundaries?

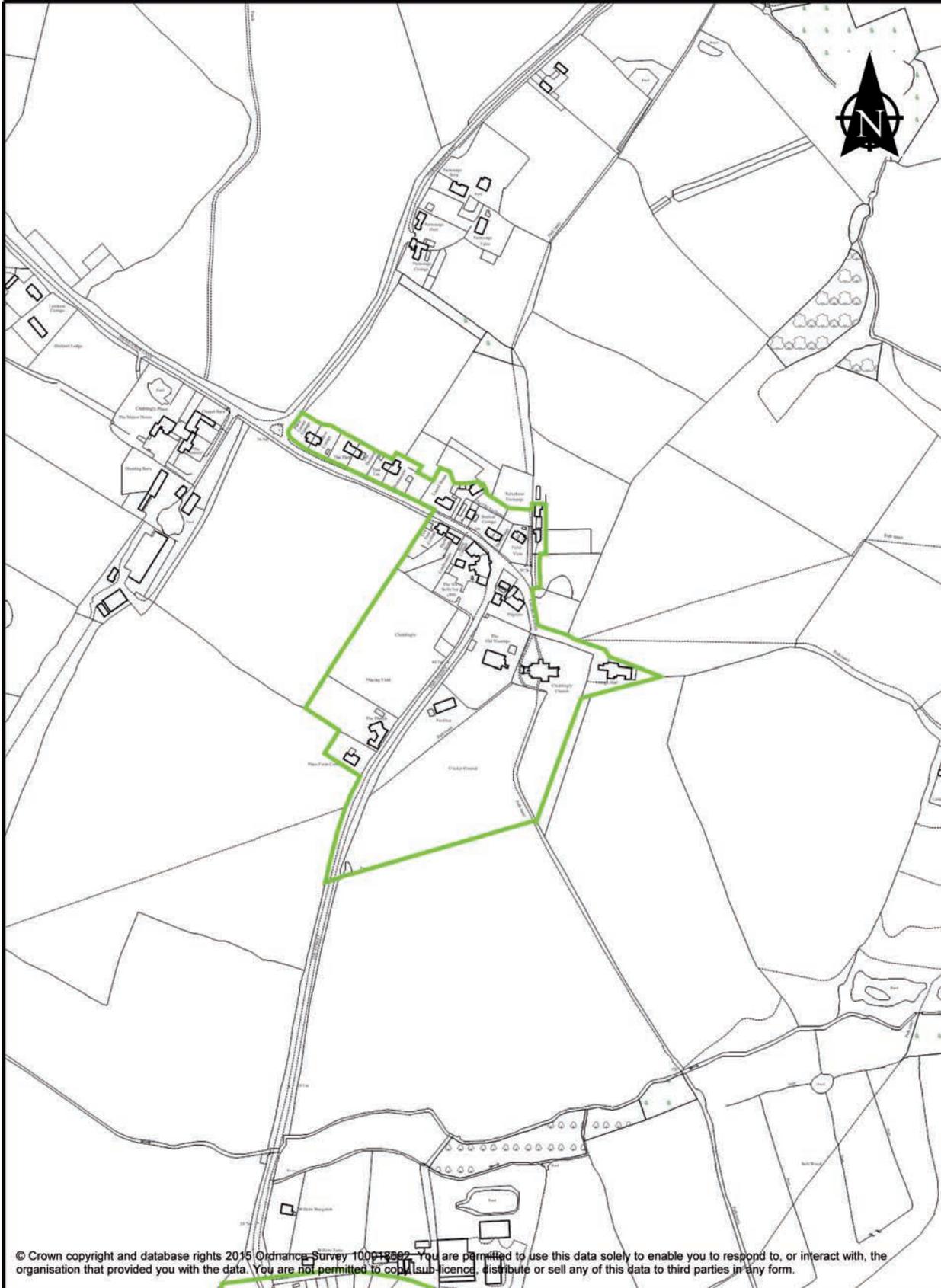
Map 1 Arlington Core Area



Map 2 Boreham Street Core Area

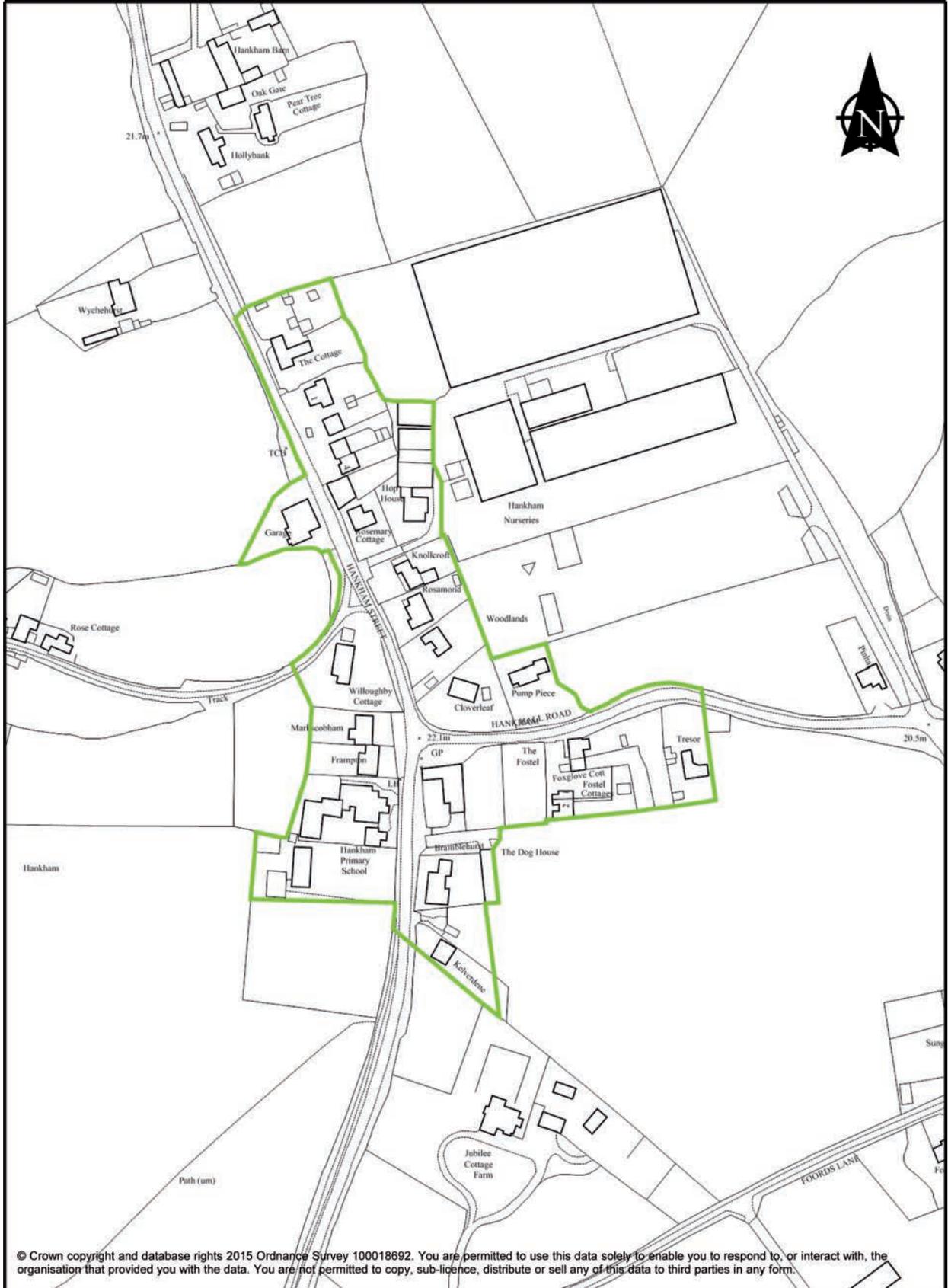


Map 3 Chiddingly Core Area



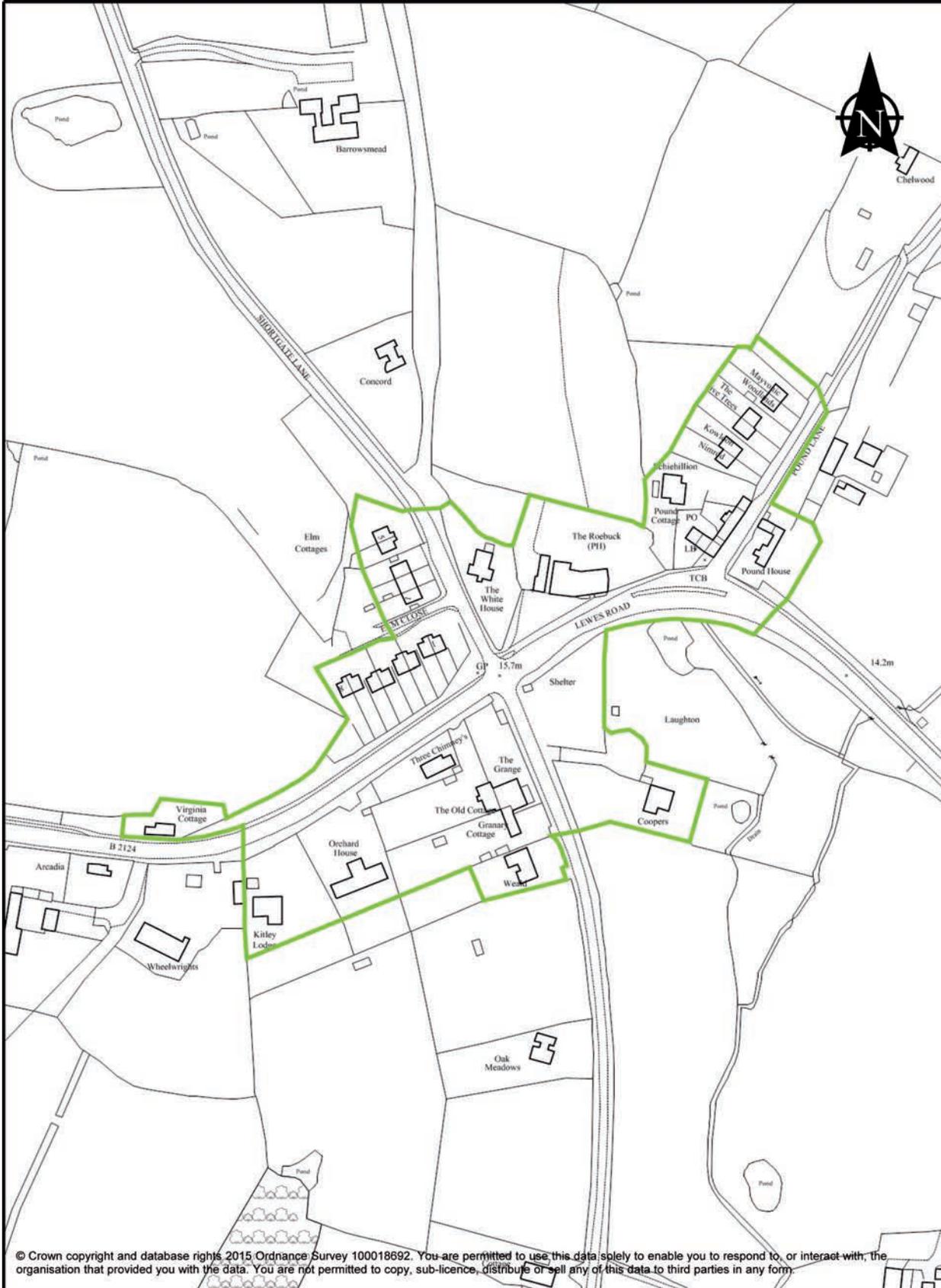
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Map 4 Hankham Core Area



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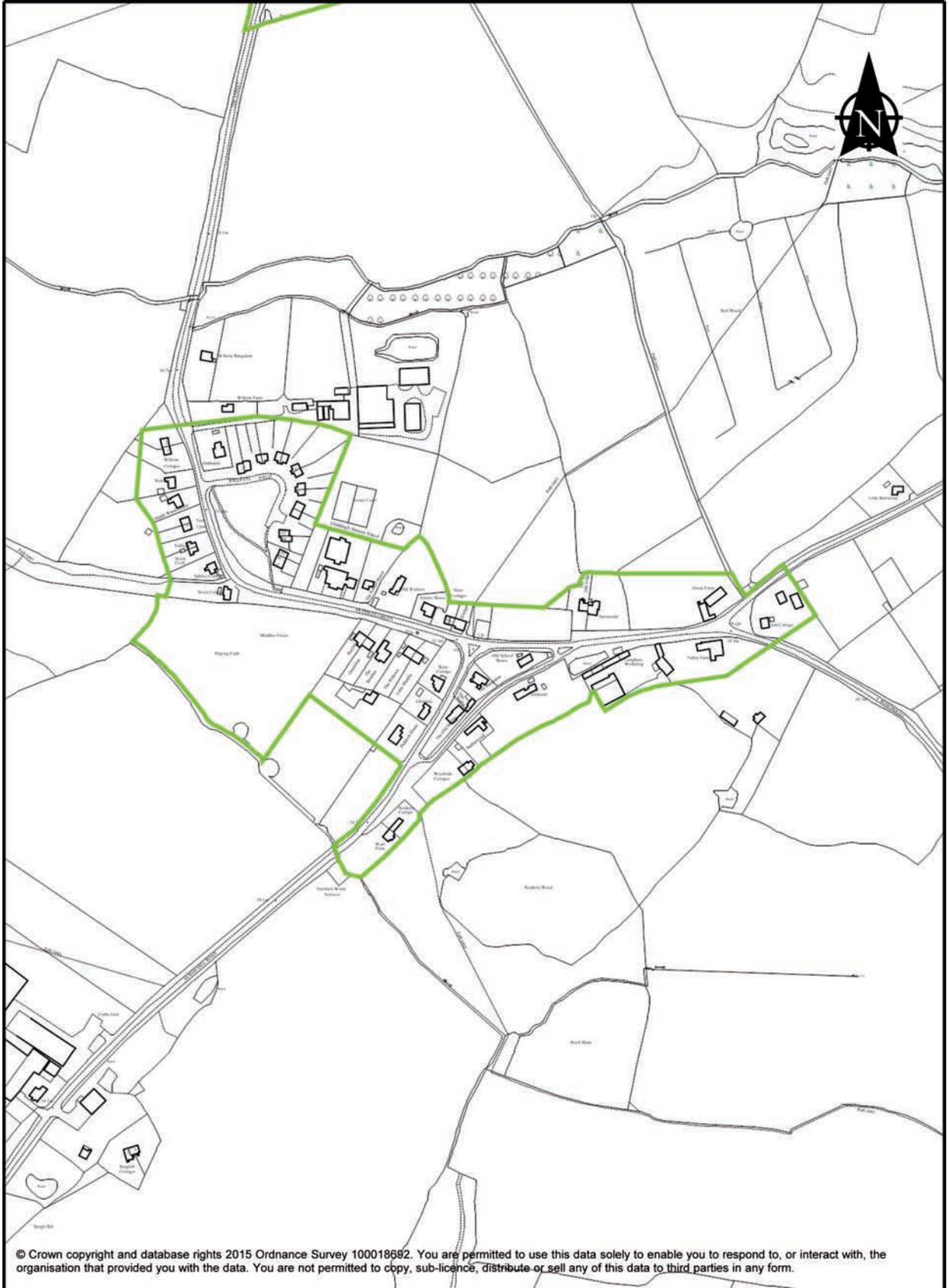
Map 5 Laughton Core Area



15 Settlements Without Development Boundaries

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Map 6 Muddles Green Core Area



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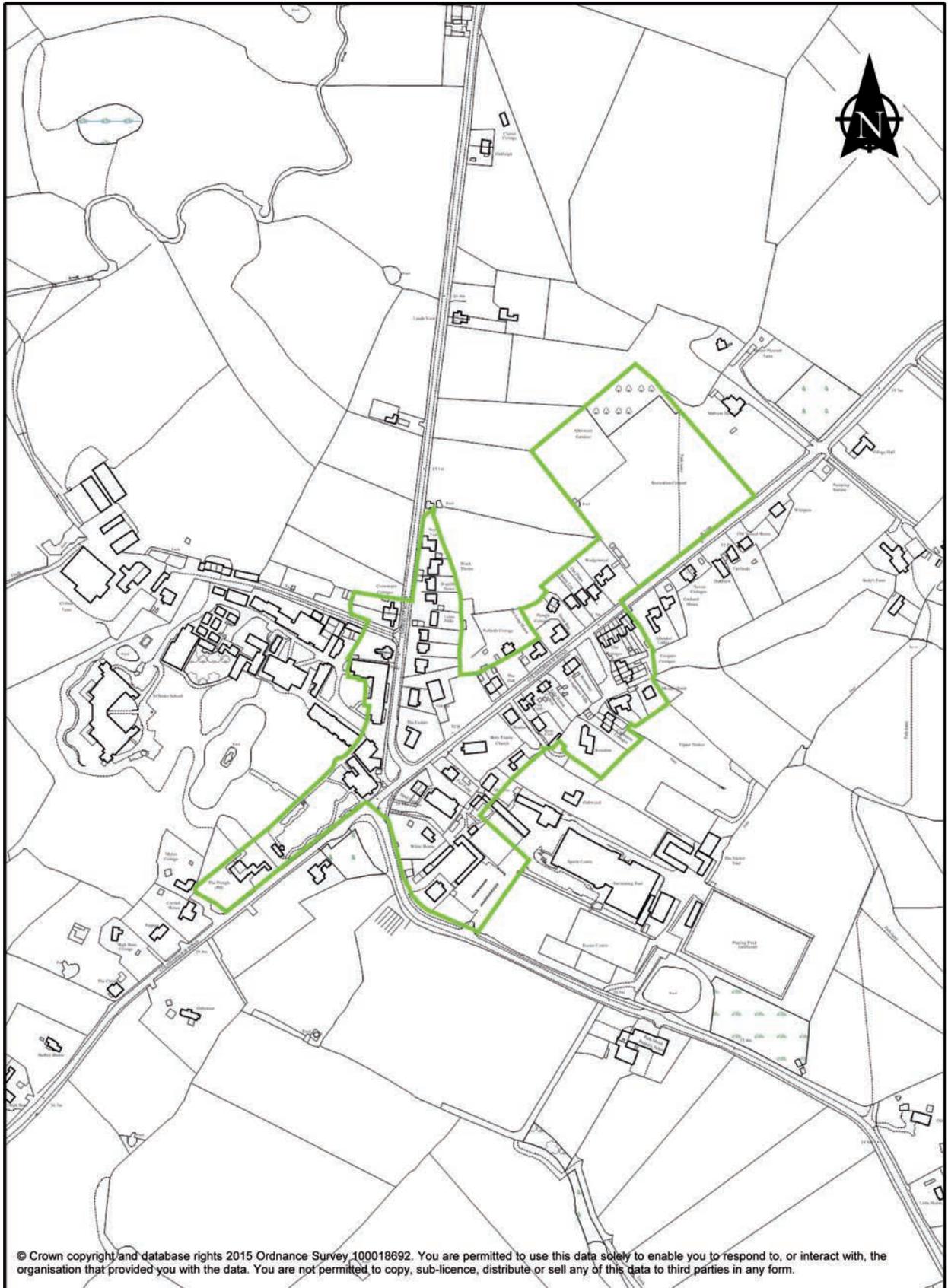
Map 7 Rushlake Green Core Area



15 Settlements Without Development Boundaries

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Map 8 Upper Dicker Core Area



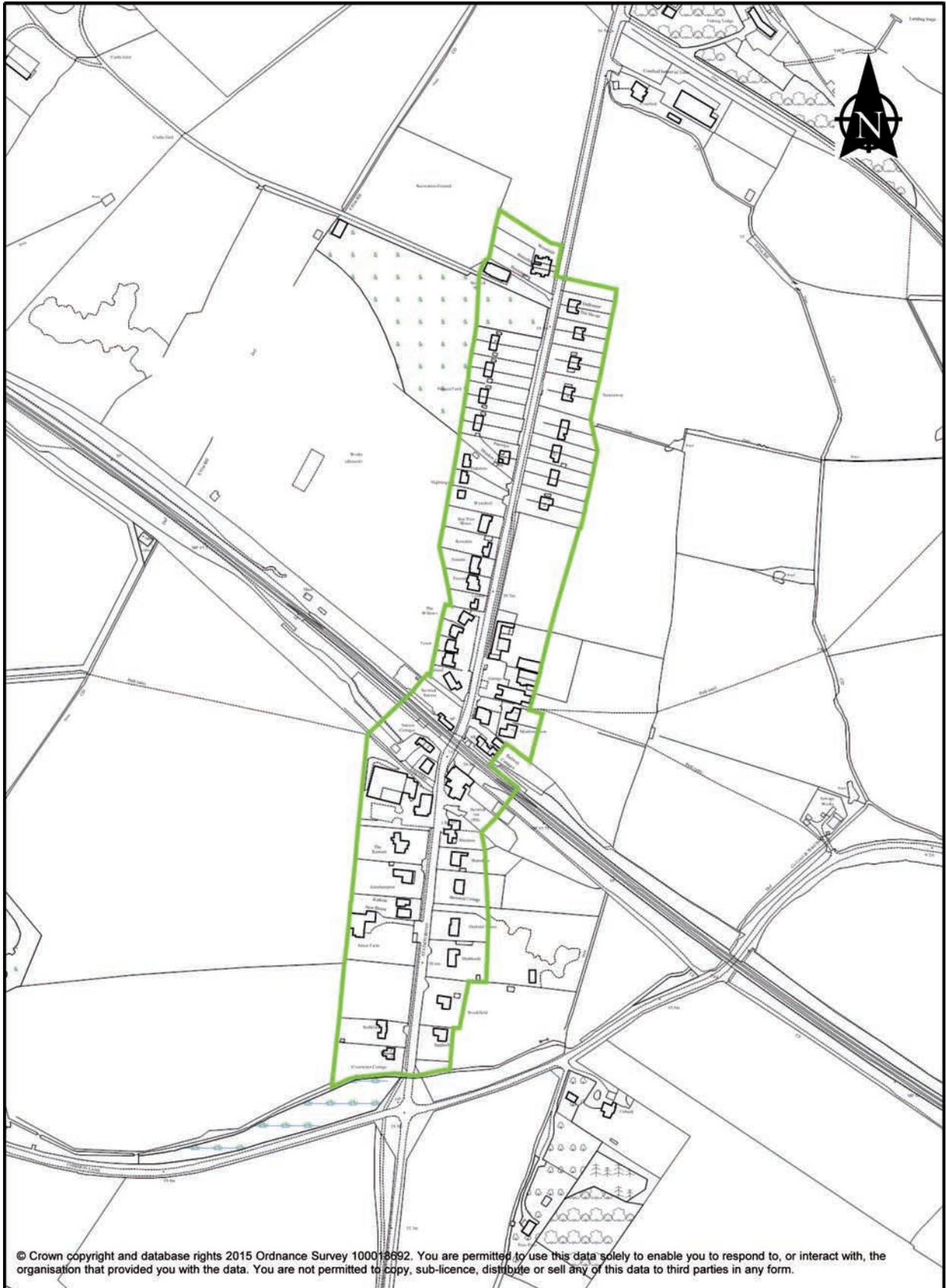
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Map 9 Chalvington Core Area

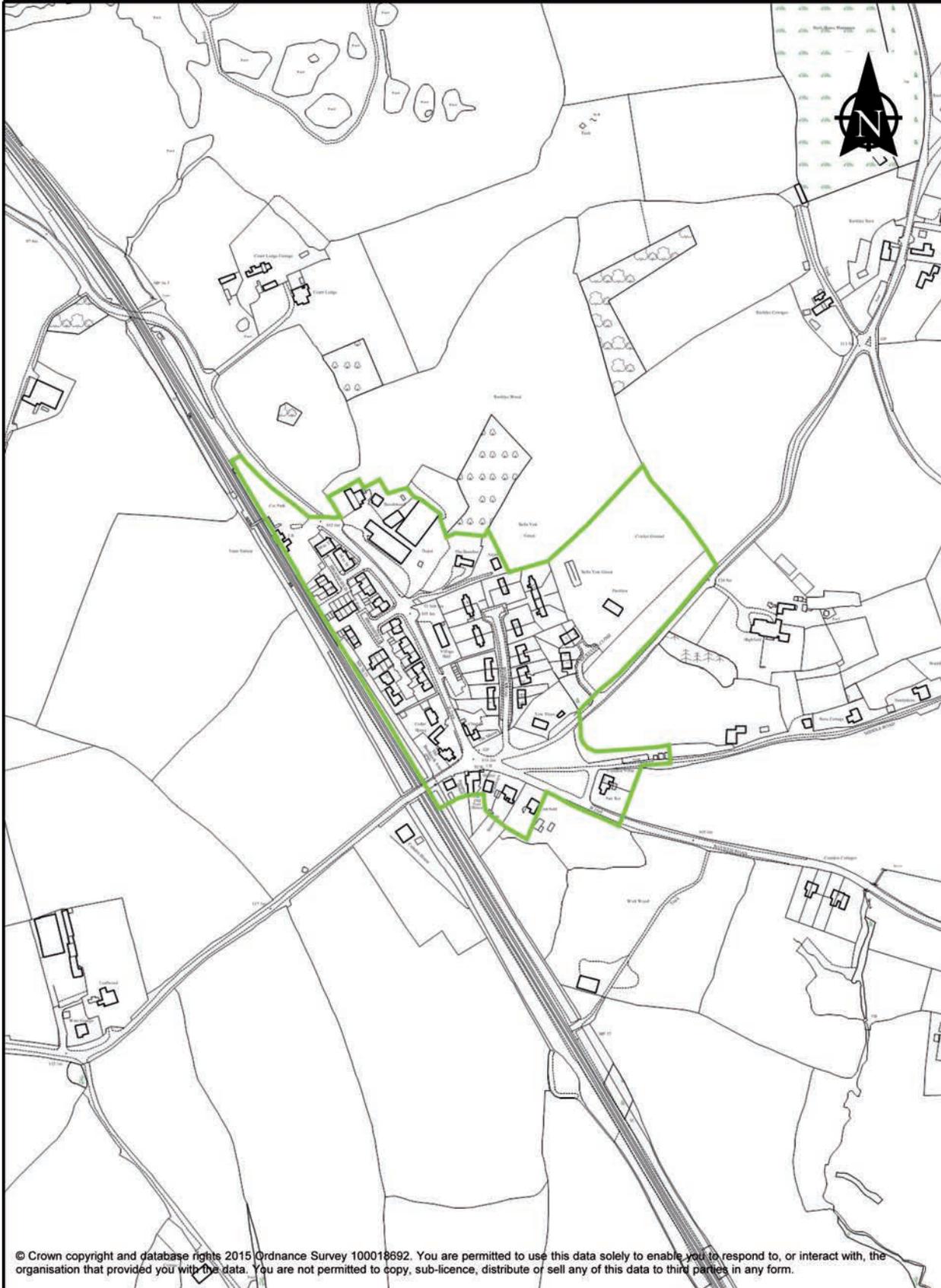


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Map 10 Berwick Station Core Area



Map 11 Bells Yew Green Core Area

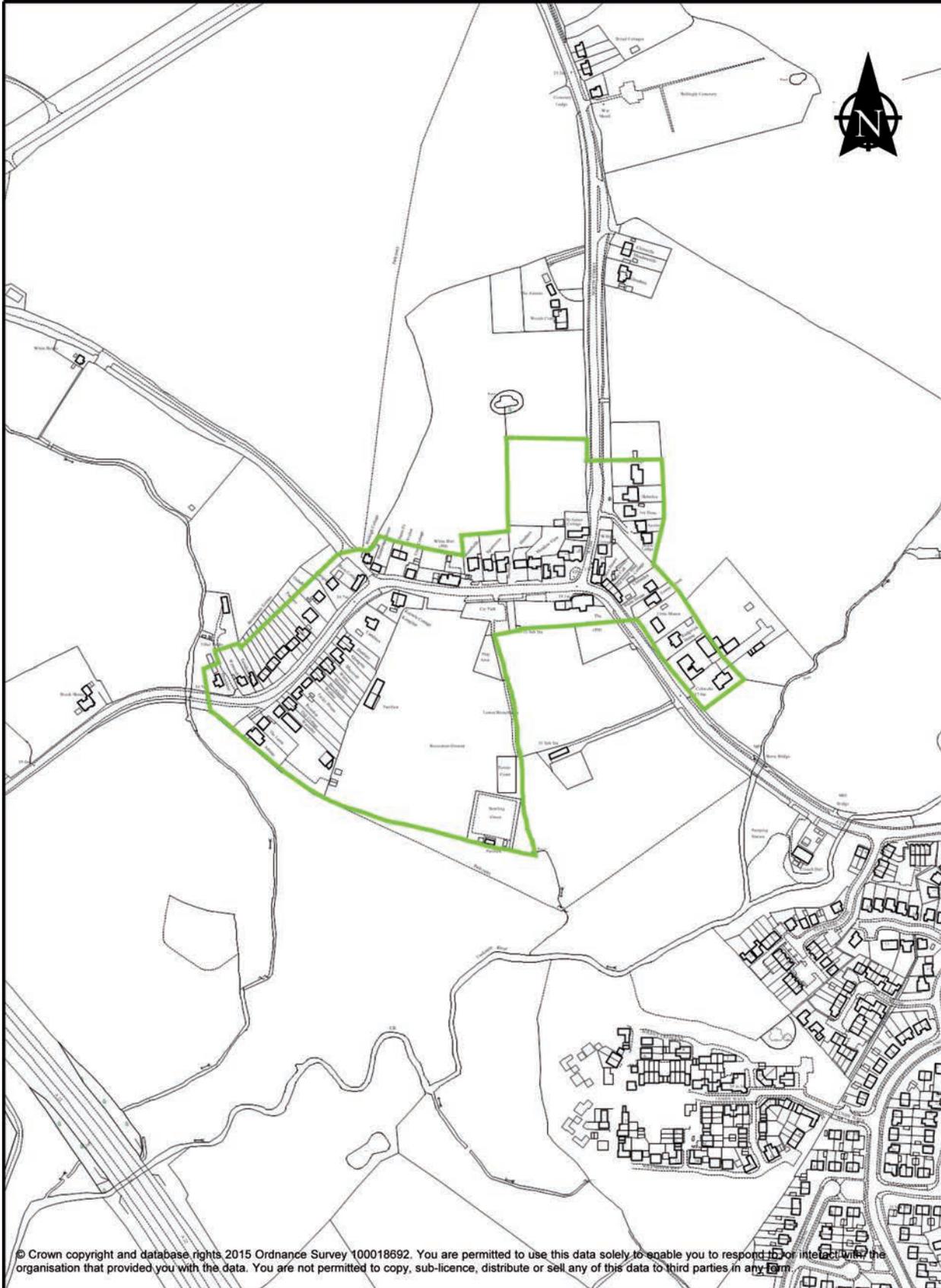


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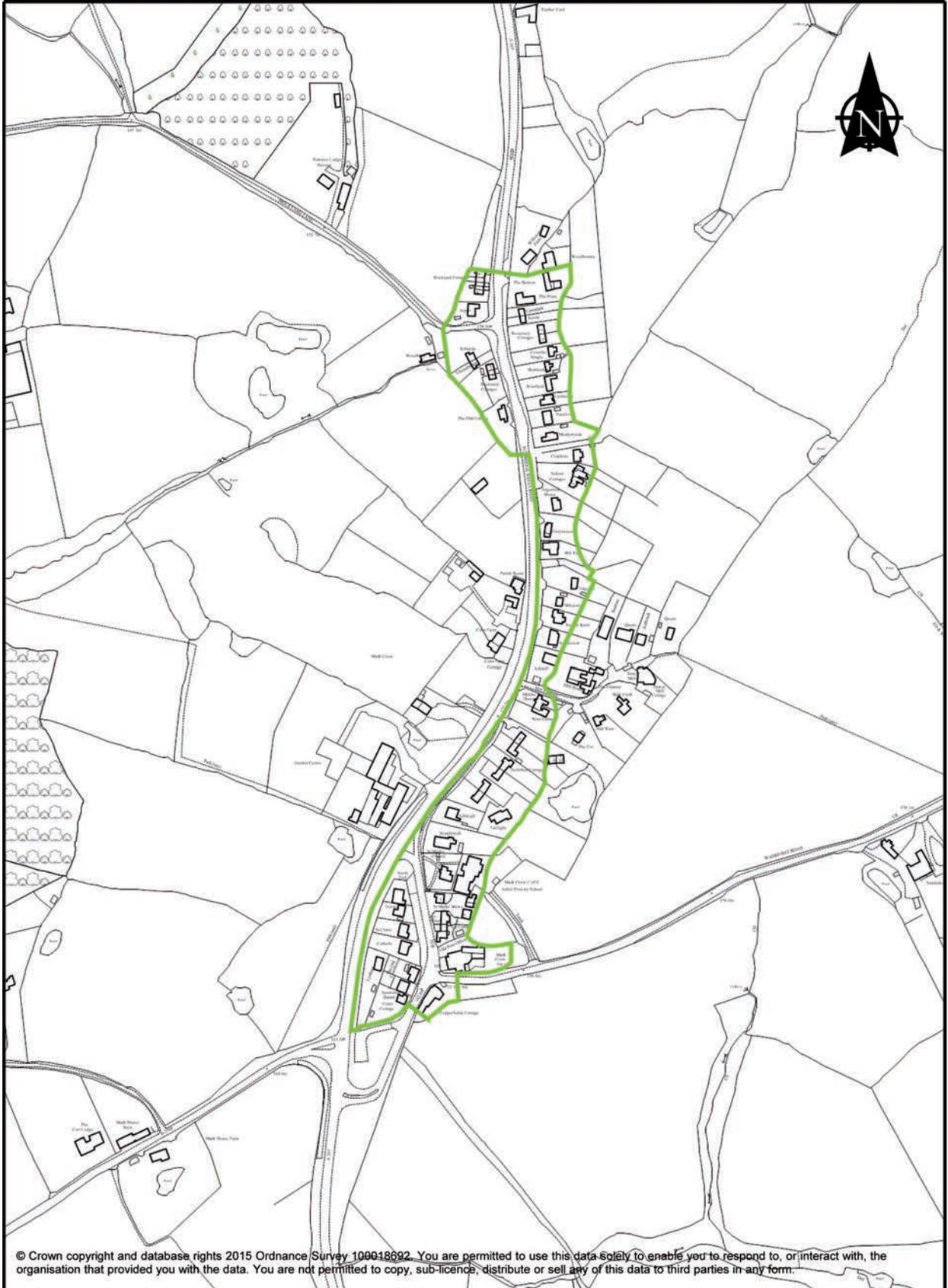
Map 12 Blackboys Core Area



Map 13 Lower Horsebridge Core Area



Map 14 Mark Cross Core Area



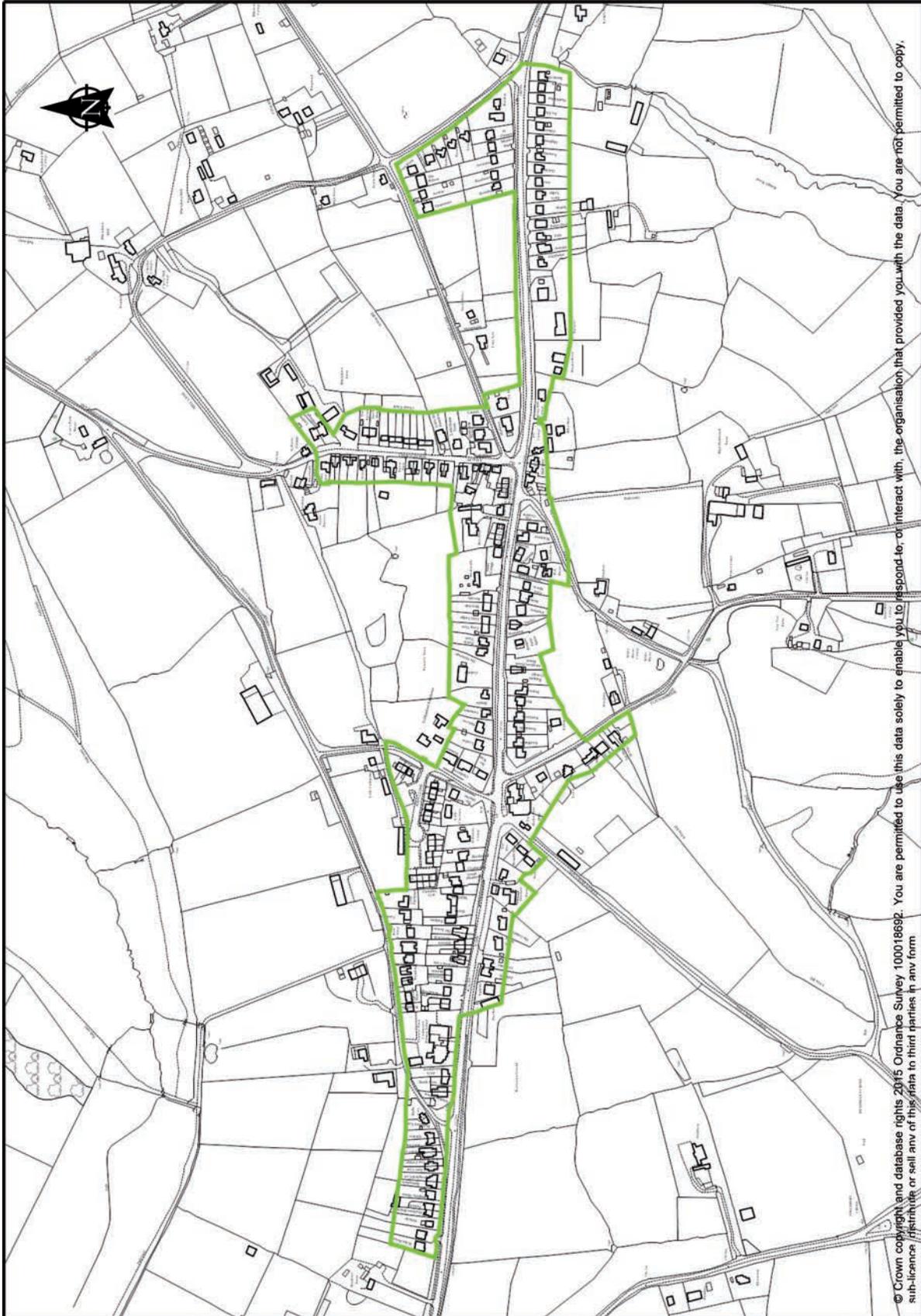
Map 15 Maynards Green Core Area



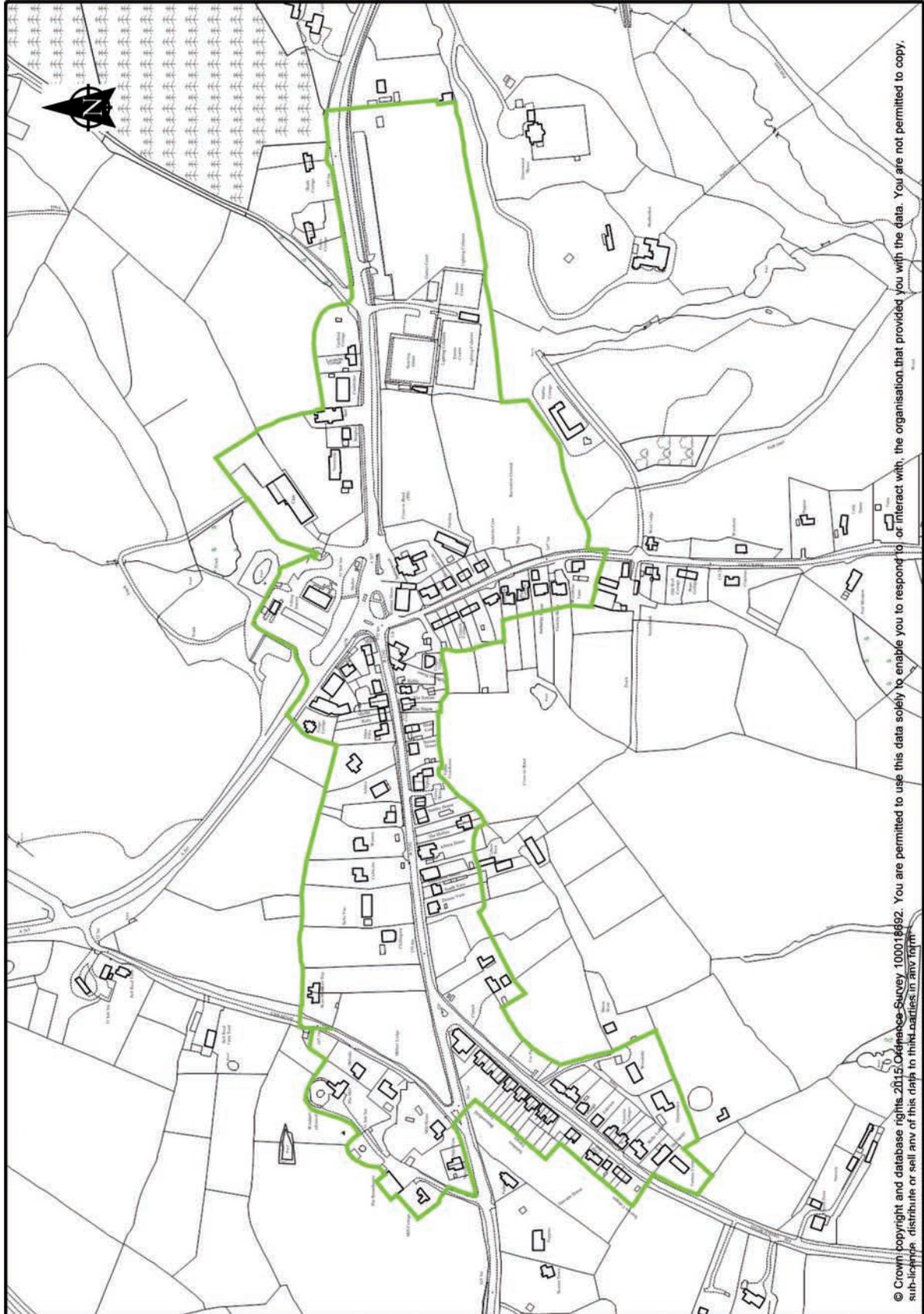
Map 16 Magham Down Core Area



Map 17 Punnetts Town Core Area

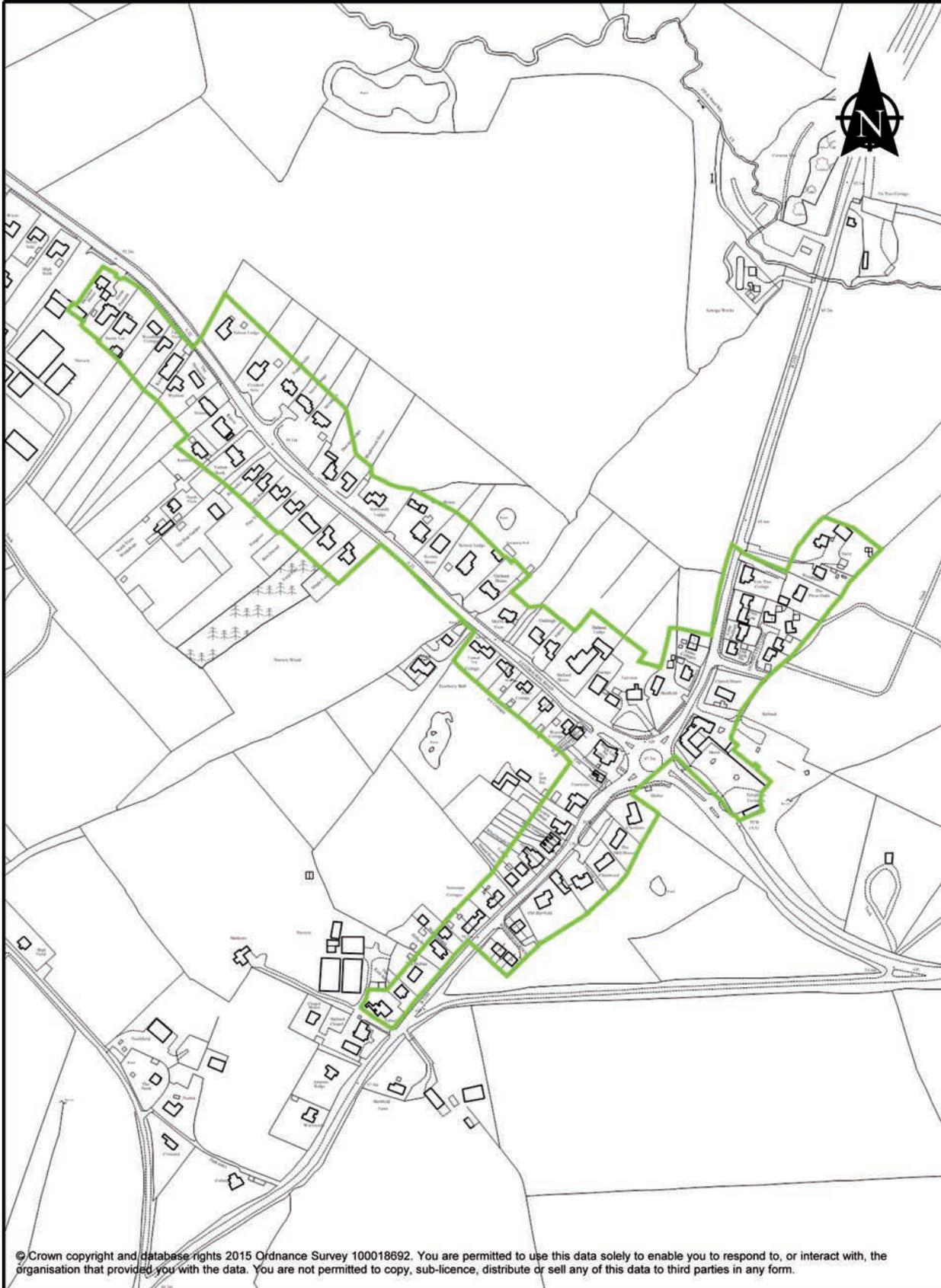


Map 18 Cross in Hand Core Area



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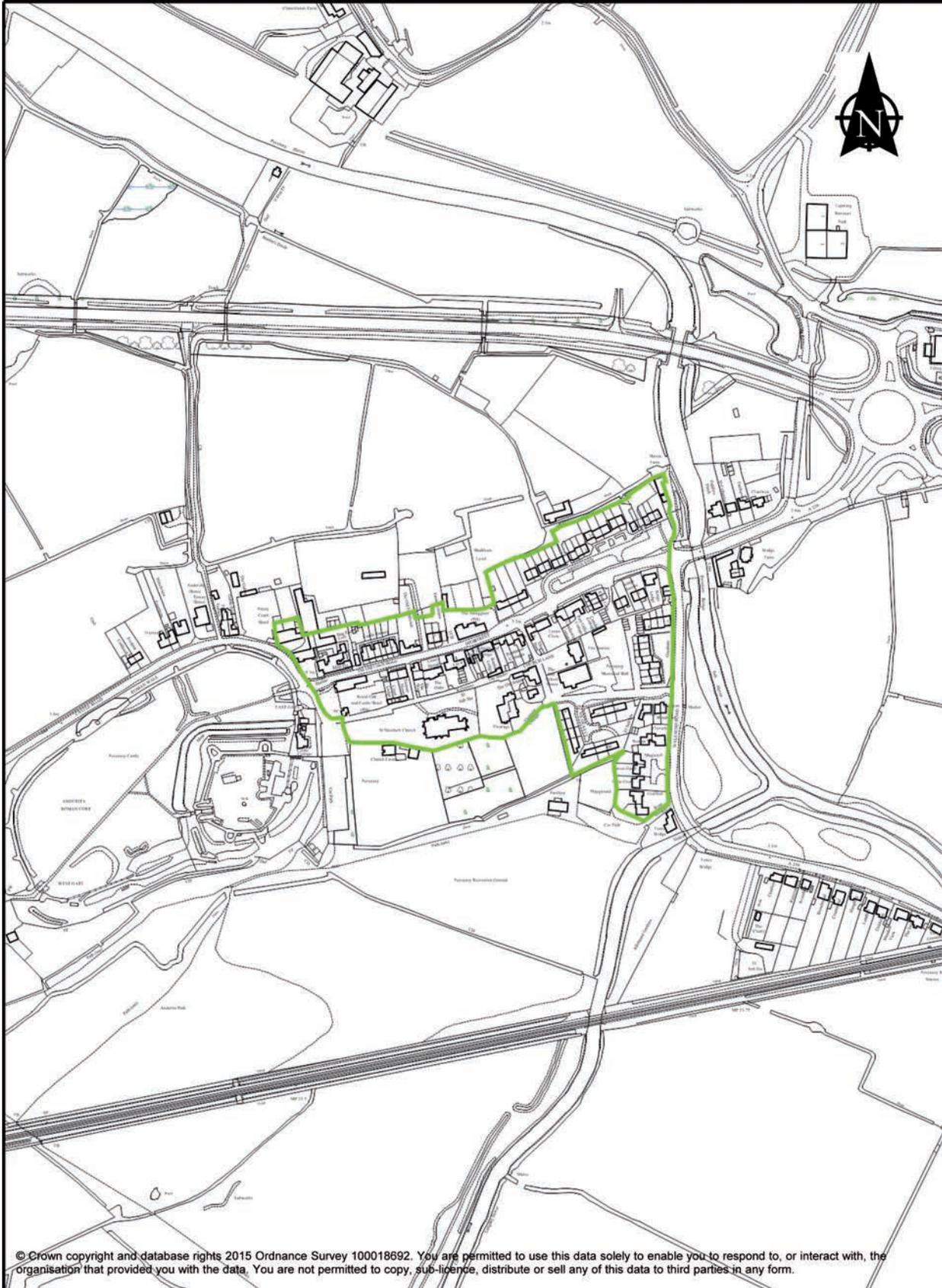
Map 19 Halland Core Area



Map 20 Hellingly Core Area



Map 21 Pevensey Core Area



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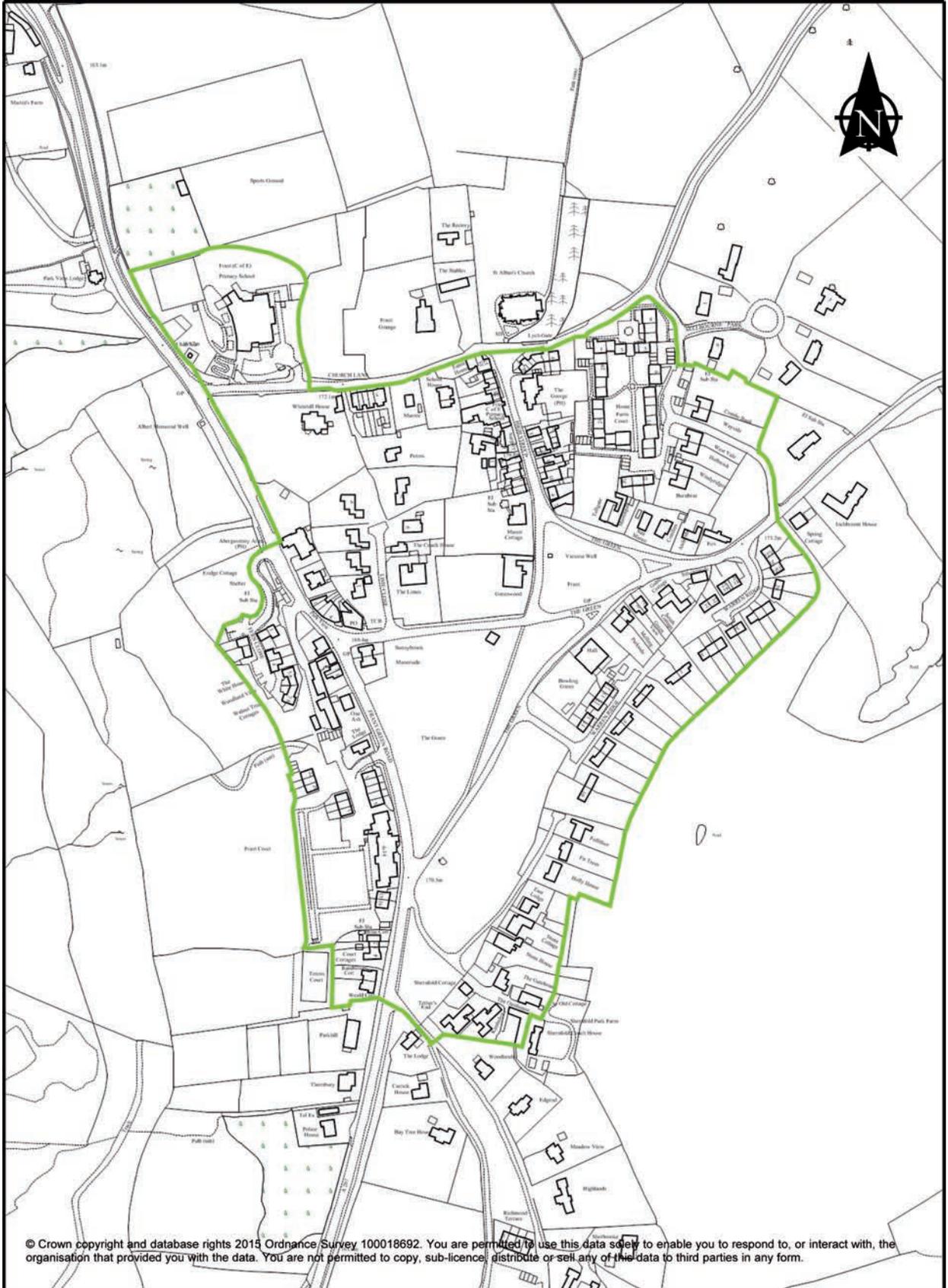
Map 22 Broad Oak Core Area



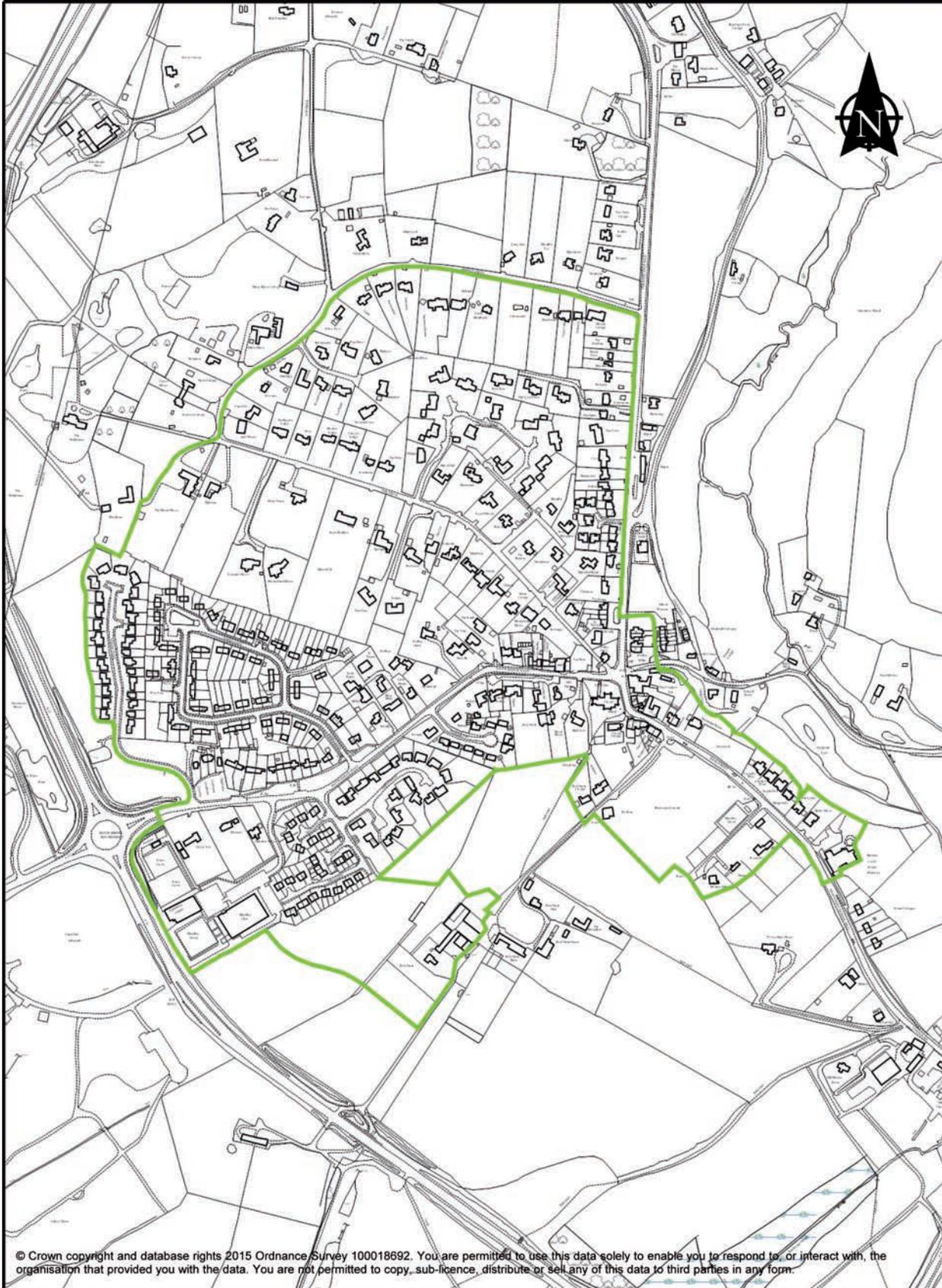
Map 23 Five Ashes Core Area



Map 24 Frant Core Area



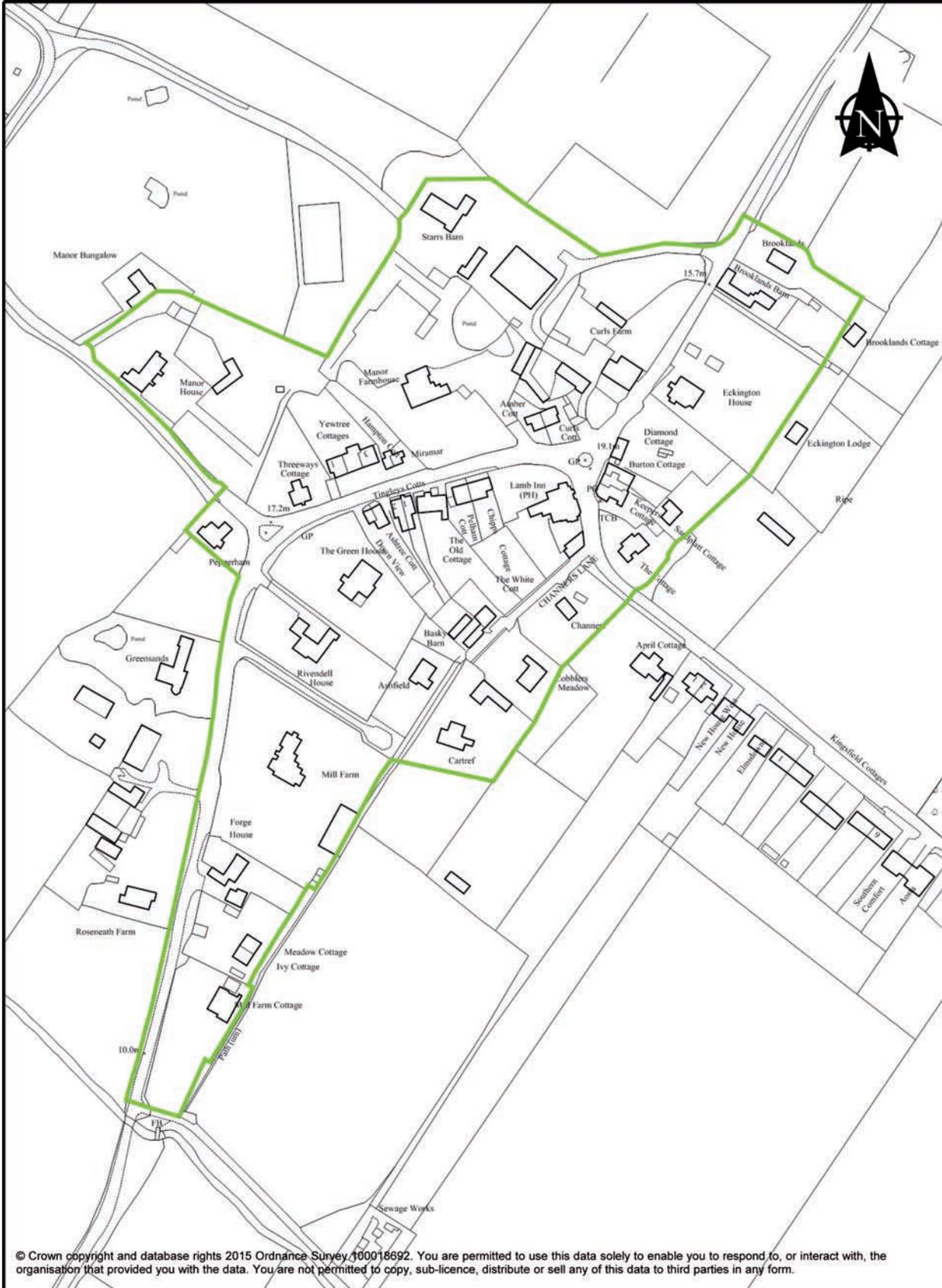
Map 25 Maresfield Core Area



Map 26 Windmill Hill Core Area



Map 27 Ripe Core Area



15 Settlements Without Development Boundaries

15 Settlements Without Development Boundaries

16 Town and Village Centres

16.1 The National Planning Policy Framework recognises the importance of town and village centres to the sustainability of settlements through providing strong and vibrant centres to serve the local community, providing a range of shopping, service provision, leisure and cultural functions. The downturn of the market over the last decade, the impact of internet shopping and changes in shopping habits, have changed the nature of our town and village centres. These changes need to be considered in assessing centres within Wealden and the policies required to support their future vitality, sustainability and unique identity and qualities. These general findings have been ratified locally through the local survey work carried out in relation Council's 'Street's Ahead' project work. ⁽¹⁷⁾

Defining the Town and Village Centre Hierarchy

16.2 The National Planning Policy Framework defines a Town Centre as a City Centre, Town Centre, District Centre and Local Centre, but does not provide a definition to distinguish between these categories of centre. It does however require that the Local Plan should define a 'network and hierarchy' of town centres that is resilient to anticipated future economic changes. A methodology has been developed to provide a categorisation of the network and hierarchy of centres within Wealden District.

16.3 Within Wealden the traditional focus on 'town centre' provision has been on the 5 Market towns of the District, namely - Uckfield, Hailsham, Crowborough, Polegate and Heathfield. With the exception of Polegate, these towns still provide the greatest numbers of units and levels of diversity with in the range of retail, community, leisure and non retail facilities and good accessibility by public transport. Polegate provides a good level of diversity and accessibility but does not have the range of units that the other market towns provide. The town centre and retail characteristics of Polegate are more aligned to those of Wadhurst and Forest Row.

16.4 The assessment work undertaken suggests that the settlements of Polegate, Forest Row and Wadhurst provide a good range and diversity of uses with similar numbers of units in each centre. Although performing well against national averages, they do not have the range of units to provide the choice that the Market Town Centres provide. These centres are important however in providing accessible local facilities, particularly within the geographical context of Wealden located as they are towards the boundaries of the District and within the catchment of the larger sub-regional centres of Eastbourne, Tunbridge Wells and East Grinstead respectively.

Issue 13

Town and Village Centre Hierarchy

The National Planning Policy Framework requires that the Local Authority defines a hierarchy for the Town and Village centres within its area.

Option 17

Options for Defining the Town and Village Centre Hierarchy

1. Define the centre by the population of the town/village settlement.
2. Define the centre only by the number of A1 (Shops), A2 (Financial and Professional), A3 (Restaurants and Cafes)/A5(Hot Food Takeaway), and A4 (Drinking Establishments) uses included within it.
3. Define the centre only by the provision of floorspace for A1, A2, A3/A5, and A4 retail uses.
4. Define the centre by the number of A1, A2, A3/A5, A4 retail units and non retail units (business/employment, residential, social, community, leisure and cultural facilities) which reflect the diversity and potential vitality of the town centre.
5. Define the centre by the accessibility afforded by public transport provision (predominantly bus and train services) and by provision for private vehicle parking.

Preferred Option for Testing - Town and Village Centre Hierarchy

Preferred Option for Testing 12

Town and Village Centre Hierarchy

To define the hierarchy of settlements on the basis of the number of retail units, non retail units, diversity of uses and accessibility, as follows:-

Centre Categorisation	Draft Description	Centre
Market Town Centre	A Primary Centre with more than 90 units serving a wider area with a good range of convenience and comparison retail provision, banking and post office facilities, leisure (including restaurants), community facilities, and employment opportunities and are accessible by public transport from surrounding areas.	Uckfield, Crowbrough, Hailsham, and Heathfield,
Primary District Centre	A centre comprising between 40 and 90 units and providing a good range of similar facilities to a market town centre - but in more limited numbers.	Polegate, Wadhurst and Forest Row

Centre Categorisation	Draft Description	Centre
Secondary Centre	A centre within smaller settlements, or within neighbourhood areas of market towns, comprising of between 10 – 40 units, providing a range of local retail and service facilities and community and leisure facilities.	For example: - Pevensey Bay, Mayfield, Horam, Herstmonceux, Westham, Rotherfield
Local Service Centre	A centre of less than 10 units, that provides a basic range of retail and limited additional facilities.	For example:- Ninfield, Frant, Stone Cross, Hartfield, Groombridge and Buxted

Table 18 Advantages and Disadvantages - Town and Village Centre Hierarchy

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a hierarchy for Town and Village Centres across the District in compliance with the National Planning Policy Framework. • Recognises the distinct characteristics of the Town and Village centres across the District. • Takes into account the diversity of the centres in relation to the number and type of non-retail uses and accessibility. 	<ul style="list-style-type: none"> • Categorisation of centres may have an adverse impact on future potential. • Categorisation may not provide adequate flexibility for future change. • Categorisation may not provide sufficient policy support to Secondary Centres and Local Service Centres.

Question 11

Town and Village Centre Hierarchy

Do you agree or disagree with the preferred option for testing regarding the Town and Village Centre Hierarchy?

Local Visions, Master Plans and Strategies

16.5 A number of local visions, strategies and masterplans have been drawn up by the Town and Parish Councils within the Market Town Centre and Primary District Centre

categories. The local vision and strategies for these town centre areas, which outline local aspirations for town centre areas, are summarised below.

Uckfield

16.6 The Uckfield Town Centre Masterplan of August 2007 provides a vision statement for Uckfield Town Centre for *'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.'* A number of objectives have been outlined within the masterplan to achieve this vision, and initiatives to take forward parts of this vision are underway as part of the Uckfield Town Centre Regeneration Partnerships work.

Hailsham

16.7 The Hailsham and Hellingly Masterplan of 2009, considers all development within the built up area of Hailsham and Hellingly, but in relation to the town centre, outlines a vision which seeks amongst other aspects to:-

- Improve Hailsham's economic performance and accessibility;
- Enhance the town's role as a service centre and improve the retail offer
- Reduce congestion and the impact of through traffic in the historic town centre;
- Improve local services and maximise opportunities for town centre regeneration; and
- Maintain a cattle market in the vicinity of the town.

16.8 The master plan also provides a set of medium to long term objectives to support the town centre including:-

- Supporting the development of a niche town for destination shopping and experiences;
- Retain the retail focus in the 'centre triangle' around Vicarage Lane, High Street, George Street and North Street;
- Use planning controls to support new 'destination' shopping;
- Support a 'limited pedestrian priority' High Street;
- Support local control of parking;
- Improve the visual appearance of shops; and
- Improve the shopping experience, through provision of rain canopies, public toilets and covered seating for waiting bus and taxi passengers.

Crowborough

16.9 The Crowborough Town Council document, 'Top of the Weald – A vision for Crowborough 2010 – 2030' dated May 2010, outlines a Vision that by 2030 Crowborough will be *'A vibrant, attractive and inviting town with a strong community spirit at its heart. A town in touch with its past, looking to the future and protective of its outstanding heritage and natural surroundings.'*

16.10 Crowborough Town Council, in partnership with others, is seeking support through the LDF process to achieve this vision and has identified 8 working aims which include:-

- A thriving and dynamic town centre serving the needs of the community and appealing to visitors:
 - through improvements to the high street through pedestrianisation or measures to reduce traffic congestion;
 - street scene, environmental improvements and shop front improvements, including public access and pedestrian links to the town;
 - supporting and incentivising new and existing business in the high street and nurturing diversity and creating a new Enterprise and Business space at Pine Grove;
 - The creation of a night time economy bringing new evening activities to Crowborough;
 - Developing a regular weekend market in the town centre in a permanent location; and
 - Providing an attractive communal meeting space – to relax and absorb life in Crowborough.
- A commitment to preserving and enhancing Crowborough's natural and built environment;
- A distinctive visitor destination with a wealth of accessible cultural treasures; and
- A high quality, integrated transport network for the town.

Heathfield

16.11 Heathfield and Waldron Parish Council's 'Vision for Heathfield' paper dated April 2008, states that *'To maintain Heathfield's prominent position it must continue to be a service centre for the surrounding area, especially the satellite villages, most of which have already lost their shops and post offices. Residents for miles around need more specialist shops as well as professional services such as doctors, dentists, banks, solicitors and accountants. Hence the retention of free parking will continue to be essential to encourage economic sustainability for employers, their employees and customers. It is also hoped that the central location will ensure the retention of the fire and ambulance services in the town but hopefully in more modern facilities, perhaps on a shared site on the outskirts of Heathfield. The situation of these services is vital to the outlying villages.'*

Polegate

16.12 In Polegate, the Town Council's Master Plan visioning document dated February 2012, outlines 9 Spatial Vision objectives for Polegate. One of these objectives is *'Improving / redeveloping the Rail Station and adjoining Town centre with more intensive use of land, an improved environment and choice of shops.'*

16.13 The visioning document supports a focus for the re-development of the Town centre around 'The Centre' shopping mall and the railway station and suggests bold and radical interventions may be needed, backed by compulsory purchase if necessary, in

order to create larger retail units which may encourage larger national retailers to Polegate. The document also suggests that all suitable, radical proposals to improve and upgrade the Town centre should be considered, including any that will increase retail space by incorporating land currently occupied by residential properties. In relation to the town centre area and retail provision, the Town Council's master plan recognises that changes in the High Street and the trend for change of use from retail to offices, an increase in service based industries and an increase in internet based businesses, are challenges to achieving this vision.

Forest Row

16.14 Forest Row Parish Council undertook a very detailed master plan survey in 2009 to input to Wealden District Council's Core Strategy Local Plan. This survey focused on a number of issues relating to the potential future planning and development of Forest Row. In relation to the village centre shopping, restaurants and pubs, the village is largely considered to be self-sufficient in the context of eating and day to day shopping, with the number of shops available sufficient. However, a greater range of shops and prices was considered key to the sustainability of the centre for local people.

16.15 In addition, environmental, streetscape, and shop front and signage improvements, particularly in relation to the Conservation Area, were seen as desirable to create a more vibrant centre, together with floral displays and a continuation of/provision of additional free car parking.

Wadhurst

16.16 Wadhurst Parish Council does not currently have a vision statement or master plan covering the village centre.

16.17 Wealden District Council will continue to work with the relevant town and parish councils on developing strategies to achieve local visions for the Market Town Centre and Primary District Centres in particular, as well as other centres defined in the hierarchy in Preferred Option for Testing 12.

Wealden's 'Streets Ahead' Project ⁽¹⁸⁾

16.18 The Streets Ahead Project was established in 2013 by the Council to work with local Parish and Town Councils and partnerships in bringing forward short, medium and long term projects to assist the reinvigoration, reconfiguration, reinvention and regeneration of town and village centres within Wealden.

16.19 The Streets Ahead document states that *'Wealden District Council's vision is that all its towns and villages evolve and develop to be, in the immediate and longer term future: lively, inviting, relevant, valuable, useful and sustainable centres of their local communities. This will result from forward-looking local team plans, actions and initiatives involving all the local businesses and communities, and successful partnerships across and beyond the district.'*

18 'Streets Ahead' – Ideas for a change – Final Report – September 2013

16.20 An action plan to take forward initiatives to strengthen partnerships within town centres, undertake survey and branding exercises, has been drawn up aimed at engaging traders and key organisations with an interest in enhancing the vitality and vibrancy of high streets. Several initiatives have been taken forward so far.

Town Centres – Town Centre Boundaries, Primary and Secondary Frontages and Main Shopping Areas

16.21 The National Planning Policy Framework states that in order to plan positively for a town centre, and its resulting policies, Local Planning Authorities should define the extent of the town centre, and identify primary and secondary shopping frontages as well as the primary shopping area.

Issue 14

Town and Village Centres

The need to define Town Centre boundaries, Primary Frontages, Secondary Frontages, and the Primary Shopping Area, to support the provision of strong and vibrant town centres in accordance with the requirements of the National Planning Policy Framework.

Town Centre Boundaries

16.22 The town centre boundaries may include non-retail uses such as leisure and cultural facilities, open space and car parking that would assist the positive planning of town centres and the development of strategies to support the regeneration, and enhance the vitality and vibrancy of town centre areas. The definition of town centre

Option 18

General Options for the Definitions of Town and Village Centre Boundaries

1. Town and village centre boundaries to be tightly drawn and include retail uses only.
2. Town and village centre boundaries to include retail and non retail uses (business, residential, community, leisure, cultural etc).
3. Town and village centre boundaries to include retail, and non retail uses, car parking or other facilities associated with the functions of the town centre.
4. Town and village centre boundaries to be expanded, where land or opportunities may make this possible, to include retail, non retail uses, car parking and other facilities and any land adjacent to the town centre area which might be used for future expansion of the town or village centre.

Primary and Secondary Frontages

16.23 The categorisation of primary, secondary frontages and primary shopping areas was undertaken in relation to both Market Town Centres and Primary District Centres as shown in the hierarchy table. These centres provide, in most cases, a wide range of shopping facilities and therefore will have distinct primary and secondary frontages as well as distinct primary shopping areas.

16.24 The smaller centres included in the Secondary Centres and Local Service Centres categories in the hierarchy table, are not considered large enough to exhibit these particular characteristics in a way that would assist planning decision making.

Primary Frontages

16.28 Primary Frontages are identified as those areas with a high proportion of retail uses and in line with the definitions in the National Planning Policy Framework. A methodology for defining the Primary and Secondary Frontages was devised on the basis of survey work for each of the centres, recent trends and changes to the retail mix through changes of use, and the overall size of the centre. In relation to the particular retail areas of the Market towns and Primary District Centre, additional options were also considered in relation to the definition of Primary Frontages.

Option 19

Options for the Definitions of Primary Frontages

1. A frontage that contains a high proportion of A1 (Shops) uses.
2. A frontage which does not necessarily contain a high proportion of A1 uses but is located in close proximity to the main shopping areas or between other primary shopping frontages.
3. Where a predominantly A1 or A class shopping frontage is broken up by other uses such as, for example, a church, health centre etc. and the primary shopping frontage continues beyond this use, the frontage is shown as primary frontage.

Secondary Frontages

16.25 Secondary Frontages are generally identified as those frontages which include a more diverse range of uses. A number of options were considered in relation to the designation of Secondary Frontages.

Option 20

Options for the Definitions of Secondary Frontages

1. Those frontages which include a more diverse range of uses such as restaurants, cinemas and businesses, and less 'A' class uses,
2. Frontages which tend to be towards the periphery of the primary shopping areas.
3. Frontages in areas where A1 (Shops) units are generally separated from the main shopping areas, on the periphery of the primary shopping area or outside of the primary shopping area, even where they represent an A1 use (such as a supermarket) where the draw and footfall may be considerable.

Primary Shopping Areas

16.26 The primary shopping area is defined in the National Planning Policy Framework as the area where retail development is concentrated. In addition to this basic definition, a number of aspects were also considered in relation to the definition of Primary Shopping Areas.

Option 21

Options for the Definitions of Primary Shopping Areas

1. Car parking areas attached to large retail outlets within the primary shopping area, are also included within the primary shopping area.
2. Other car parks which are very central and are predominantly shoppers' car parks are also included within the primary shopping area.
3. The primary shopping area includes those areas which are regarded to be the most centrally located and attract the greatest footfall within the centre.
4. Where non A1 (Shops) uses are located adjacent to areas where retail development is concentrated then these are included within the primary shopping area.
5. Primary Shopping areas don't necessarily include all A1 uses or other town centre uses.

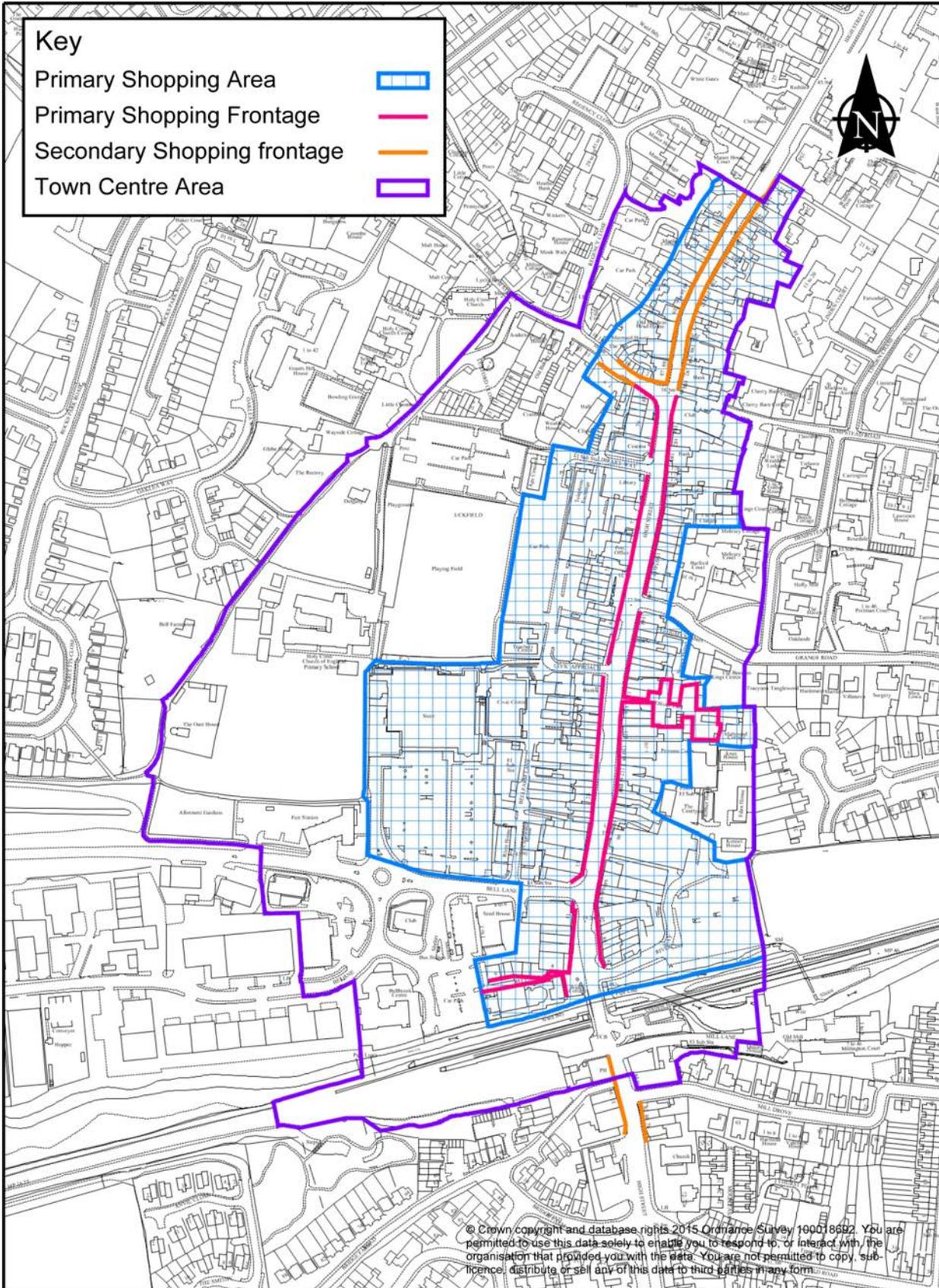
Town and Village Centres

Uckfield

16.27 Uckfield Town Centre is generally focused around the traditional High Street, a long road running from the north of the town to the south towards and beyond Uckfield Railway Station, and the area to the west of the High Street around Bell Lane and Luxford

Field. The High Street also forms the main route through the town. The shopping area extends to the west at the bottom of the High Street to include areas around Bell Walk and Bell Lane towards the Tesco supermarket. There are a number of high street multiples operating in the town including two supermarkets, with a high proportion of independent and specialist stores particularly in the middle/northern part of the High Street. Uckfield has a bus station close to the railway station at the bottom of the High Street, with 6 bus routes currently serving the town. Apart from the car parking associated with the two supermarkets and the new station car park, substantial free public parking (344 spaces) is available at Luxford Field to the west of the High Street, with some limited additional car parking provision on street and close to the High Street. There is considerable scope for the expansion of the town centre through development and/or redevelopment of land to the west of the High Street. The map below, shows the extent of the Town Centre, the Town Centre Boundary, the Primary and Secondary Shopping Frontages and the Primary Shopping Area for Uckfield.

Map 28 Uckfield Town Centre



Preferred Option for Testing - Uckfield Town Centre

Preferred Option for Testing 13

Uckfield Town Centre

- Town Centre boundary to include the High Street from just south of Norfolk Way on the West and Bedford Place to the West of the High Street, to the Railway line in the south. To the west the boundary of the town centre will extend to include Bell walk, the eastern part of Bell Lane (including parts of the Bell Lane industrial estate/retail Park, the allotments, the Fire Station, and Tesco superstore and car park) and extend to Belmont Road in the west, incorporating all land around the Civic centre, Luxford Fields and adjoining car park areas to the rear of the High Street and Church Street. To the east the town centre boundary will extend to the rear of the Waitrose Car Park and include all land within the boundaries of properties on the eastern side of the High Street, and office and retail buildings to the rear of the High Street.
- The Primary Frontages are defined along the length of the High Street between Church Street and the railway line. Both Church Street and the railway line represent perceived barriers within the shopping centres and they help to define different areas which have different characteristics within the town centre. Bell Walk at the south of the High Street is also a Primary Frontage.
- The Secondary Frontages are defined in areas to the north of Church Street and Hempstead Road.
- The Primary Shopping area encompasses the High Street up to Church Street/Hempstead Road, and the areas around Bell Lane and Bell Walk at the south of the High Street.

Table 19 Advantages and Disadvantages - Uckfield Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Town Centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. • Proposed Town Centre boundary includes land for town centre expansion, that may be used for additional retail allocations and town centre uses. • Proposed Primary Frontages and primary shopping area, will enable the concentration of main A1 (Shops) uses to the centre and Lower parts of the High Street, adjacent to the area for expansion - consolidating the main town centre area. 	<ul style="list-style-type: none"> • Proposed Town Centre boundary may skew the focus of the town centre to the west of the High Street, particularly if pedestrian links are not improved. • Infrastructure issues, particularly highways and transport issues, arising from redevelopment proposals would need to be carefully addressed.

Advantages	Disadvantages
<ul style="list-style-type: none"> Helps to re-shape and re-focus the town centre to enable change in line with local Masterplans and Visions and Strategies. May allow the creation of more speciality shopping along the High Street in line with local Visions and Strategies. 	

Question 12

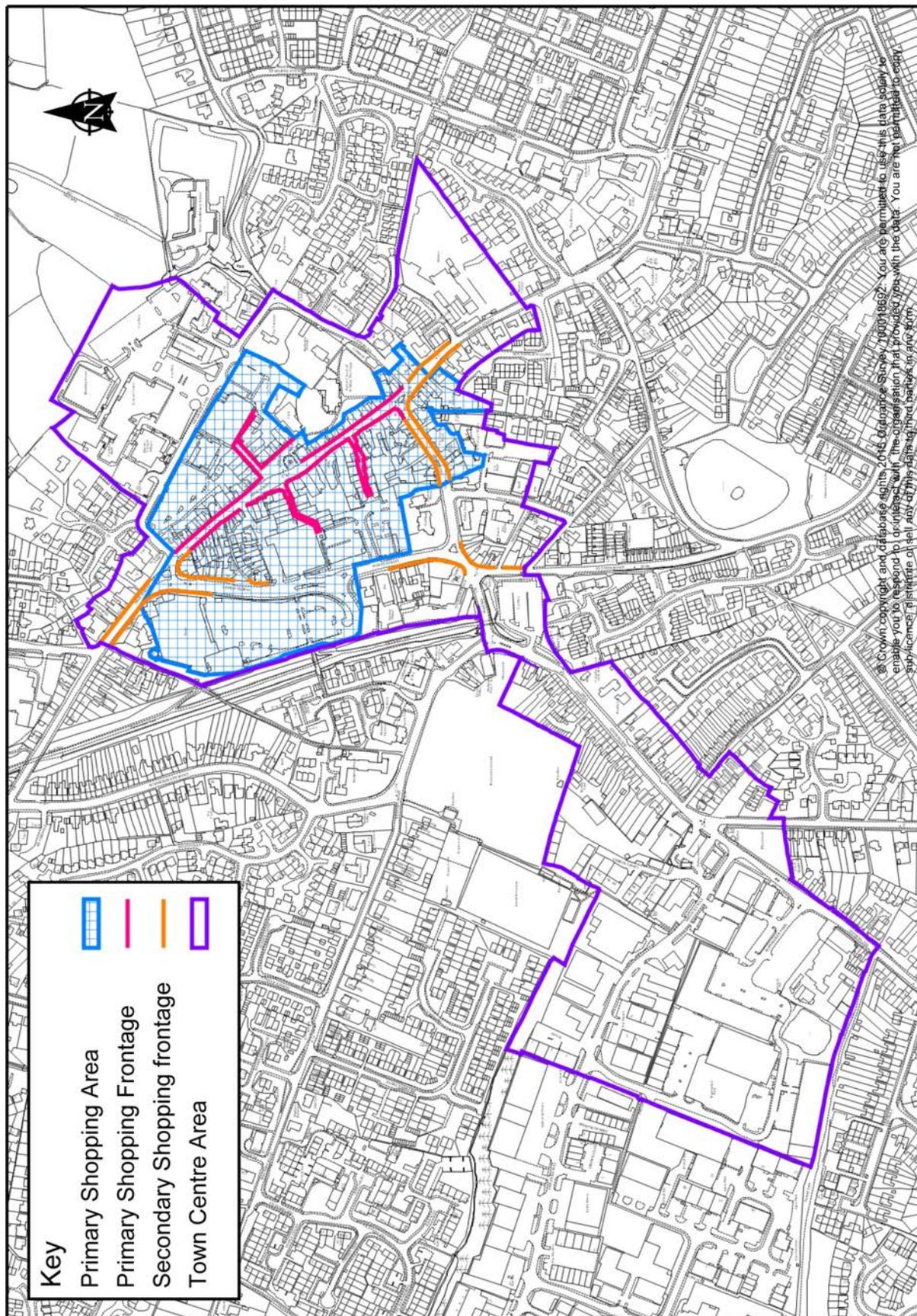
Uckfield Town Centre

Do you agree or disagree with the preferred option for testing in relation to Uckfield Town Centre?

Hailsham

16.28 Hailsham Town Centre is generally focused around Vicarage Lane, High Street, George Street and North Street. North Street, which provides access to the Tesco and Asda supermarkets, forms the main route through the Town Centre. One way access exists from north to south through the High Street, where the majority of smaller retail units are located. George Street to the south of the town centre area also operates a one-way traffic system, from the bottom of the High Street towards the Station Road/George Street/North Street junction to the west. The traffic system in the town provides obstacles to cross movement and has been a factor in determining Primary and Secondary Frontages within the town centre. The town centre is currently served by 9 bus routes and has a total of 668 free car parking spaces, in addition to spaces provided adjacent to local supermarkets. There is scope for re-modelling of the town centre through utilisation of surface level car parking areas around the southern side of Vicarage Lane, and along North Street. More ambitious plans for the town centre would need to involve some redevelopment of existing premises. The map below, shows the extent of the Town Centre, the Town Centre Boundary, the Primary and Secondary Frontages and the Primary Shopping Area for Hailsham.

Map 29 Hailsham Town Centre



Preferred Option for Testing - Hailsham Town Centre

Preferred Option for Testing 14

Hailsham Town Centre

- The Town Centre Boundary for Hailsham Town Centre extends from and includes all areas bounded by the The Cuckoo trail to the north-west of North Street, up to Eastwell Place and the London Road/Battle Road Junction, Vicarage Lane including the District Council Offices, Leisure Centre and associated car parking areas, Telephone Exchange and The Seaforth Doctors Surgery, Vicarage Road/Market street including the Market Yard and properties to the west of the Market Yard, properties to the western side of George Street, part of Station Road including Station Road car park and part of Victoria Road including the Police Station, Fire Station and car parking areas, South Road including the properties either side of the road, down to an including the Petrol station, the green triangle, Ropemakers Park and part of the eastern end of Diplocks Industrial estate.
- Primary Frontages have been defined along both sides of the High Street below the North Street/ High Street/Vicarage Lane junction and includes the heart of the town centre around the Quentins and Vicarage Field shopping areas as well as the mews development of St Mary’s Walk.
- Secondary Frontages are shown along the northern section of the High Street north of the North Street/ High Street/Vicarage Lane junction, the northern part of North Street (including Tesco and Prezzo), the western side of the southern part of North Street, along Market Street and George Street and the George Street/Station Road corner.
- The Primary Shopping Area has been drawn to encompass the Primary Frontages and service/car parking areas behind the High Street, as well as the Secondary Frontages along the northern part of North Street and the eastern end of George Street/Market Street.

Table 20 Advantages and Disadvantages - Hailsham Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Town Centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. • Proposed town centre boundary includes opportunities to provide a range of additional retail units, 	<ul style="list-style-type: none"> • Further work may identify additional retail provision which may not be able to be accommodated within the main town centre area. Sequential tests may be required for proposals within the expanded town centre area. • Expansion of the town centre down to Diplocks and Ropemakers Park, may

Advantages	Disadvantages
<p>increasing the choice and range of shopping facilities available and town centre uses adjacent to the main town centre area.</p> <ul style="list-style-type: none"> • Helps to guide new development and thus support the vitality of the town centre. • Provides opportunities to consolidate the existing main town centre area through re-development and reconfiguration of existing surface car parking area. • Provides opportunities to create speciality shopping in smaller units within the town centre and encourages a focus on leisure outlets and the night time economy, in line with local visions to create a focus for tourism. • Primary Frontages still retained within the main High Street area. 	<p>not directly aid the revitalisation of the main town centre area.</p> <ul style="list-style-type: none"> • Expansion of the town centre down to Diplocks and Ropemakers Park, may need to exclude A1 large convenience superstores to encourage the range of comparison goods which are currently lacking in the town centre. • A net loss of surface car parking within the town centre may be an issue. • Additional pressure on infrastructure, particularly highways and transportation infrastructure would need to be fully addressed. • With additional development within the town centre or expanded town centre as proposed, some secondary shopping areas may be adversely impacted.

Question 13

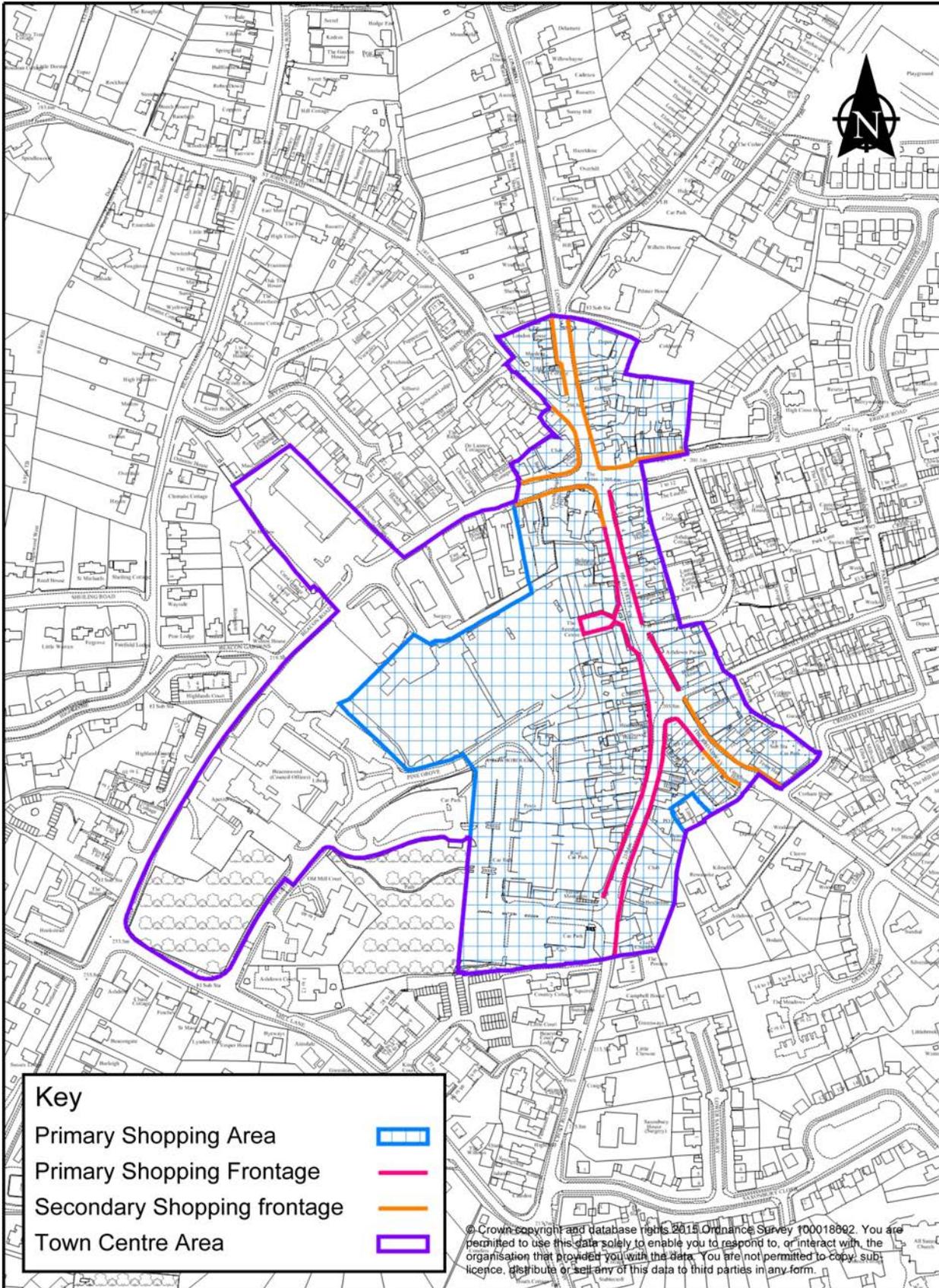
Hailsham Town Centre

Do you agree or disagree with the preferred option for testing in relation to Hailsham Town Centre?

Crowborough

16.29 Crowborough Town Centre is focused around the High Street, and the Crowborough Cross area, 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. The main A26 Beacon Road to the north of the High Street, the through route from Uckfield to the M25, acts as a perceived barrier to pedestrian movement. The town centre is currently served by 4 bus routes. There is a good level of free car parking provision (650 spaces) in car parking areas along Pine Grove in addition to car parking associated with the supermarkets. There is some scope for re-modelling/redevelopment of parts of the town centre - primarily in relation to the better use of existing car parking areas. The map below, shows the extent of the Town Centre and Town Centre Boundary, the Primary and Secondary Frontages and the Primary Shopping Area for Crowborough.

Map 30 Crowborough Town Centre



Preferred Option for Testing - Crowborough Town Centre

Preferred Option for Testing 15

Crowborough Town Centre

- The town centre boundary for Crowborough extends from the Mill Lane/Beacon Road Junction north-eastwards towards the Beacon Road/High Street/St John's Road crossroads (The Cross) and includes the small retail area along St John's Road, all properties to the east of the High Street down to the Broadway as far as the Town Council offices, follows the rear boundary of properties to the east of Croft Road down to opposite the end of the Waitrose Car Park, follows the boundary between the Waitrose car park and the woodland area, along Pine Grove to Mill Lane. The area includes the Waitrose and Morrisons supermarkets, the Fernbank Centre, the Pine Grove office building, the community centre, old people's home, the Fire Station and buildings along the south side of Beacon Road, the High Street, Croft Road and The Broadway.
- The Primary Frontage has been influenced by the presence of the busy A26 Beacon Road to the north of the High Street, which acts as a perceived barrier to pedestrian movement. For this reason, Primary Frontage is defined as frontages along the High Street to the south of Beacon Road.
- Frontages on the east side of Broadway, have been defined as being a Secondary Frontage as, although they do include town centre uses, they include few retail uses as such and are considered to be perceived to be separated from the centre of the shopping area.
- The Primary Shopping Area includes those areas where Primary Frontages have been defined, as well as the Secondary Frontages along the Broadway and Croft Road. Supermarkets adjacent to the Primary Frontages have been included within the Primary Shopping Area. Secondary Frontages along London Road to the north of the Crowborough Cross have also been excluded from the Primary Shopping area, due to the accessibility and severance issues caused by the A26 Beacon Road. The supermarket located along Beacon Road, however, which is not adjacent to either primary or secondary frontages, is not included within the primary shopping area as it is considered to be geographically separated from the primary shopping area.

Table 21 Advantages and Disadvantages - Crowborough Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Town Centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. 	<ul style="list-style-type: none"> • Further work may identify additional retail provision which may not be able to be

Advantages	Disadvantages
<ul style="list-style-type: none"> • Primary Frontages provide a focus for main town centre retail uses along the High Street. • Indicates the key attributes of the town centre and therefore helps to guide development and thus support the vitality of the town centre. 	<ul style="list-style-type: none"> • accommodated within the town centre area. • Ratio of car parks to other town centre uses.

Question 14

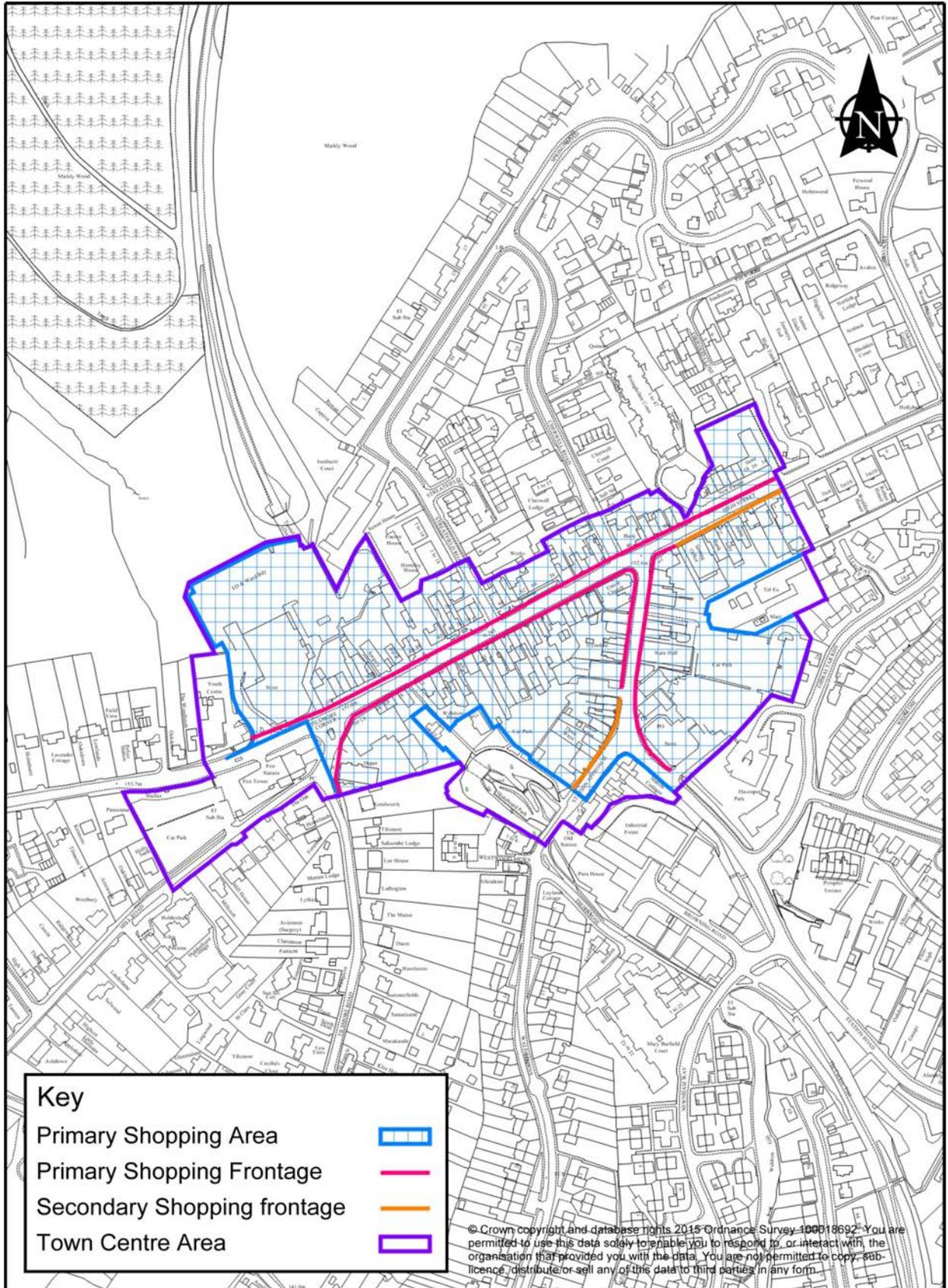
Crowborough Town Centre

Do you agree or disagree with the preferred option for testing in relation to Crowborough Town Centre?

Heathfield

16.30 The Town Centre area of Heathfield is focused along the High Street, and along Station Road and Station Approach to the south of the High Street. The High Street is also the main A265 route from Tunbridge Wells to the A21 at Hurst Green, The town centre is served by 5 bus routes. There is abundant off street car parking (230 spaces) available for shoppers as well as on-street car parking. The centre is compact with residential or business areas adjacent to it, with limited opportunities for expansion other than re-development. The map below, shows the extent of the Town Centre and Town Centre Boundary, the Primary and Secondary Frontages and the Primary Shopping Area for Heathfield.

Map 31 Heathfield Town Centre



Preferred Option for Testing - Heathfield Town Centre

Preferred Option for Testing 16

Heathfield Town Centre

- The town centre boundary for Heathfield extends from the Youth Centre at the western end of the High Street, along the rear of properties to the north of the High Street including the Co-op supermarket and car park, up to The Parade to the eastern end of the High Street. The town centre boundary follows the boundaries of properties to the east of Station Road, including the Sainsbury supermarket, telephone exchange and adjoining car parking areas, follows the boundaries of properties to the south of Station Approach, along the edge of the old railway tunnel and along the boundaries of properties to the south of the High Street towards Tilsmore Road/Mill Road, including the Fire Station and Mill Road car park to the west.
- The Primary Frontage has been defined as all retail frontages to the north of the High Street from the Co-op Supermarket to New Parade, and along the south of the High Street from Kensington’s electrical store at the corner of the High Street and Tilsmore Road, to the Union Church at the High Street/Station Road Junction. Both sides of Station Road have also been defined as Primary Frontages, down to the Sainsbury supermarket on the eastern side and the Tesco metro store on the western side.
- Secondary Frontages have been defined along the southern side of the eastern end of the High Street, where the Library and Post Office Sorting Office are located, due to the nature of uses in this part of the High Street. The shops to the western side of Station Approach off Station Road are also designated as Secondary Frontages.
- The Primary Shopping Area has been drawn to encompass all of the primary and secondary frontages, as well as the supermarket and car parking areas adjacent to the High Street

Table 22 Advantages and Disadvantages - Heathfield Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Town Centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. 	<ul style="list-style-type: none"> • Tight boundary around town centre area due to adjoining uses and proximity of Area of Outstanding Natural Beauty boundary. • Further work may identify additional retail provision which may not be able

Advantages	Disadvantages
<ul style="list-style-type: none"> Provides some limited land available for expansion through redevelopment or development. Indicates the key attributes of the town centre and therefore helps to guide development and thus support the vitality of the town centre. 	<ul style="list-style-type: none"> to be accommodated within the town centre area. Expansion through redevelopment of existing uses, or development on surface car parking would lead to net loss of car parking provision.

Question 15

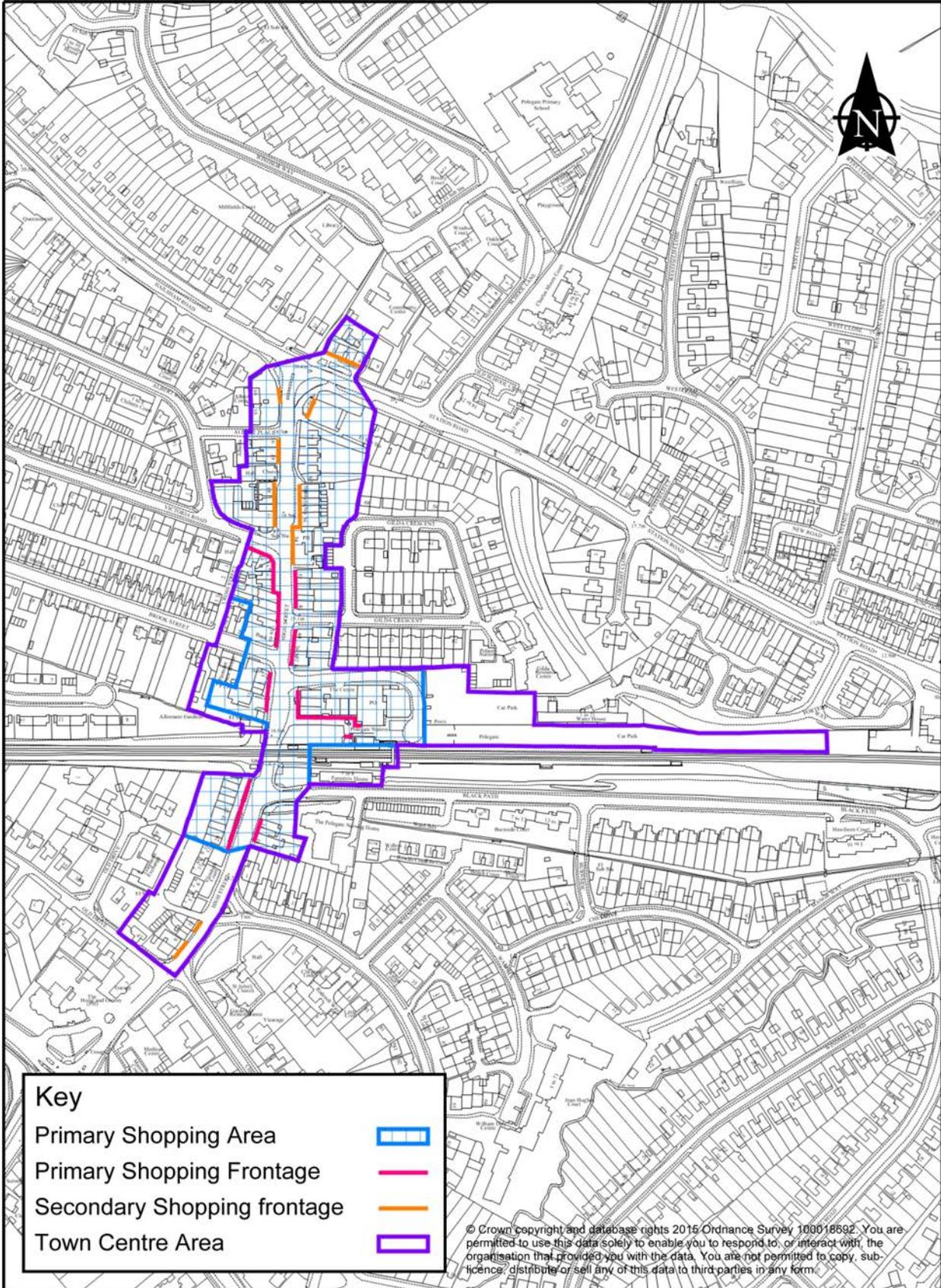
Heathfield Town Centre

Do you agree or disagree with the preferred option for testing in relation to Heathfield Town Centre?

Polegate

16.31 The focus of the town centre in Polegate is along the High Street from Station Road in the north to the main A 2270 /High Street/Willingdon Road cross roads to the south of the railway line. The town centre is linear, with the exception of a small shopping mall adjacent to the railway station and quite compact. The town centre is served by 8 bus routes. Car parking provision is limited, with only a few small shoppers car parking areas available in addition to on street parking and the pay and display car park adjacent to the railway station. Although the High Street provides the main access to the railway station, through traffic via the A 2270, is diverted away from the town centre area. The map below, shows the extent of the Town Centre and Town Centre Boundary, the Primary and Secondary Frontages and the Primary Shopping Area for Polegate.

Map 32 Polegate Town Centre



Preferred Option for Testing - Polegate Town Centre

Preferred Option for Testing 17

Polegate Town Centre

- The boundary of Polegate Town Centre follows the rear boundaries of properties on either side of the High Street from the parade to the north of the High Street along Station Road, to the south of the Railway down to St John's Road. It also incorporates the Station, station car park and shoppers car park to the east of the High Street
- Primary Frontages have been defined along both sides of the central section of the High Street, including the Mall.
- Secondary Frontages have been defined along both sides of the northern part of the High Street and a small parade along Station Road. Secondary Frontages also exist to the south of the High Street, on the western side north of Old Drive.
- The Primary Shopping area includes the Primary Frontages and the Secondary Frontages to the north of the High Street but not the Secondary Frontages north of Old Drive, which are considered to be detached from the main shopping area. The shopping area includes service and parking areas where these are contiguous with the High Street retail.

Table 23 Advantages and Disadvantages - Polegate Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the town centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. • Indicates the key attributes of the town centre and therefore helps to guide development and thus support the vitality of the town centre. • Car parking has been included within the town centre area and this helps to retain parking provision. 	<ul style="list-style-type: none"> • Tight boundary drawn around town centre due to adjoining uses. • Further work may identify additional retail provision which may not be able to be accommodated within the town centre area.

Question 16

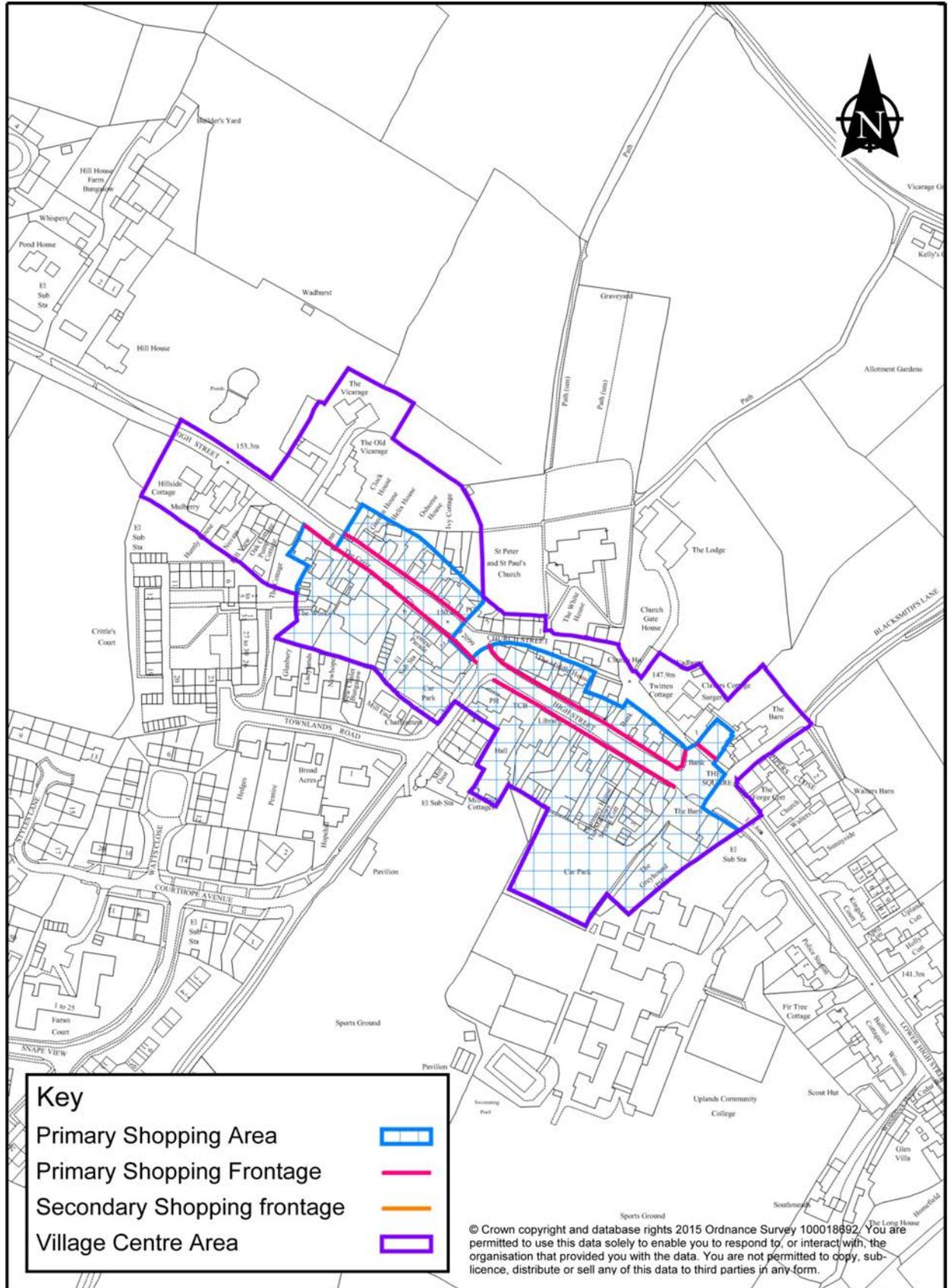
Polegate Town Centre

Do you agree or disagree with the preferred option for testing in relation to Polegate Town Centre?

Wadhurst

16.32 Wadhurst is a smaller sized centre focused along the traditional High Street, the main A266 road through the village, and extends from the Square in the south-east to the Vicarage in the north-west. Due to the nature of buildings along the High Street, and the linear nature of the village centre, there is limited off street car parking (105 spaces), and limited scope for expansion, other than through redevelopment of existing parts of the High Street or on adjacent land. The village is served by 2 bus routes. The map below, shows the extent of the Village Centre and Village Centre Boundary, the Primary Frontages and the Primary Shopping Area for Wadhurst. No Secondary Frontages have been identified in Wadhurst.

Map 33 Wadhurst Village Centre



Preferred Option for Testing - Wadhurst Village Centre

Preferred Option for Testing 18

Wadhurst Village Centre

- The Village Centre boundary for Wadhurst Includes land up to Hillside Cottages on the southern side of the High Street to the west, and follows the rear boundaries of properties fronting onto the High Street, to the rear of the small car parking area off Washwell Lane. The boundary continues to the rear of properties to the east of Washwell Road, down as far as The Square and the Greyhound PH. Continuing across the High Street opposite the Greyhound PH, the boundary follows the rear of properties to the north of Church Street and the High Street, up to and including the Old Vicarage and Vicarage to the western end of the High Street.
- The western end of the High Street includes a mix of uses and not necessarily predominantly A1 uses, but because of the smaller nature of the settlement, all of the shopping frontages are designated as Primary Frontage.
- No Secondary Frontages have been identified.
- The Primary Shopping area includes the Primary Frontages, associated land to the rear of frontages and available car parking provision.

Table 24 Advantages and Disadvantages - Wadhurst Village Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Village Centre, identifies Primary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. • Indicates the key attributes of the town centre and therefore helps to guide development and thus support the vitality of the town centre. • Car parking has been included within the town centre area. 	<ul style="list-style-type: none"> • Tight boundary drawn around town centre due to adjoining uses. • Further work may identify additional retail provision which may not be able to be accommodated within the town centre area.

Question 17

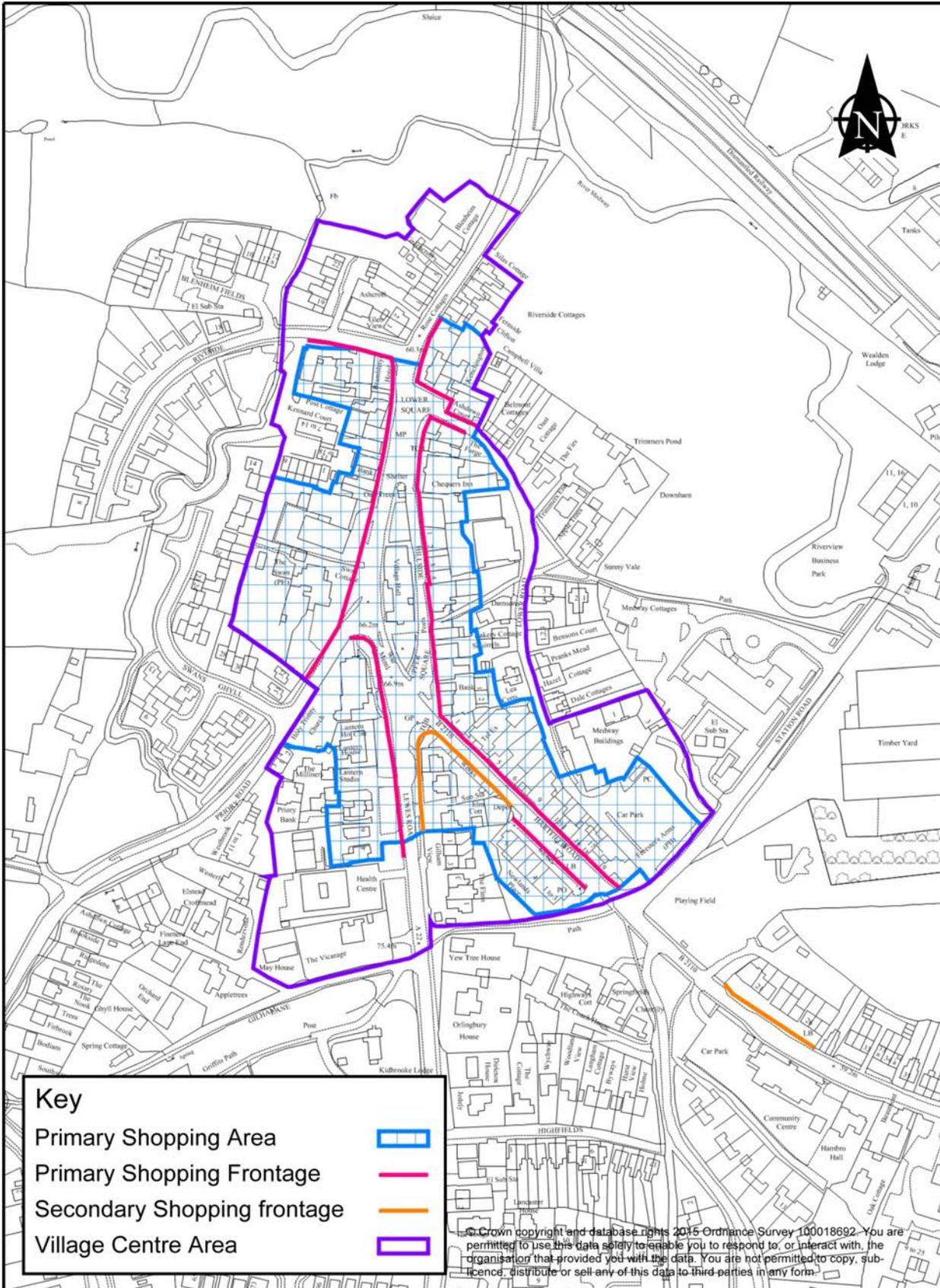
Wadhurst Village Centre

Do you agree or disagree with the preferred option for testing in relation to Wadhurst Village Centre.?

Forest Row

16.33 The village centre of Forest Row is primarily focused along the main Lewes Road, which is the A222 through route towards East Grinstead and Gatwick to the east. A smaller portion of the town centre extends along Hartfield Road. The area includes the Village Hall which sits on an island between the Lewes Road and Hillside/Upper Square. The village is served by 3 bus routes. Off street car parking in the village is limited (60 spaces). There is some scope to expand through the redevelopment of larger sites and premises on the periphery of the main Lewes Road area, and in areas adjacent to the Forester PH car park. The map below, shows the extent of the Village Centre and Village Centre Boundary, the Primary and Secondary Frontages and the Primary Shopping Area for Forest Row.

Map 34 Forest Row Village Centre



Preferred Option for Testing - Forest Row Village Centre

Preferred Option for Testing 19

Forest Row Village Centre

- The boundary of the Village Centre extends from the edge of the built up area along Lewes Road to the north, along the rear boundaries of properties fronting the western side of Lewes Road down to the junction with Priory Road, then follows the rear of properties to the south of the junction, to include the church, Health Centre and properties down to the Vicarage at Gilham Lane. On the eastern side of Lewes Road, the boundary extends from the edge of the built up area along Lewes Road to the north, along the rear boundaries of properties to the east of Lewes Road, extends down Lower Road to include the Medway buildings and car park of the Forester Arms PH along Hartfield Road. Crossing the Road, the boundary follows along the rear of Newlands Place, and adjacent premises to the junction with Lewes Road.
- Primary Frontages have been defined along Lewes Road, Hillside, and the north-eastern side of Hartfield Road.
- Buildings at the northern end of Hartfield Road and the northern end of Lewes Road have been defined as Secondary Frontages due to the fact that the premises are used for office and service industry use. Units 20-28 Hartfield Road include a high proportion of A1 (Shop) use, however, they are considered to be in a peripheral location and therefore are classified as a Secondary Frontages.
- The Primary Shopping Area includes the Primary and Secondary Frontages, as well as associated land to the rear of these frontages and any available car parking areas.

Table 25 Advantages and Disadvantages - Forest Row Village Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Defines a boundary to the Village Centre, Primary and Secondary Frontages and the Primary Shopping area in accordance with the National Planning Policy Framework. • Indicates the key attributes of the town centre and therefore helps to guide development and thus support the vitality of the town centre. • Car parking has been included within the town centre area. 	<ul style="list-style-type: none"> • Tight boundary drawn around town centre due to adjoining uses. • Further work may identify additional retail provision which may not be able to be accommodated within the town centre area.

Question 18**Forest Row Village Centre**

Do you agree or disagree with the preferred option for testing in relation to Forest Row Village Centre?

The Impact of Amendments to the Use Classes Order on Town Centre Provision

16.34 Land uses are defined in planning terms according to the Town and Country (Use Classes) Order⁽¹⁹⁾ in relation to their primary use, e.g. A1 for shops, A2 for financial and professional services etc. The 2015 Use Classes Amendment Order affects the range of powers that the Local Planning Authority has to control town centre uses, by making it easier to change from some uses to another without the need to apply for planning consent.

16.35 As a result of changes to the Use Classes Order, it is now possible to change the use from A1 (shops) to A2 (financial and professional services) or A3 (restaurants and cafés up to 150 m²) as well as to D2 (Assembly and leisure uses e.g. Cinemas, bingo halls, swimming pools etc - up to 200 m² if in A1 use on 5/12/13)⁽²⁰⁾ and C3 (housing - if the cumulative floorspace of the building is under 150 m²). This means that there is considerable scope for change from shopping to other uses, which could have positive and negative impacts upon the vitality of a town centre.

Issue 15**Change of Use in Town Centres**

The 2015 Use Classes Amendment Order limits the power of the Local Planning Authority to control town centre changes of use.

Option 22**Options for Policies to Restrict Change of Use in Town Centres**

1. A Policy to restrict changes from A1 (Shop) use to A3 (Restaurants and Cafés) above 150 m², to D2 (Assembly and Leisure) above 200m² or to C3

19 <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

20 Subject to Prior Approval

(Dwellinghouses) where the cumulative floorspace of the building is under 150 m².

2. A Policy to control change of use from A1 (Shops) to uses other than A2 (Financial and Professional), A3 (Restaurants and Cafés), D2 (Assembly and Leisure) and C3 (Dwellinghouses) on the basis that changes to uses other than these could detract from the vitality of the town centre. This would provide a useful form of control to help protect the viability of town centres. An analysis of planning history in the District's town centres indicates that similar trends seem to apply to the various centres and in this respect it would seem that such a policy should apply equally to all centres.

16.36 Given the nature and generally modest size of some of our town and village centres, some control over those changes of use which are not permitted changes of use following the 2015 Use Classes Amendment Order, such as for example restricting changes from A1 use to A3 above 150 m², to D2 above 200m² or to C3 where the cumulative floorspace of the building is under 150 m², could have the advantage of limiting the amount of change to A1 provision (shops) which could occur without approval from the Local Planning Authority as any individual large scale applications for change of use would still be subject to Local Planning Authority approval.

16.37 It would also be possible to include a policy in the Wealden Local Plan to control change of use from A1 to uses other than A2, A3, D2 and C3. on the basis that changes to uses other than these could detract from the vitality of the town centre. This would provide a useful form of control to help protect the viability of town centres. An analysis of planning history in the District's town centres indicates that similar trends seem to apply to the various centres and in this respect it would seem that such a policy should apply equally to all centres.

Preferred Option for Testing - Restricting Change of Use within Town Centres

Preferred Option for Testing 20

Restricting Change of Use within Town Centres

The preferred option is for a policy which restricts changes of use from A1 (shops) and A3 (restaurants/cafes) to uses other than A2 (financial and professional services), A4 (drinking establishments), A5 (Hot food take aways) and D1 (non residential institutions such as clinics, health centres, creches, churches etc) unless certain criteria are met which ensure the protection of the vitality of the town centre or unless the change of use is otherwise permitted by the 2015 Use Classes Amendment Order.

Table 26 Advantages and Disadvantages - Change of Use in Town Centres

Advantages	Disadvantages
<ul style="list-style-type: none"> Helps to retain town centre uses within the central area and therefore helps to retain town centre vitality 	<ul style="list-style-type: none"> Restricts flexibility to change

Question 19

Restricting Change of Use within Town Centres

Do you agree or disagree the preferred option for testing in relation to restricting changes of use within Town Centres?

16.38 Wealden's town and village centres are characterised by large supermarkets and by a number of small retail units, which often do not meet the requirements of many national retail chains. Such retail chains can be essential for the attraction and retention of a centre's customer base and thus to its vitality and success. Many national retail chains require a minimum size of retail unit in order for it to be viable for them to be able to open or retain retail outlets.

Issue 16

Sizes of Retail Units within Town and Village Centres

The need to encourage and provide a wider range of retail units to meet modern retail needs within our Town and Village Centres.

Option 23

Options for Policies to Encourage a Range of Different Sizes of Retail Units within Town and Village Centres

Encourage and enable a range of unit sizes in town centres, through re-development or combining adjacent smaller units to provide larger premises.

Preferred Option for Testing - Increasing the Range and Size of Units within Wealden's Town and Village centres.

Preferred Option for Testing 21

Sizes of Retail Units within Town and Village Centres

The preferred option is a policy which ensures that any proposal for new retail development or conversion of existing retail units contributes to the range and size of retail units available in order to help protect the vitality of the District's town and village centres.

Table 27 Advantages and Disadvantages - Sizes of retail units within Town and Village Centres

Advantages	Disadvantages
<ul style="list-style-type: none"> The availability of a range of unit sizes likely to promote the most successful town centre through attracting more national retail chains. 	<ul style="list-style-type: none"> The availability of smaller sized retail units may help to encourage and retain the provision of local independent stores, and retain the individual character and the individual identity of our town and village centres

Question 20

Increasing the Range and Size of Units within Wealden's Town and Village Centres

Do you agree or disagree with the preferred option for testing in relation to increasing the range and size of units within Wealden's Town and Village Centres?

Town Centres/Primary District Centres - Retail Allocations

16.39 The Wealden Core Strategy Local Plan (February 2013) allocated additional floorspace for new retail provision in Uckfield and Hailsham. This was required to support the housing allocations in these particular locations.

16.40 These retail allocations are still relevant to support the level of growth allocated through the Core Strategy Local Plan in Uckfield and Hailsham. Additional allocations may be required in Hailsham in particular to support the growth allocated in this plan. Additional retail provision may also be required to support the growth in other Market Town Centres and Primary District Centres. Any additional retail allocations will be

determined through further work on retail provision to be undertaken on the basis of the refined housing strategy and allocations following this consultation and prior to the submission of the Wealden Local Plan.

16.41 It should be noted that delivery of additional retail space would be subject to detailed discussions with existing land owners and developers, and detailed viability assessment work and feasibility studies.

16.42 The NPPF supports a sequential approach to retail allocation within town centres and states that the local planning authority should allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, the local planning authority should set policies for meeting the identified needs in other accessible locations that are well connected to the town centre. This requirement will be considered in detail in relation to the further retail assessment work that will be carried out.

Uckfield

16.43 The Core Strategy Local Plan allocated new retail floorspace to be located in Uckfield town centre. The aim of the allocation as set out in the Uckfield Area Strategy is to enhance the role of Uckfield as a District Centre to serve its local community and surrounding areas, support employment growth by contributing to an increase in the range of local job opportunities and to boost the attractiveness and vibrancy of Uckfield's town centre through sensitive redevelopment and expansion. To achieve this, and in accordance with National Planning Policy the most suitable and sustainable location for the provision of additional retail floorspace is the town centre.

16.44 The town centre of Uckfield is centrally located within the town and is in a linear form running north to south in and around the High Street. The High Street retail area is bound by residential properties to the north, residential properties and offices to the south and residential properties and offices to the west of Church Street.

16.45 In recent years town centre development has moved away from the High Street with additional retail provision provided between Bell Lane Industrial Estate and the High Street at Bell Walk and south of Luxford Field with the provision of Tesco. The town centre is well served by a number of car parks including Luxford Field, two small car parks at Regency Close, car parking at both Tesco's and Waitrose and parking provision to the west of Bell Walk. The River Uck runs adjacent to the railway line in the south of the town. Major flooding in 2000 affected a number of shops and businesses. Flood risk will therefore be a consideration in relation to options for further development.

16.46 In terms of performance, an analysis of key town centre uses in Uckfield against Goad National Averages for 2015 shows that in general Uckfield fares well against National averages for town centres, particularly in relation to retail comparison goods (comprising mainly independent shops in Uckfield) and in relation to the number of vacant units. It performs less well in relation to the number of convenience retail outlets. However it

should be noted that this analysis does not take into account the amount of floorspace that may be provided for each category.

16.47 In addition to this comparison against Goad National averages, the analysis suggests that Uckfield has a potential niche market in relation to independent comparison goods. In examining the diversity of uses available in Uckfield Town Centre, the town provides facilities in 8 out of 8 of the town Centre uses surveyed⁽²¹⁾ has a bus station and railway station, is served by 6 bus routes and has 344 free car parking spaces within the town centre.

16.48 Over the past few years the Council has been working as part of the Uckfield Town Centre Regeneration partnership to take forward a strategy for Uckfield, which will include additional retail provision, identify development opportunities and explore a number of improvements to assist in the regeneration of the town centre and resolve traffic congestion issues.

16.49 This has resulted in a phased plan of improvement works to address car parking, traffic flow and traffic management, bus station improvements and accessibility improvements to shops and facilities for pedestrians and cyclists, which will be delivered in phases over the next year or so. As part of the town improvement plans, additional car parking opposite the entrance of Uckfield Railway Station has been provided recently to address issues experienced in the town concerned with long stay commuter parking.

16.50 In addition to the identification of transport related improvements, the Council has been working with a number for a number of years with public sector landowners in the town to identify opportunities for town centre development and regeneration and has undertaken a master plan exercise to help guide the future regeneration of the town centre. Work is continuing on the development of master plan options.

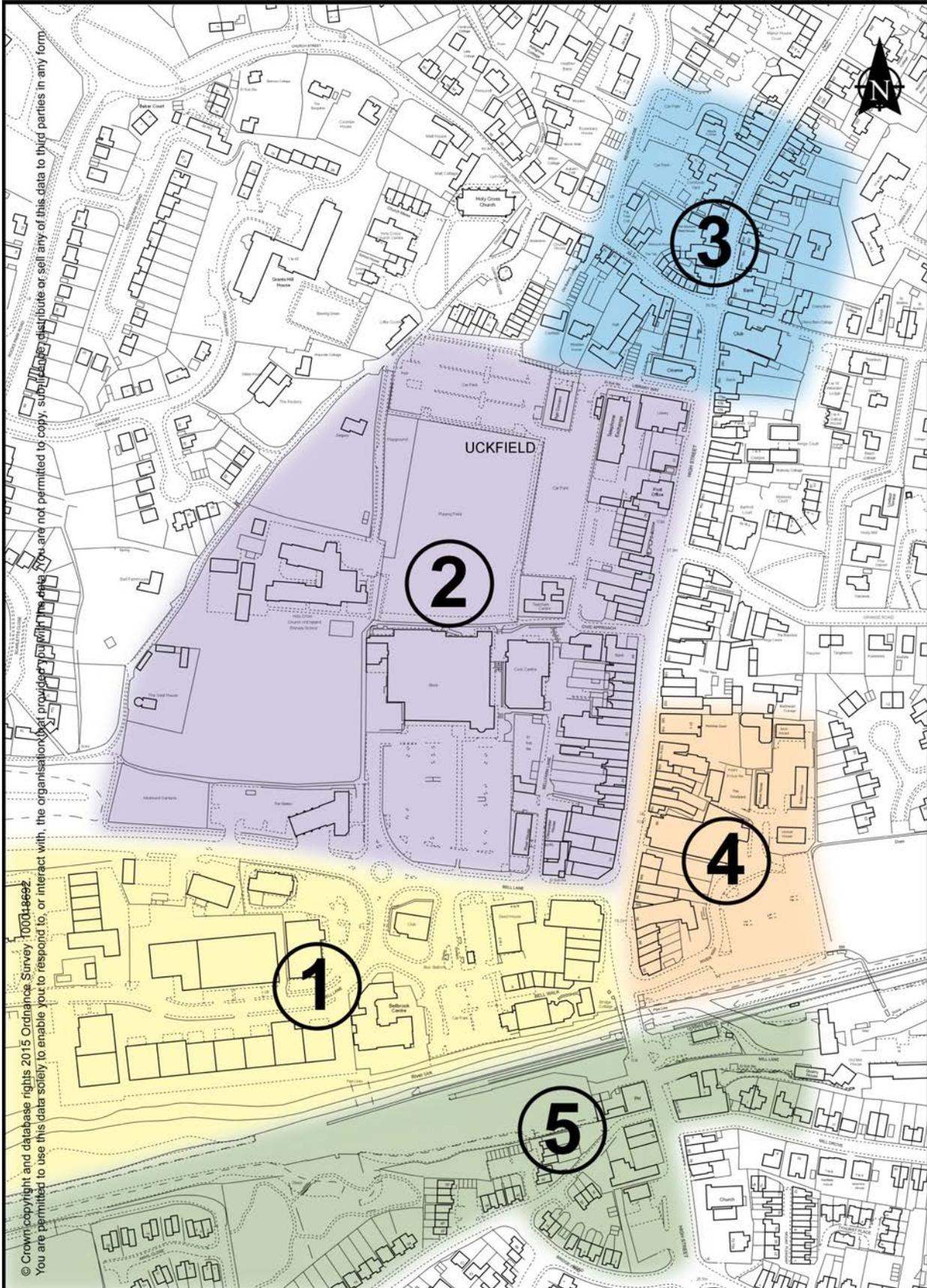
Issue 17

Retail/Town Centre Development in Uckfield Town Centre

The need to ensure that the additional floorspace provided to support growth enhances the vitality and viability of Uckfield Town Centre, and supports the retention of specialist markets as part of the unique qualities and characteristics of the retail offer in Uckfield.

21 Town Centre uses surveyed for all towns included retail convenience, retail comparison, office, service outlets, leisure facilities, residential, business and industrial uses and community facilities.

Map 35 Retail Allocation Options for Uckfield Town Centre.



16.51 To assist the regeneration of Uckfield town centre, and the consideration of the allocation of additional retail space as part of the plan making process, a number of broad options for delivering additional retail provision in Uckfield have been considered, as shown on the plan above. All options seek an increase in the provision of retail space within or adjacent to the town centre to meet the allocations in the Wealden Core Strategy Local Plan, and any additional requirements to support this plan. Therefore, any redevelopment options would need to take into account existing retail and business floor space to ensure that ultimately there is no net loss of retail or business floor space. In general, redevelopment may provide opportunities for consolidation and re-modelling of space and the opportunity to improve the architectural quality of the buildings, townscape and public realm of the town centre.

Option 24

Options for Additional Retail/Town Centre Development in Uckfield Town Centre

1. Bell Lane south
2. Bell Lane north and Luxford area
3. High Street north
4. High Street south
5. South of Uckfield Railway Station

Bell Lane south

16.52 Opportunities would exist in this sector for more intensive redevelopment of the site to provide mixed use development, including re-locating of some of the existing uses. However, the whole of this sector currently lies within the Flood Zone of the River Uck. Given the land take possible, the flood risk and the possible need to accommodate existing uses that may be displaced within any re-development, it is unlikely that this sector alone could accommodate all of the additional floorspace that may be required.

Bell Lane north and Luxford area

16.53 This sector provides considerable space and scope for the provision of a range of additional retail floorspace in close proximity to the High Street, and public transport interchanges. There is also an opportunity to create shop frontages onto Luxford field making better use of this community asset, and the creation of linkages to effect a circuit from the new development to the existing town centre retail and facilities. Given the land take within this sector, known land availability and the possible need to accommodate existing uses that may be displaced within any re-development, it is considered this sector provides scope to accommodate a considerable proportion, if not all of the additional floorspace requirements from the Wealden Core Strategy Local Plan and additional floorspace that may be required through this plan.

High Street north

16.54 Given the land take, the possible need to accommodate existing uses which may be displaced and the need to provide a range of unit size to diversify the retail offer, it is unlikely that this sector could accommodate much if any, of the required additional floorspace that may be required.

High Street south

16.55 Given land availability, multiple land ownership, flood risk issues to the south of the sector where most of the undeveloped land exists, the possible need to accommodate existing uses which may be displaced and the need to provide a range of unit size to diversify the retail offer, it is unlikely that this sector alone could accommodate all of the additional floorspace that may be required .

South of Uckfield Railway Station

16.56 Given the land take within this sector, the severance from the main town centre area caused by the railway and the river Uck, the possible need to accommodate existing uses which may be displaced and the need to provide a range of unit size to diversify the retail offer, it is unlikely that this sector could satisfactorily accommodate all or any of the additional floorspace that may be required.

Preferred Option for Testing - Retail/ Town Centre Development within Uckfield Town Centre

Preferred Option for Testing 22

Retail/Town Centre Development in Uckfield Town Centre

The preferred Option for the focus of additional floorspace in Uckfield Town Centre is to the west of the High Street, north of Bell Lane, east of Belmont Road, Luxford Field and car parking area.

Table 28 Advantages and Disadvantages - Retail/Town Centre Development in Uckfield Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows additional development to support growth within the town centre area (as proposed in this plan) in accordance with the National Planning Policy Framework. • Adjacent to the existing High Street with the potential to create better linkages and circular routes. 	<ul style="list-style-type: none"> • May divert the focus of the town centre away from the High Street area. • Will change the linear character of Uckfield town centre. • Delivery will be dependant upon good working relationship with

Advantages	Disadvantages
<ul style="list-style-type: none"> • Adjacent to rail and bus interchanges. • Will allow opportunities for a range of retail units and a different type of retail outlet to be provided. • Will allow opportunities to create frontages onto Luxford Field, making better use of this asset. • May enable some re-location of existing uses and development of speciality shopping along the High Street. 	<ul style="list-style-type: none"> land owners and town centre traders. • May have adverse impacts upon Secondary Frontage areas of the High Street by drawing trade away from these areas.

Question 21

Uckfield Town Centre Retail Allocation

Do you agree or disagree with the preferred option for testing for the allocation of additional retail provision in Uckfield Town Centre?

Hailsham

16.57 The Wealden Core Strategy Local Plan allocated additional retail floorspace to Hailsham. The aim of the allocation as set out in the Hailsham Area Strategy is to enhance the role of Hailsham as a District Centre to serve the local community of Hailsham and Hellingly and surrounding rural areas, support employment growth by contributing to an increase in the range of local job opportunities, and to help strengthen the economic vitality and vibrancy of the Town Centre.

16.58 At present the town centre area is generally bounded by the Cuckoo Trail to the west of North Street, by Vicarage Lane to the east, by George Street to the south and the High Street/North Street junction to the north. Retail is focused predominantly around the shops and businesses in London Road, George Street and the High Street, with ‘off street’ retail provided in the Quentin’s Centre, Vicarage Fields and St Mary’s Walk. The town centre area is well served by public car parking provision off London Road, Vicarage Lane, George Street and Station Road on the outskirts of the area, as well as by car parking associated with the three supermarkets within the town centre – namely Tesco, Asda and Waitrose.

16.59 In terms of performance, an analysis of key town centre uses in Hailsham against Goad National Averages for 2015, shows that Hailsham has a high proportion of service outlets and fast food/café and restaurants, relatively good provision of convenience shopping outlets, few vacant units, but considerably less comparison shopping (non -food)

than the National Average. This suggests that Hailsham continues to serve predominantly as a local food shopping and service centre.

16.60 In addition to this comparison against Goad National averages, in examining the diversity of uses available in Hailsham Town Centre, the town provides facilities in 7 out of 8 of the town Centre uses surveyed⁽²²⁾ (it does not have any industrial units within the town centre) and although it does not have a bus station or railway station, is served by 9 bus routes and has 668 free car parking spaces within the town centre.

16.61 The natural development of the town and development in the latter part of the last century has created a dominant north - south focus for the town centre focused on the High Street. The town offers a good range of small shops and services and three large supermarkets providing a good level of convenience shopping. The opening of the Tesco superstore on North Street to the west of the High Street in 2008 together with free car parking to the west, east and south of the shopping area should help to generate cross town movement but this currently does not happen.

16.62 Wealden District Council is working in partnership with Hailsham Forward, a business and regeneration partnership and with the MASHH partnership⁽²³⁾ to take forward improvements in Hailsham to enhance the economy, infrastructure and environment of the town and the regeneration of the town centre, including the provision of new facilities.

16.63 The challenge therefore in allocating new space in the town centre, is to avoid exacerbating this situation by encouraging greater movement and accessibility throughout the town centre.

16.64 Planned carefully, in conjunction with good building design, lighting and townscape improvements, this could help to consolidate the key town centre functions, creating a vibrancy which should enable a greater diversity of retail and town centre services and activities, creating greater footfall and a thriving focus for tourism and the night time economy.

Issue 18

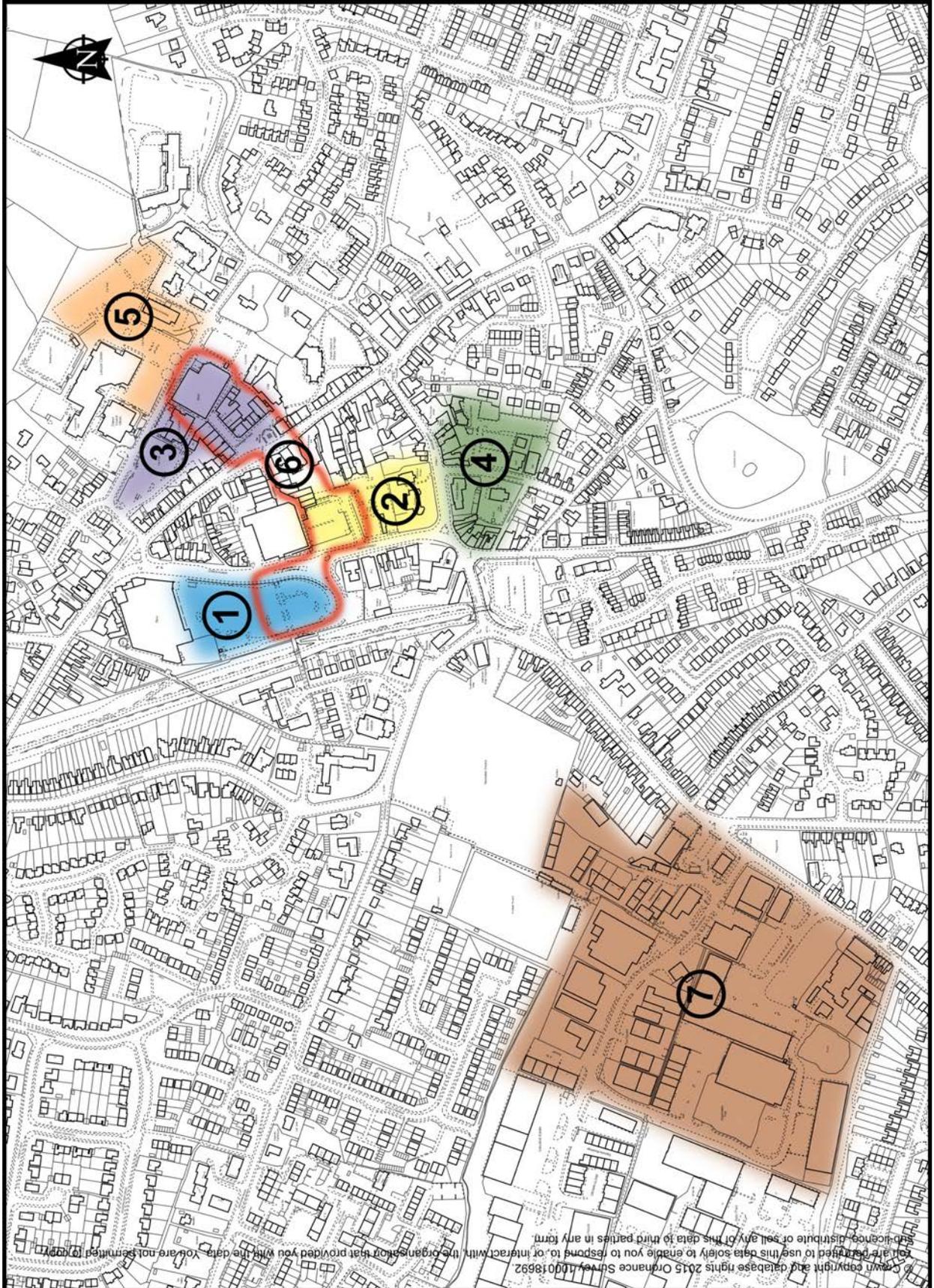
Retail/Town Centre Development in Hailsham/Hailsham Town Centre

The need to ensure that the additional floorspace provided to support growth enhances the vitality and viability of Hailsham Town Centre, to attract high street names through enhancing the range of retail offer, improving accessibility and connectivity across the town centre whilst building upon the growing opportunities to enhance the specialist shopping experience, tourism, leisure facilities and the night time economy.

22 Town Centre uses surveyed for all towns included retail convenience, retail comparison, office, service outlets, leisure facilities, residential, business and industrial uses and community facilities

23 MASHH stands for the Movement and Access Strategy for Hailsham and Hellingly. The partnership group meets to take forward transport improvements in the area.

Map 36 Retail Allocation Options for Hailsham/Hailsham Town Centre



16.65 A number of options for retail provision were considered as shown on the plan above. All options seek an increase in the provision of retail space within Hailsham to meet the allocations in the Wealden Core Strategy Local Plan and support the growth proposed through this plan. However, given the scale of growth that is likely to be proposed through this plan, additional retail space and space for additional town centre, leisure and cultural facilities, may also be required to support the needs of the community, adjacent to or close to the town centre. Additional options for retail provision outside of the Hailsham Town Centre have also been put forward

Option 25

Options for Additional Retail/Town Centre Development in Hailsham/Hailsham Town Centre

1. West of North Street
2. East of North Street, west of the High Street and north of George Street
3. East of the High Street, west of Vicarage Lane and north of Vicarage Road
4. South of Station Road, south of George Street and east of Market Street
5. To the east of Vicarage Lane adjacent to the Wealden District Council offices and Leisure Centre
6. Parts of 1,2 and 3 - creating an east - west focus within the Town Centre
7. Station Road/South Road and the eastern end of Diplocks Industrial Estate/Ropemakers Park

West of North Street

16.66 Extension of the existing store may not provide the range of retail offer that is desired. As we are seeking an increase in the provision of retail space within the town centre, any redevelopment options would have to take into account existing retail and business floor space to ensure that there are no net losses of retail space, and may have to consider car parking on several levels. Redevelopment however, may provide opportunities for consolidation and re-modelling of space and the opportunity to improve the architectural quality of the buildings, townscape and public realm of the town centre by fronting units onto London Road to produce a positive edge to this part of the town centre. However, any redevelopment would also need to improve accessibility and connectivity to the main High Street shopping area and to George Street, to enhance the vitality and vibrancy of the whole town centre area to reduce the risk of the town centre focus shifting towards North Street. With extensive re-configuration of surface car parking and development on the car park, it is considered that some additional floorspace could be accommodated within this sector, but it is unlikely that this sector alone could accommodate all of the floorspace from the Wealden Core Strategy Local Plan and additional floorspace that may be required through this plan.

East of North Street, west of the High Street and north of George Street

16.67 Redevelopment in this sector may provide opportunities for consolidation and re-modelling of space and the opportunity to improve the architectural quality of the buildings, townscape and public realm of the town centre. However, redevelopment would also need to improve accessibility and connectivity to the main High Street shopping area and to George Street, to enhance the vitality and vibrancy of the whole town centre area to reduce the risk of the town centre focus shifting towards North Street. With extensive re-configuration and redevelopment of surface car parking, it is considered that the additional floorspace could be accommodated within this sector, which would enable some consolidation of town centre uses and the development of positive frontages onto North Street. However, it is unlikely that all of the Core Strategy Local Plan retail allocation for Hailsham and additional retail floorspace that may be required from this plan could be accommodated within this sector.

East of the High Street, west of Vicarage Lane and north of Vicarage Road

16.68 Redevelopment of this sector may provide opportunities for the re-modelling of spaces to provide specialist market areas off the main High Street, create a different retail offer and retail experience and to improve the architectural quality of the buildings, townscape and public realm of the town centre. In addition, any development in this sector could create opportunities to strengthen connectivity to the town centre from new developments under construction to the east of the town and provide better linkages to the Leisure Centre and Community Hall, as facilities within the Town Centre. With extensive re-configuration of surface car parking, development on the car park, and redevelopment of existing units, it is considered that the allocated additional floorspace could be partially, but not wholly accommodated within this sector.

South of Station Road, south of George Street and east of Market Street

16.69 This sector incorporates the areas occupied by the Fire Station, Police Station and car parking areas. Redevelopment of this areas is seen as a possible long term option for development, should these services relocate in the future. The sector however is currently adjacent to an area of Secondary Frontages and largely outside the proposed Primary Shopping Area. This sector is also separated from the main town centre area by George Street, a one way street where traffic from the High Street/Vicarage Lane and Market Street areas funnels towards the Station Road/George Street/North Street junction. It is considered unlikely that this sector could accommodate the Core Strategy allocation or additional retail floorspace in a way that contributes to the overall vitality and vibrancy of the Town Centre.

To the east of Vicarage Lane adjacent to the Wealden District Council offices and Leisure Centre

16.70 This option involves re-developing the surface car parking areas adjacent to the Wealden District Council Offices and the Leisure Centre, for retail. Redevelopment may provide opportunities to provide a range of units that might provide a different retail offer, adjacent to existing town centre facilities and in close proximity to new pedestrian and

cycle links to the residential development to the east. There may be scope for the provision of some of the projected allocated space, but probably not all of it, without significant loss of car parking. The area is outside the proposed shopping area, although adjacent to it. Redevelopment of adjacent town centre areas would be required to integrate the area with the main shopping area and to improve accessibility and connectivity. Access would be via Vicarage Lane, a one-way street, and would involve the potential loss of surface car parking.

The southern part of Sector 1, Sector 2 and parts of Sector 3.

16.71 This option crosses over three of the sectors to create and encourage an east-west axis through Hailsham Town Centre. This option would provide opportunities to improve accessibility and connectivity between the various parts and functions of the town centre, and existing and new residential development adjacent to the town centre. New development could provide a range of retail spaces which together with improved linkages to the High Street, would help to draw more people into the town centre, supporting the community, the economy, diversity of uses and the overall vitality of the town centre. This option would require extensive re-development and re-modelling to achieve a more compact and accessible town centre. However, it is considered that there will be insufficient space to accommodate the Wealden Core Strategy allocation and the projected allocation required to support growth in Hailsham through this plan.

Station Road/South Road and the eastern end of Diplocks Industrial Estate/Ropemakers Park

16.72 This option focuses on the Station Road/South Road area between the primary town centre shopping area and Diplocks Road, down to and including the eastern end of Diplocks industrial estate and Ropemakers Park. This area includes a few shops and a petrol station/shop as well as a fast food outlet. Several units in this location are currently being used for purposes other than industrial or business use. The proximity to the main town centre shopping area and to the A22, together with the size of some of the current units available, may be attractive for the provision of additional retail floorspace offering a shopping experience that cannot currently be provided in the town centre. Additional space to accommodate displaced industrial premises would have to be provided in new industrial/employment areas which could be within the A22 Growth Corridor that is being promoted by the South East Local Enterprise Partnership, where improved access and infrastructure could be provided. This option could enable considerable additional floorspace to be provided. The need to expand the Town Centre would be subject to an assessment of need to extend the Town Centre, and sequential tests.

16.73 Any redevelopment options would need to take into account existing retail and business/employment floor space to ensure that ultimately there is no net loss of retail or business floor space, through the provision of alternative space elsewhere if necessary. In general, redevelopment may provide opportunities for consolidation and re-modelling of space and the opportunity to improve the architectural quality of the buildings, townscape and public realm of the town centre. Any allocations adjacent to the town centre or out of centre would need to meet sequential tests. These tests will be undertaken as part the further retail analysis work following this consultation.

Preferred Option for Testing - Retail Allocation within Hailsham Town Centre and Expansion of the Existing Town Centre Area

Preferred Option for Testing 23

Retail Allocation within Hailsham Town Centre and Expansion of the Existing Town Centre Area

The preferred option for new retail provision within Hailsham is a combination of two of the options considered.

The preferred Option for additional floorspace within Hailsham Town Centre is to focus on consolidating and reinforcing retail provision as much as possible around an east west axis across the centre of the High Street, as outlined in Option 5. This would take in parts of three sectors, the southern part of Sector 1, Sector 2 and parts of Sector 3, and would provide opportunities to improve accessibility and connectivity between the various parts and functions of the town centre, and existing and new residential development adjacent to the town centre. New development could provide a range of retail spaces which together with improved linkages to the High Street, would help to draw more people into the town centre, supporting the community, the economy, diversity of uses and the overall vitality of the town centre.

However, it is considered that there will be insufficient space to accommodate the projected allocation required to support growth in Hailsham through this plan. For this reason additional provision for retail, leisure and cultural facilities will be required within the new town centre area, as proposed through this plan, subject to sequential tests. Option 7, adjacent to the main town centre shopping area, extending via Station Road/South Road to the eastern end of Diplocks Industrial Estate/Ropemakers Park with access to the adjacent A22, provides opportunities to support additional retail provision, subject to re-location of existing industrial units, further retail assessment and sequential tests.

Table 29 Advantages and Disadvantages - Retail Allocation within Hailsham Town Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows additional development within Hailsham town centre on surface car park areas which would help to consolidate the town centre, and provide opportunities to improve accessibility across the town centre. • Allows room for additional expansion to support growth within Hailsham and 	<ul style="list-style-type: none"> • May lead to a reduction in the overall level of surface car parking available within the town centre (could be replaced by split level/multi storey parking). • Delivery of options within the existing town centre and in Diplocks/Ropemakers Park, will be

Advantages	Disadvantages
<p>within the town centre (as proposed through this plan) in the eastern end of Diplocks Industrial Estate and Ropemakers Park, in close proximity to the Primary Shopping Area. This could provide a range of unit sizes to increase the range and choice of shopping in Hailsham.</p> <ul style="list-style-type: none"> Expansion space is close to the existing A22. 	<p>dependant upon good working relationships with landowners, existing users, commercial agents and organisations such as the SELEP.</p> <ul style="list-style-type: none"> Infrastructure issues, particularly transport may need to be further addressed.

Question 22

Hailsham Town Centre Retail Allocation and Expansion of Town Centre

Do you agree or disagree with the preferred option for testing for the allocation of additional retail provision in Hailsham Town Centre and Expansion of the Existing Town Centre Area?

16 Town and Village Centres

17 Broad Locations Around Towns and Villages

17.1 The preferred strategy involves the development of locations around towns and villages with a large scale urban extension(s) associated with Hailsham/ Hellingly/ Polegate/ Arlington. Previous Chapters show that villages identified with up to 50 dwellings will be dealt with through a criteria based policy to allow for incremental growth. The settlements with associated housing numbers, which will be subject of land allocations is shown in Table 30. It is anticipated that a number of allocations, including those around Hailsham will be strategic in nature.

Table 30 Towns and Villages Identified to Accommodate Growth Greater than 50 Dwellings

	Number of additional dwellings	Percentage Increase	Core Strategy and Village greenfield consents that are included within the number of additional dwellings
Hailsham	9380	97%	418
Polegate and Willingdon	1000	13%	700
Stone Cross	500	38%	44
Heathfield	800	22%	0
Crowborough	140 and any windfalls that do not have an adverse impact upon Ashdown Forest SAC	1%	140
Edge of Tunbridge Wells	320	-	120
Herstmonceux	230	43%	110 ⁽²⁴⁾
East Hoathly	190	50%	0
Ninfield	250	50%	55 ⁽²⁵⁾
Mayfield	185	20%	0
Wadhurst	285	20%	35 ⁽²⁶⁾

24 Permission granted or resolved to be granted and allocation not required

25 Permission granted or resolved to be granted and allocation not required

26 Permission granted or resolved to be granted and allocation not required

	Number of additional dwellings	Percentage Increase	Core Strategy and Village greenfield consents that are included within the number of additional dwellings
Westham	350	32%	0
Horam	400	50%	0

17.2 This Chapter will consider the general location of growth, including housing, for possible future allocation in the Proposed Submission Wealden Local Plan. It provides the preferred option for testing. However this does not mean that all land within the sectors identified as being within the preferred option is suitable for development. In addition land may be required for uses other than housing. The potential identified does not reflect land availability.

Hailsham, Hellingly, Polegate and Arlington

Issue 19

Hailsham, Hellingly, Polegate and Arlington

The delivery of 9,380 dwellings within and around Hailsham and surrounding town and parishes, including 418 dwellings outstanding from the Core Strategy.

Option 26

Hailsham, Hellingly, Polegate and Arlington Options

1. North Hailsham, with greenfield land within the Parish of Hellingly.
2. East Hailsham.
3. South East Hailsham.
4. South Hailsham in the Parish of Hailsham and Polegate.
5. West Hailsham, with greenfield land within in the Parish of Arlington.
6. North West Hailsham, with greenfield land within the Parish of Hellingly.

North Hailsham, with Greenfield Land within the Parish of Hellingly

17.3 Opportunities exist to extend northwards towards Hellingly, past the current Core Strategy allocation sites. The land is relatively flat with local views, although relatively removed from Hailsham Town Centre.

East Hailsham

17.4 There is some limited potential behind the existing built form. There are some access issues and visibility issues which would need to be overcome but small numbers may be accommodated. Access to the town centre is particularly good. Potential is limited here however due to the presence of a large flood risk area and the Pevensey Levels.

South East Hailsham

17.5 There are options for development around the existing built form edge towards the south east. Road access is restricted but could be addressed with significant infrastructure. Potential land availability in a number of locations. The sector is close to the Pevensey Levels and a flood risk area. There is relative deprivation within this Sector, and land values are lower than other parts of Hailsham, however development could help address this and aid regeneration.

South Hailsham in the Parish of Hailsham and Polegate

17.6 There is good potential in this sector which would need to be opened up by an access road from the roundabout to the west coming off the A22 Hailsham Bypass. This would release potential land for development. There are opportunities for development further south towards Polegate. Development here could result in good transport links for Hailsham Town Centre by linking through from the roundabout and across Ersham Road.

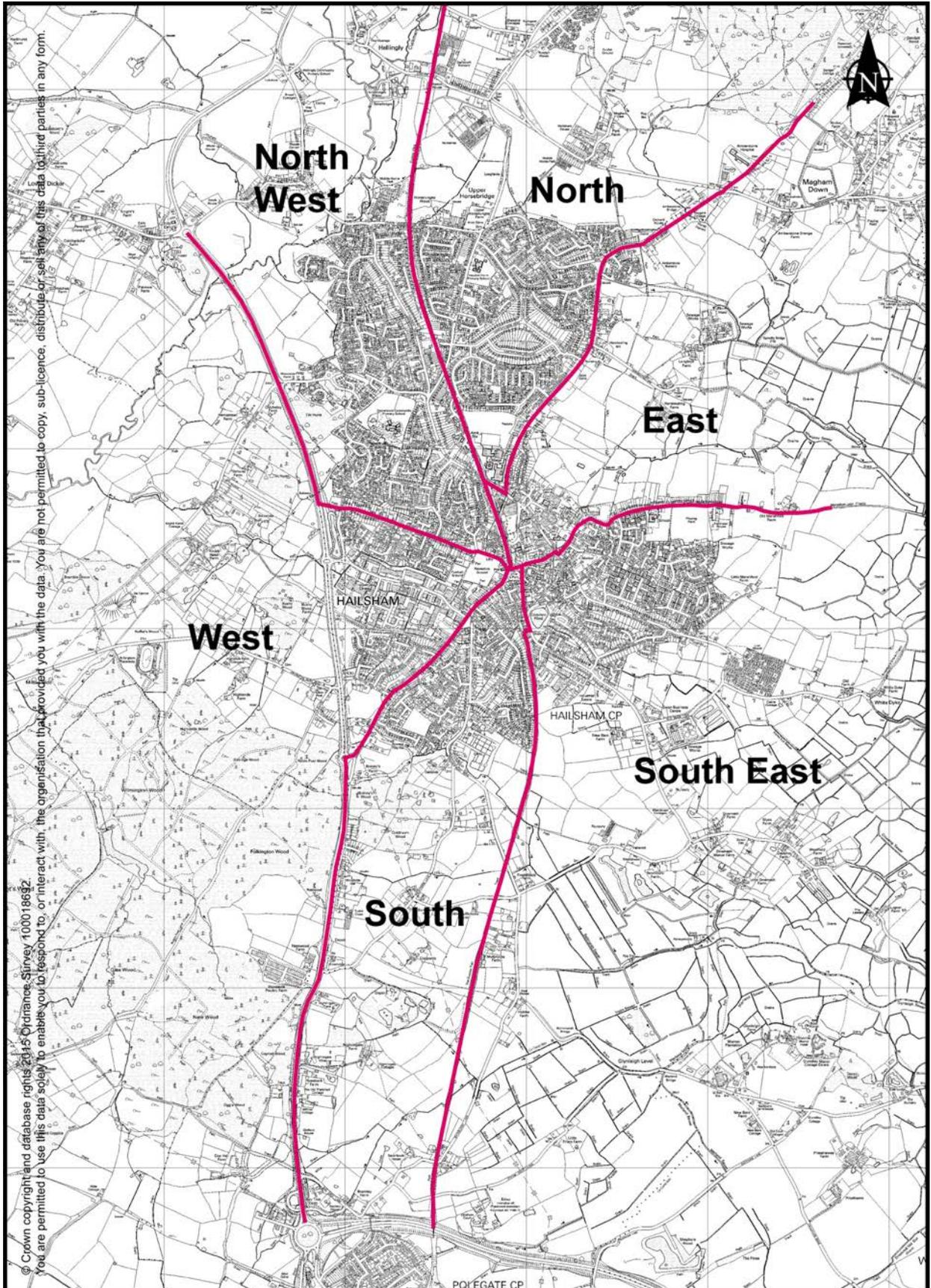
West Hailsham, with Greenfield Land within in the Parish of Arlington

17.7 The potential here would depend on the levels of growth proposed as there are access issues. There is the option to have a separate and comprehensive development to the west of the A22 Bypass but this would not meet the overall objectives of the Plan as this would result in a separate settlement which could become a suburb/subservient to Hailsham itself. A major constraint is Abbots Wood Ancient Woodland and there are also multiple landowners of relatively small plots which could cause deliverability issues.

North West Hailsham, with Greenfield Land within the Parish of Hellingly

17.8 To the north of the sector there is potential for development, subject to consideration of flood risk. It is an accessible location but it quite far from the centre of Hailsham.

Map 37 Hailsham, Hellingly, Polegate and Arlington Broad Locations



Preferred Option for Testing - Hailsham, Hellingly, Polegate and Arlington

Preferred Option for Testing 24

Hailsham, Hellingly, Polegate and Arlington

To test the provision of around 4,000 dwellings in the North, South East and Southern Sectors adjoining Hailsham Town, and to include infill development/ redevelopment of the existing urban area the exact amount of which will be provided through a capacity study. This will include the provision of the remaining 418 homes to the East of Hailsham identified in the Core Strategy and shown on Map 38. This will however, not allow any further incursion towards the Pevensey Levels in this Sector.

The first choice to provide for the remaining 5,380 dwellings is the provision of an urban extension on land at West Hailsham with the re-routing of the A22 and the down grading of the existing A22. However it is acknowledged that there are significant issues with regards to delivery and the second choice is the development within South Hailsham in the Parish of Hailsham and Polegate with the third choice of land at West Polegate.

The option of 9380 dwellings is predicated on the improvements to the A27, or another alternative, and the delivery of other road and social infrastructure as well as the improved waste water treatment in Hailsham.

Map 38 Land at East Hailsham

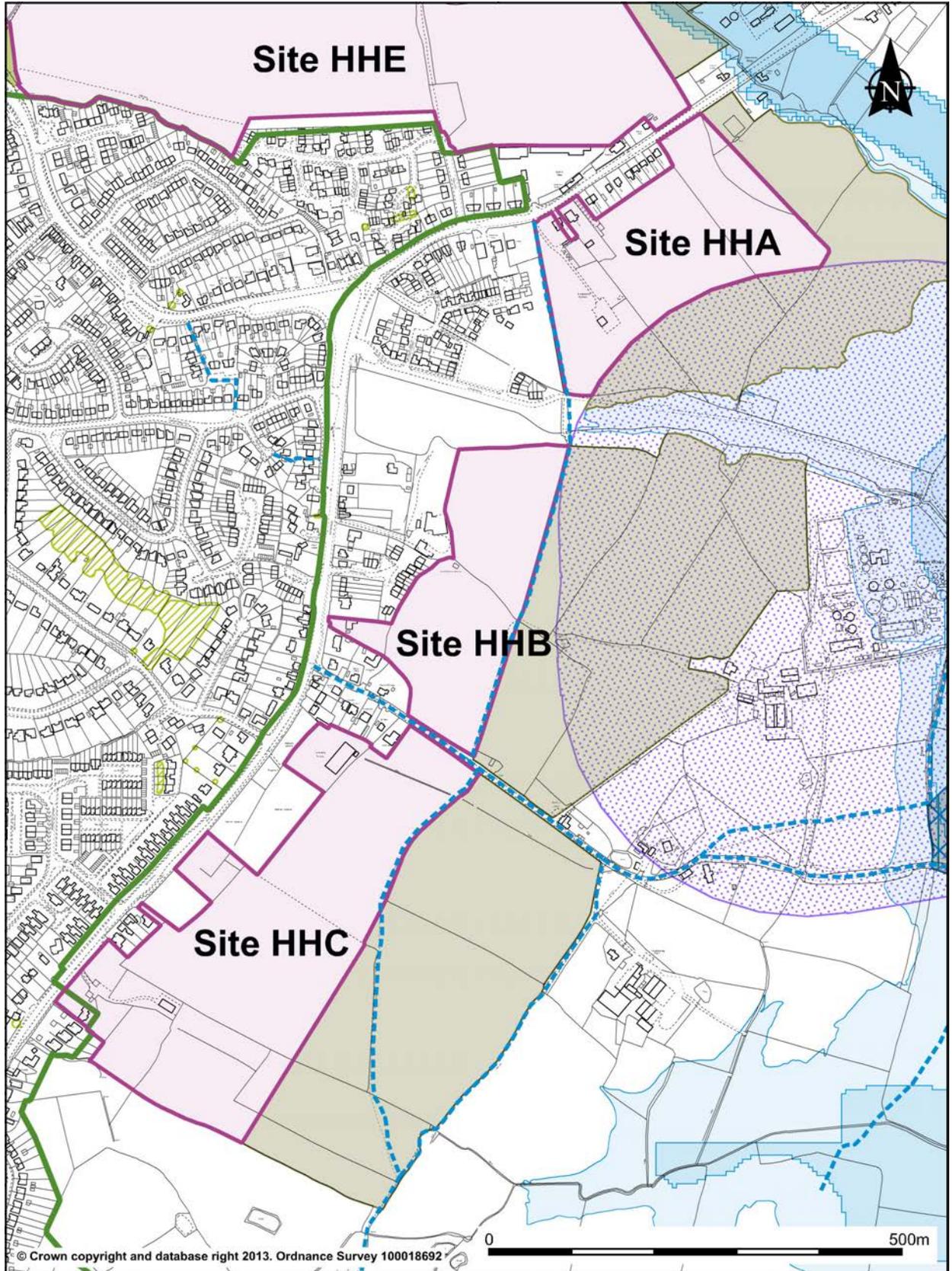


Table 31 Advantages and Disadvantages - Hailsham, Hellingly, Polegate and Arlington

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides for early release of sites within and around Hailsham in order to help with the 5 year housing land supply. • Allows for a large urban extension that will help foster economic growth in the wider area. • Builds upon opportunities already available in the area • Seeks opportunities where there is greatest land and infrastructure potential. • Helps conserve designated landscapes and features of biodiversity importance including the Pevensey Levels and the Ashdown Forest. 	<ul style="list-style-type: none"> • There is a significant amount of growth and change within a relatively short timescale. • There will be concerns about coalescence between Hailsham and Hellingly and Hailsham and Polegate. • Significant infrastructure investment will be required, although less than if the growth was accommodated elsewhere.

Question 23

Hailsham, Hellingly, Polegate and Arlington

Do you agree or disagree with the preferred option for testing for Hailsham, Hellingly, Polegate and Arlington?

Polegate and Willingdon

Issue 20

Polegate and Willingdon

The delivery of 1,000 dwellings within and around Polegate and Willingdon, including 700 dwellings identified in the Core Strategy.

Option 27

Polegate and Willingdon Options

1. North Polegate
2. Mid Polegate and Willingdon
3. South West Polegate and Willingdon
4. West Polegate

North Polegate

17.9 This area is less visually sensitive in general terms, however some parts to the east are more prominent in views. There are noise issues with the presence of the Bypass however there has been some development already in this Sector. The noise levels are also not dissimilar to those at Stone Cross, where there has been significant development recently. There are options to provide additional housing, but not a significant scale.

Mid Polegate and Willingdon

17.10 In accordance with the work undertaken for the Core Strategy there is capacity for 700 dwellings within greenfield land on this mid section. No further development is recommended, however, due to the capacity of and access to/from the A2270. There are also drainage issues in this Sector with numerous drainage ditches which will require consideration. Options exist to leave part of this area for green space to serve the existing and future needs of the Town and Parish.

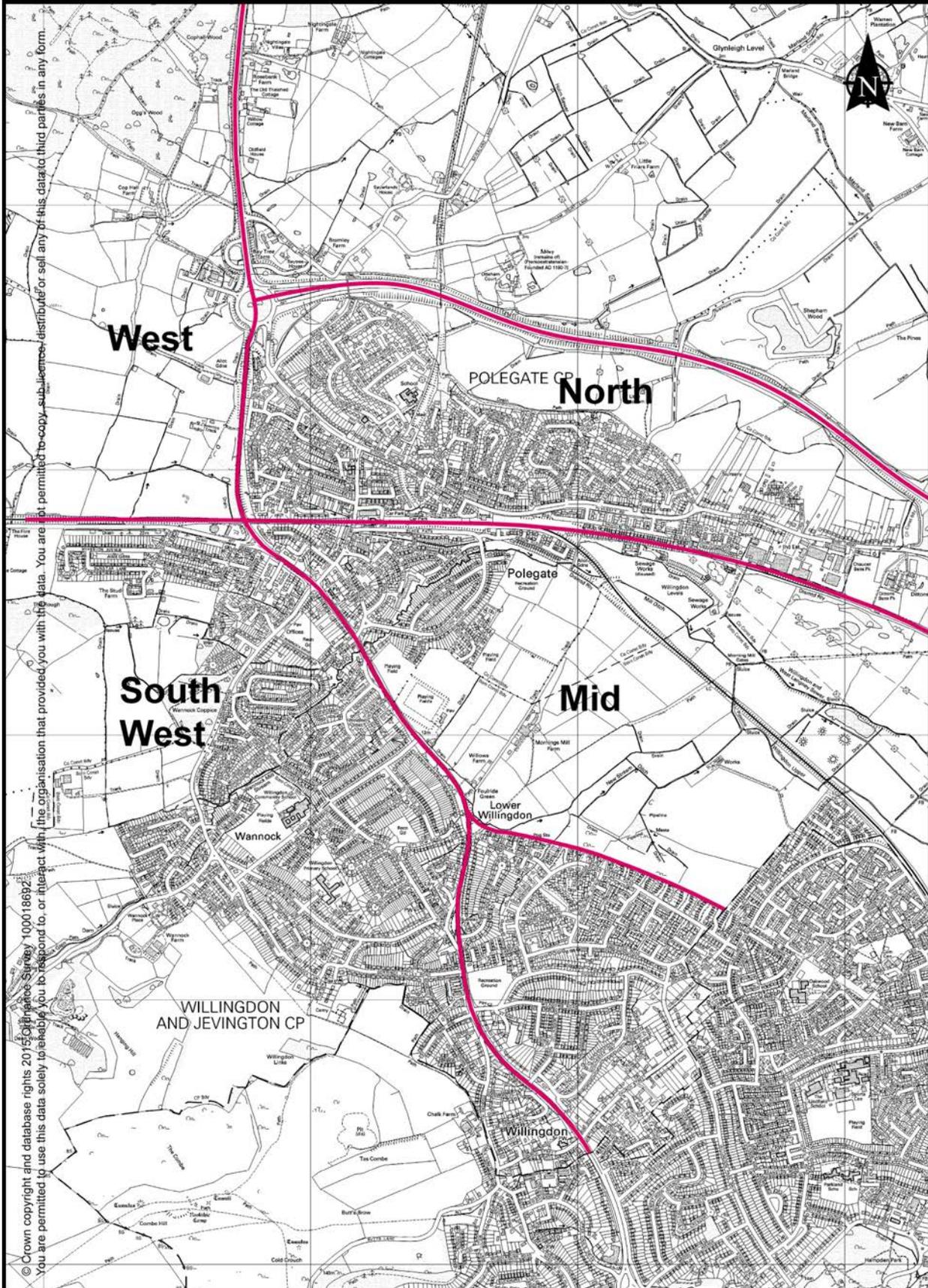
South West Polegate and Willingdon

17.11 There is some infill potential here but it is very limited. Potential is also limited by the presence of the Conservation Area which covers this Sector. The majority of this Sector is within the South Downs National Park and so is not within the scope of the Local Plan.

West Polegate

17.12 This area has significant issues with regards to landscape impact from the South Downs National Park and severance issues. However, the Sector offers good potential particularly if landscape impact can be overcome and road improvements could mitigate severance and impact on local historic features. This would open up the Sector to development as part of a more comprehensive scheme. However, this would be dependant on the ability for Polegate to become a centre that is more fit for purpose for the level of growth in order to serve this type of strategic development.

Map 39 Polegate and Willingdon Broad Location



Preferred Option for Testing - Polegate and Willingdon

Preferred Option for Testing 25

Polegate and Willingdon

To retain the provision of 700 dwellings within the Mid Sector known as South Polegate and East Willingdon. As reasonable alternatives have already been considered in this area the preferred area for the delivery of 700 dwellings is shown as Site PWA in Map 40 below. The remaining 300 dwellings is identified to be delivered within North Polegate and as infill within the existing urban area, the exact amount of which will be provided through a capacity study.

Land at West Polegate is the third preference for a large scale urban extension after land at West Hailsham and Land at South Hailsham in the Parish of Hailsham and Polegate. Any development of land at West Polegate would require reconfiguration of the Town Centre as well as significant infrastructure including improvements to the A27, or another alternative, and the delivery of other road and social infrastructure as well as the improved waste water treatment in Hailsham.

Map 40 Land at South Polegate and East Willingdon

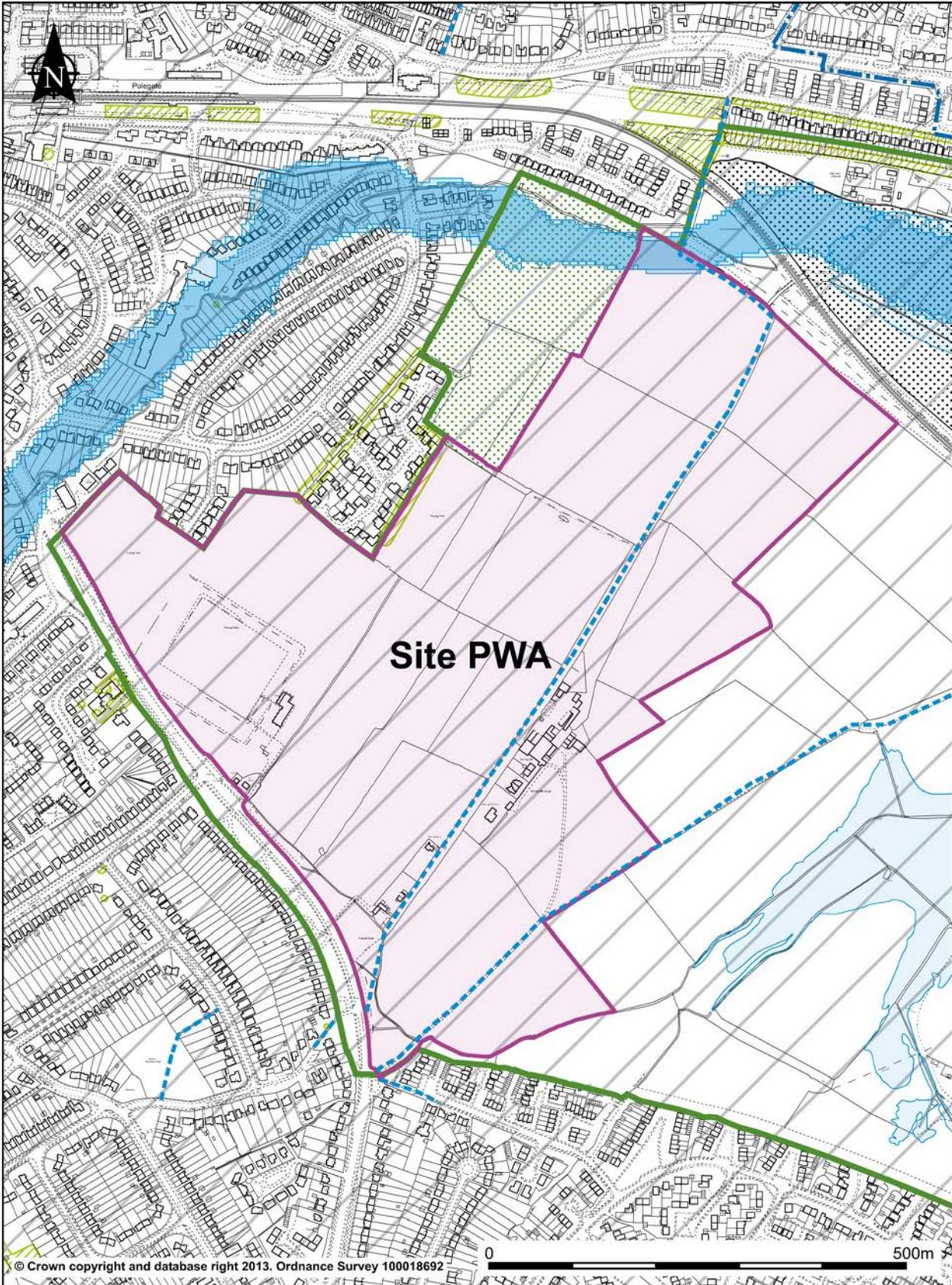


Table 32 Advantages and Disadvantages - Polegate and Willingdon

Advantages	Disadvantages
<ul style="list-style-type: none"> • Takes into account land availability. • Considers the impact upon the South Downs National Park. • Takes into account the impact upon the A2270 and the transport modelling work namely the South Wealden and Eastbourne Transport Model (SWETS) and the Polegate Movement and Access Study (PMAS). • Provides for the required infrastructure, including medical facilities and community facilities on Land South of Polegate and East of Willingdon. 	<ul style="list-style-type: none"> • Concerns remains for residents regarding the ability for the A2270 to take the 700 dwellings at Land South of Polegate and East of Willingdon.

Question 24

Polegate and Willingdon

Do you agree or disagree with the preferred option for testing for Polegate and Willingdon?

Heathfield

Issue 21

Heathfield

The delivery of 800 dwellings within and around Heathfield.

Option 28

Heathfield Options

1. North Heathfield
2. North East Heathfield
3. East Heathfield
4. South Heathfield
5. West Heathfield
6. Central Heathfield

North Heathfield

There is some potential outside of the Area of Outstanding Natural Beauty, and possibly within parts of the Area of Outstanding Natural Beauty around the existing settlement. Some development has been already allowed in this area.

North East and East Heathfield

17.13 Within the northern part of this Sector there is potential eastwards along the A265, although some parts on the northern side of the A265 are more visible in the landscape. There is a need to maintain the ridgeline development pattern along the north which provides opportunities for redevelopment. There is also some potential land to the south of the A265 in this sector.

South Heathfield

17.14 There is limited to no potential for development in this Sector due to the fact that it is within the Area of Outstanding Natural Beauty, has access and highways issues and is a very picturesque area with high landscape value. There may be some limited potential along Ghyll Road however there are access issues.

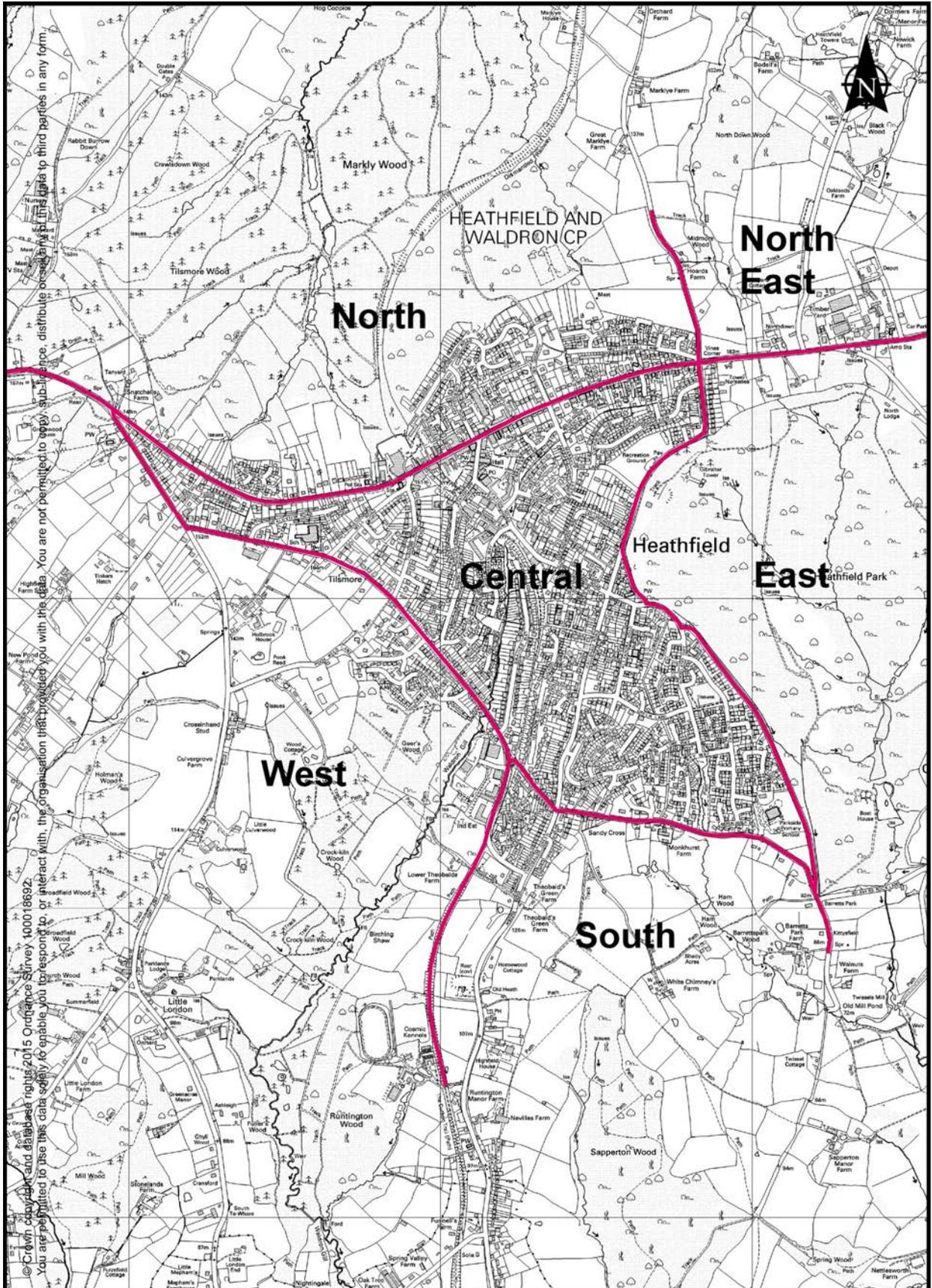
West Heathfield

17.15 There may be some potential in this Sector at Tilsmore along Sheepsetting Lane for development but apart from that there is little other potential. There are some large houses outside the Area of Outstanding Natural Beauty which may wish to intensify which may provide some potential.

Central Heathfield

17.16 There may be some limited potential within the built up area.

Map 41 Heathfield Broad Location



Preferred Option for Testing - Heathfield

Preferred Option for Testing 26

Heathfield

Initially identify infill development/ redevelopment, the exact amount of which will be provided through a capacity study, and then land outside of the Area of Outstanding Natural Beauty within and on the edge of the current built up area. Identify, if possible, allocations within the North East Sector and possibly towards Cross in Hand for future growth options. The delivery of 800 dwellings will be subject to the exception test identified within the National Planning Policy Framework concerning development within the Area of outstanding Natural Beauty.

Table 33 Advantages and Disadvantages - Heathfield

Advantages	Disadvantage
<ul style="list-style-type: none"> • The settlement and its centre is vibrant and has a unique vitality, provision of housing including affordable housing will help to sustain this settlement. • There may be brownfield land that has the potential to be developed. 	<ul style="list-style-type: none"> • Without significant brownfield land the housing potential will most probably decrease. • Development may be required in the Area of Outstanding Natural Beauty.

Question 25

Heathfield

Do you agree or disagree with the preferred option for testing for Heathfield?

Crowborough

Issue 22

Crowborough

The delivery of 140 dwellings within and around Crowborough. ⁽²⁷⁾

27 The delivery of an additional 140 dwellings within Crowborough is subject to a successful legal challenge. In the absence of a successful legal challenge options may be limited to considering 37 dwellings

Option 29

Crowborough Options

1. North Crowborough
2. East Crowborough
3. South East Crowborough
4. South West Crowborough

North Crowborough

17.17 There is potential for development around the A26 headed eastwards next to the leisure centre. However, this area is within the Area of Outstanding Natural Beauty and there are other options which are not within the Area of Outstanding Natural Beauty which need to be identified and considered first, under the exception test contained within the National Planning Policy Framework.

East Crowborough

17.18 This Sector is very sensitive in landscape terms and is within the Area of Outstanding Natural Beauty. There may be some potential for small scale infill, and there are brownfield opportunities within the Jarvis Brook area which is outside the Area of Outstanding Natural Beauty.

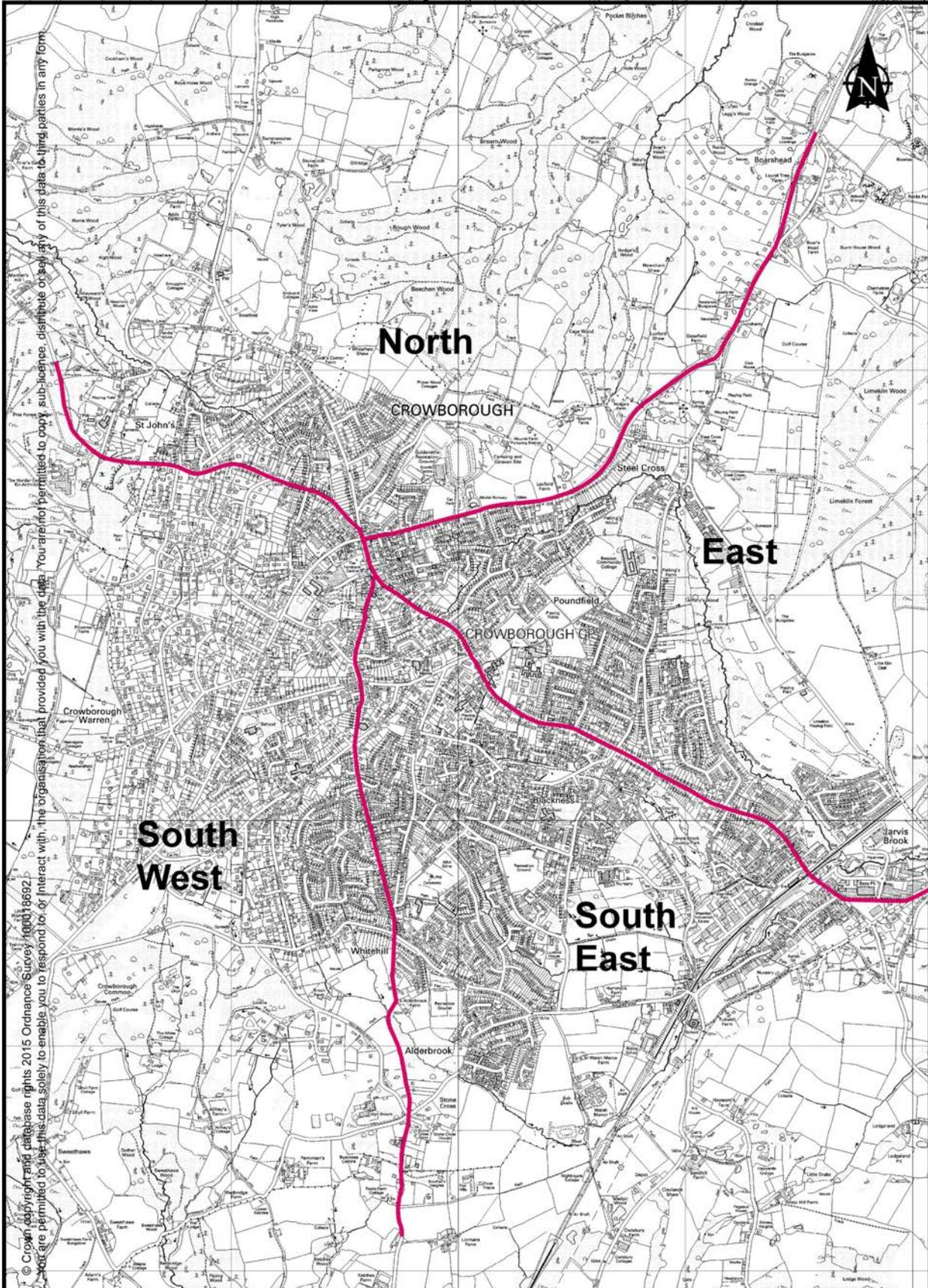
South East Crowborough

17.19 There is significant potential in this Sector for development outside of the Area of Outstanding Natural Beauty. Whilst highway issues are commonly referred to consideration will be required as to whether they are significant and any proposal for mitigation. Developers and landowners have shown significant interest in this Sector through the Strategic Housing Land Availability Assessment (SHLAA) exceeding significantly the 140 dwellings.

South West Crowborough

17.20 There is capacity for growth in this Sector as it is relatively low density at present and plot sizes are large. There is potential at Crowborough Warren and within the Town Centre. However, a small proportion of the land is within 400 metres of the Ashdown Forest Special Protection Area, which will prevent intensification within this area.

Map 42 Crowborough Broad Location



Preferred Option for Testing 27

Crowborough

Due to the low housing numbers and the ability to infill and redevelop, the preferred approach is to restrict the provision within the existing urban area focusing on brownfield development. However, if it considered necessary to look outside of this sustainable area, then the South East of Crowborough would be the next favoured option for testing.

Table 34 Advantages and Disadvantages - Crowborough

Advantages	Disadvantages
<ul style="list-style-type: none"> • Focuses on brownfield land outside of the Area of Outstanding Natural Beauty. • There is significant amount of land outside the Area of Outstanding Natural Beauty with potential for development. 	<ul style="list-style-type: none"> • Any development within South East Crowborough will cause concern for residents with regards to traffic impact.

Question 26

Crowborough

Do you agree or disagree with the preferred option for testing for Crowborough?

Edge of Tunbridge Wells in the Parish of Frant

Issue 23

Parish of Frant on the Edge of Tunbridge Wells

Delivery of 320 dwellings on the edge of Tunbridge Wells, including 120 dwellings identified in the Core Strategy.

Option 30

Parish of Frant on the Edge of Tunbridge Wells Options

1. East of railway line in the Parish of Frant on the edge of Tunbridge Wells
2. West of railway line in the Parish of Frant on the edge of Tunbridge Wells

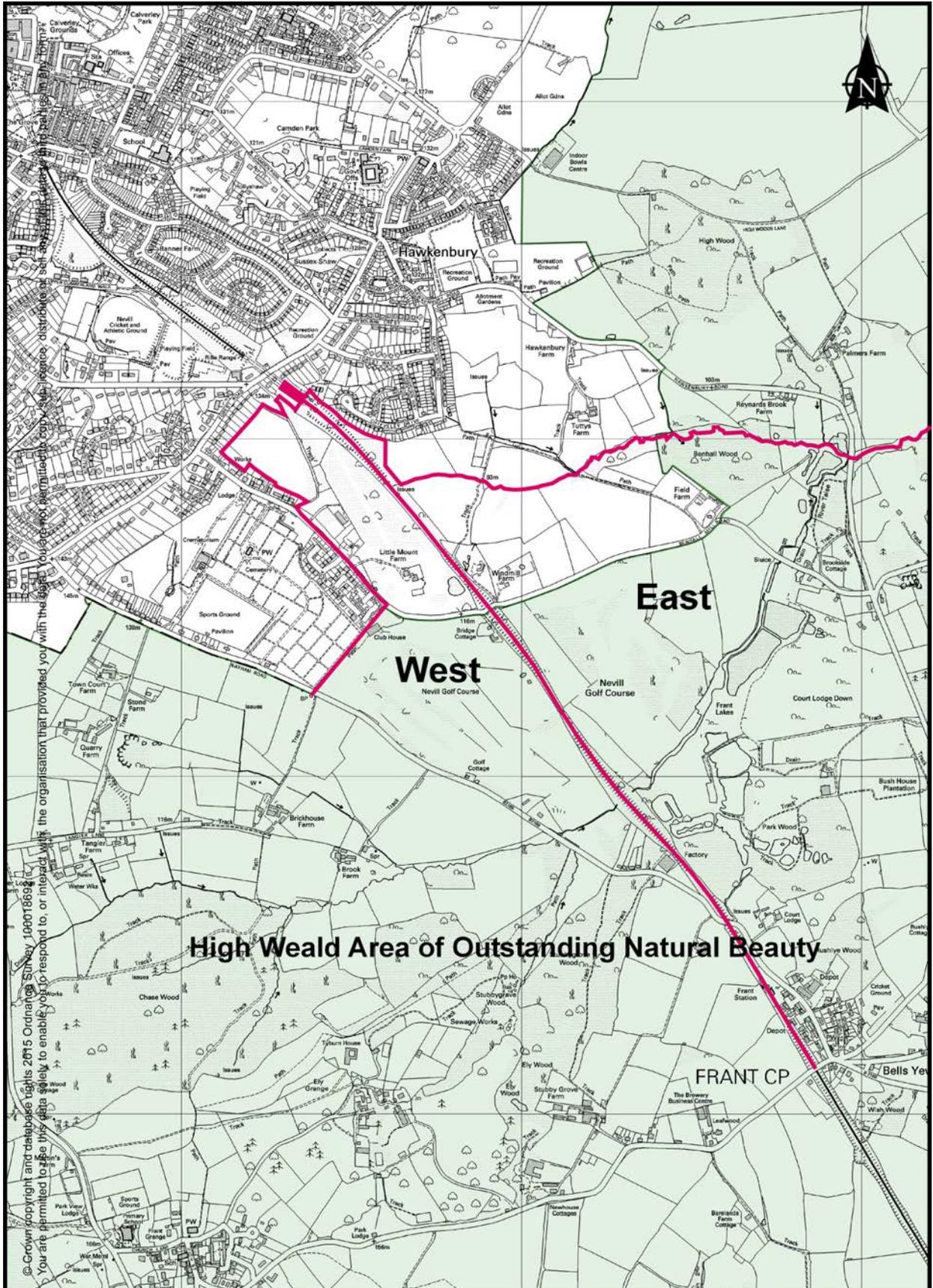
East of Railway Line in the Parish of Frant on the Edge of Tunbridge Wells

17.21 Land east of the railway line is outside of the Area of Outstanding Natural beauty, but part of the Hawkenbury Meadows Site of Nature Conservation Importance (SNCI).

West of Railway Line in the Parish of Frant on the Edge of Tunbridge Wells

17.22 This land is made up of a former landfill site and a SNCI. The SNCI is important in terms of the wider biodiversity network, although the Site of Nature Conservation Importance has been managed in such a way that part of it has become degraded. However, there are opportunities, together with the development of brownfield land outside of the Area of Outstanding Natural Beauty to ensure those biodiversity links for flora, fauna and future generations.

Map 43 Edge of Tunbridge Wells in the Parish of Frant Broad Location



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Preferred Option for Testing - Parish of Frant on the edge of Tunbridge Wells

Preferred Option for Testing 28

Parish of Frant on the Edge of Tunbridge Wells

To maximise the potential for development on Land West of the Railway Line in the Parish of Frant on the edge of Tunbridge Wells, by developing the brownfield land including the former landfill site. In addition seek opportunities to maximise the benefit to the Site of Nature Conservation Importance through development.

Table 35 Advantages and Disadvantages - Parish of Frant on the Edge of Tunbridge Wells

Advantages	Disadvantages
<ul style="list-style-type: none"> • Area is outside the Area of Outstanding Natural Beauty. • Although within the Parish of Frant it is adjacent to the sustainable town of Tunbridge Wells. • There is brownfield land available. 	<ul style="list-style-type: none"> • May have an impact on part of the Site of Nature Conservation Importance, which is important in terms of a green corridor in the area • There is contaminated land which will need to be mitigated, and this is costly. • Reconsideration of infrastructure requirements will be needed in partnership with Tunbridge Wells Borough Council.

Question 27

Parish of Frant on the Edge of Tunbridge Wells

Do you agree or disagree with the preferred option for testing for Edge of Tunbridge Wells in the Parish of Frant?

Stone Cross

Issue 24

Stone Cross

Delivery of 500 dwellings within and around Stone Cross.

Option 31

Stone Cross Options

1. North East Stone Cross
2. East Stone Cross
3. South East Stone Cross
4. West Stone Cross
5. North West Stone Cross

North East Stone Cross

17.23 Some potential exists within greenfield sites, however concern has been raised regarding access onto the B2104, and the mitigation of road noise.

East Stone Cross

Some areas are landscape restricted due to longer views from the Westham area and beyond. In addition there are also issues of flood risk beyond the recent applications granted planning consent, associated with the Core Strategy.

South East Stone Cross

A number of areas are prominent within the landscape and are landscape restricted. In addition there are also areas of flood risk that need to be avoided. This area has been subject to consideration in the past and concerns have been raised by residents and Eastbourne Borough Council concerning coalescence with Eastbourne.

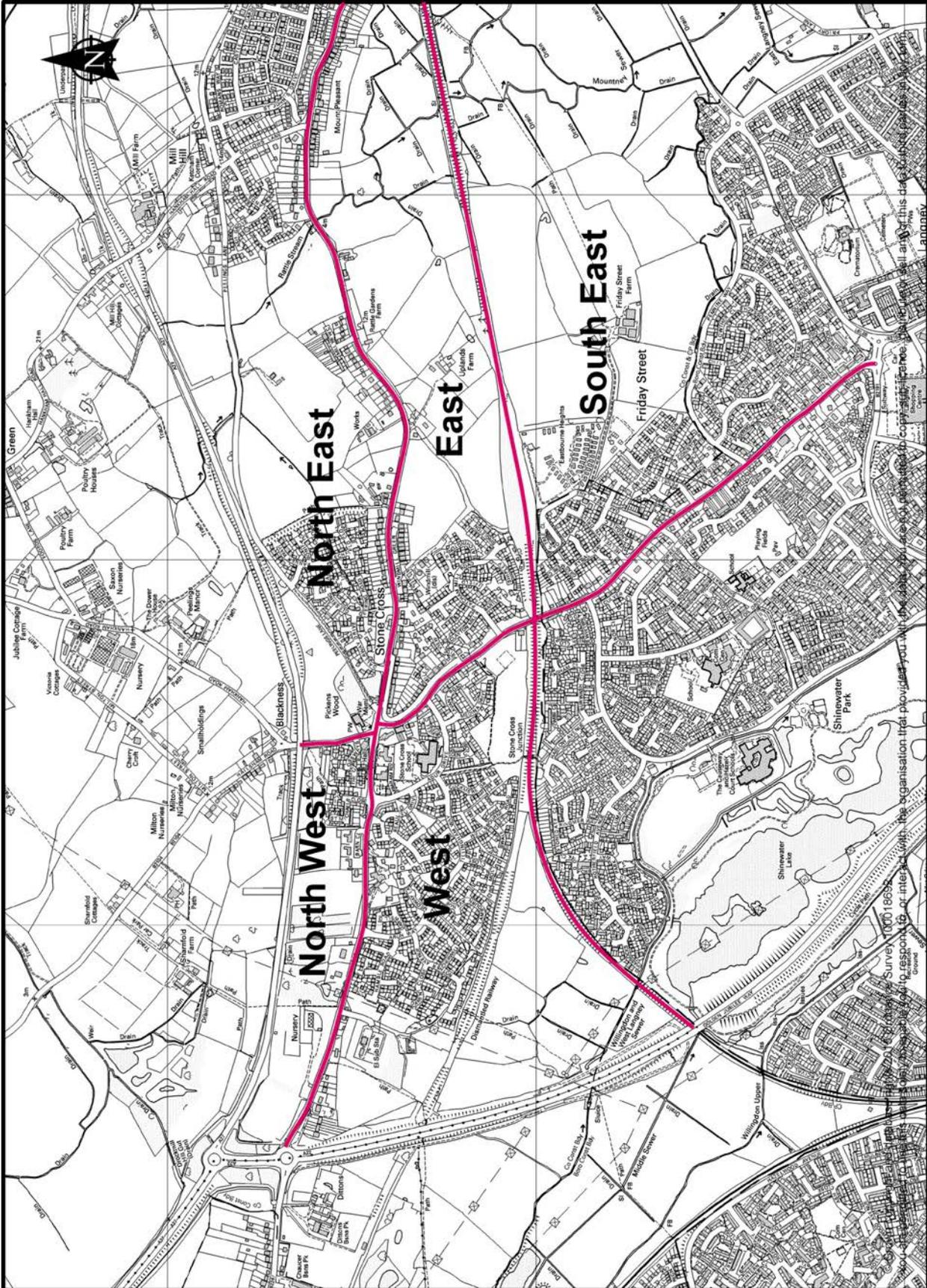
West Stone Cross

Land is available in the areas, with some capacity. Land has longer views to the South Downs National Park but needs to be seen in the context of the development that already exists in Polegate and Willingdon.

North West Stone Cross

Permission has already been granted to a number of sites within this area, although there is some further potential towards the Polegate area.

Map 44 Stone Cross Broad Locations



Preferred Option for Testing - Stone Cross

Preferred Option for Testing 29

Stone Cross

To consider allocating sites within all Sectors, taking into account any issues of access, landscape protection and avoiding areas of flood risk. There may be opportunities to deliver some of the housing as infill within the existing built form; the exact amount of which will be provided through a capacity study.

Table 36 Advantages and Disadvantages - Stone Cross

Advantages	Disadvantages
<ul style="list-style-type: none"> • Some land is still available beyond the Core Strategy allocations. • Settlement is close to Eastbourne and has good transport links. 	<ul style="list-style-type: none"> • Some land is constrained by flood risk. • Some land is landscape sensitive with long views into the Levels. • Further consideration of infrastructure need is required. • Shopping centre is limited in facilities taking into account the overall growth in this area.

Question 28

Stone Cross

Do you agree or disagree with the preferred option for testing for Stone Cross?

Westham

Issue 25

Westham

The delivery of 350 dwellings within and around Westham.

Option 32

Westham Options

1. North Westham
2. East Westham
3. South East Westham
4. South West Westham
5. West Westham
6. North West Westham

North Westham

17.24 Contains the majority of the existing built form and does have potential for further development, albeit limited. Flood risk acts as a constraint, however access in this Sector is good and potential exists along by Ketcham Corner.

East Westham

17.25 There are flooding issues and historic issues to be addressed. The Sector contains the remains of the Roman Fort and Pevensey Castle.

South East Westham

17.26 There are flooding issues, with limited capacity outside of flood zones.

South West Westham

17.27 There are flooding issues, with limited capacity outside of flood zones.

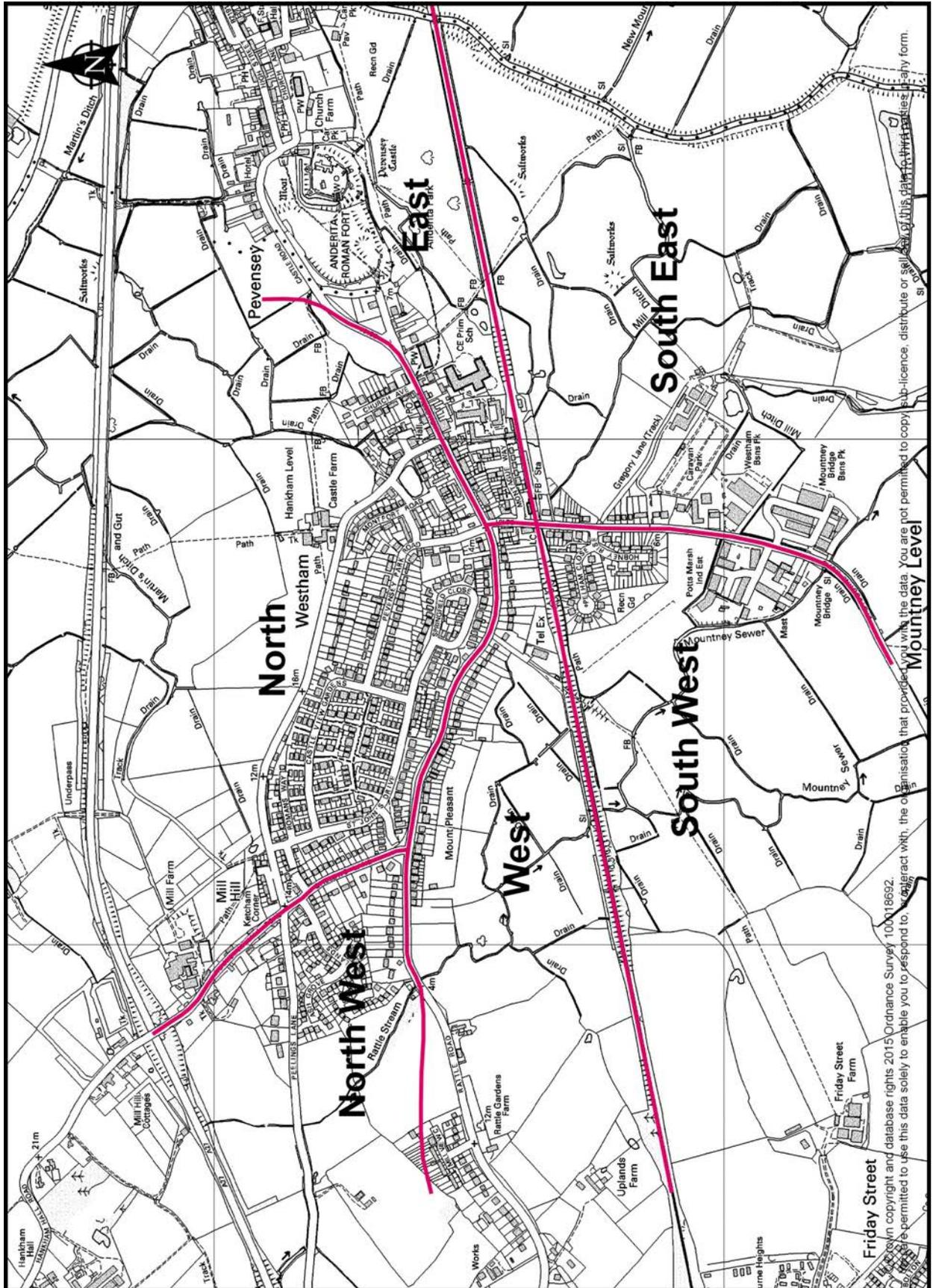
West Westham

17.28 There is potential behind the existing linear built form with good access. However there are a number of landowners in this Sector and it is close to the railway line. There is also a large flood risk area, as is the case surrounding Westham as a whole.

North West Westham

17.29 There is limited scope along Peelings Lane, however, the road noise here is an issue together with a small area of flood risk.

Map 45 Westham Broad Locations



Preferred Option for Testing - Westham

Preferred Option for Testing 30

Westham

To initially focus the delivery on infill, subject to an capacity study, with potential allocations to meet requirements in North, West and North West Westham, whilst avoiding areas of flood risk.

Table 37 Advantages and Disadvantages - Westham

Advantages	Disadvantages
<ul style="list-style-type: none"> Growth in an accessible settlement, with links to Eastbourne. 	<ul style="list-style-type: none"> Significant flood risk areas reduce land potential.

Question 29

Westham

Do you agree or disagree with the preferred option for testing for Westham?

Herstmonceux

Issue 26

Herstmonceux

The delivery of 120 dwellings ⁽²⁸⁾ within and around Herstmonceux.

28 taking into account consents granted on greenfield land after April 2015

Option 33

Herstmonceux Options

1. North East Herstmonceux
2. North Herstmonceux
3. West Herstmonceux
4. East Herstmonceux
5. South Herstmonceux

North East Herstmonceux and North Herstmonceux

17.30 Both Sectors include greenfield land within the High Weald Area of Outstanding Natural Beauty and so offer little if any potential for development. Notwithstanding this, the Sectors have long reaching views to the north and the topography is steep meaning any potential development would be prominent in the views. There are also access issues with these Sectors. There would also be design issues. Limited potential in North Herstmonceux behind existing properties along West End but issues of access would need addressing and also the Area of Outstanding Natural Beauty boundary comes tight to this area. There are also issues of drainage in these Sectors due to the soil type and where a Sustainable Urban Drainage System may drain to.

West Herstmonceux

17.31 Offers some potential for development towards the south of this Sector. The land to the north east in this Sector slopes up towards Stunts Green. The road could become congested here making access an issue although access could be an issue regardless. Any extension beyond Buckwell Farm would be too far removed from the existing settlement core.

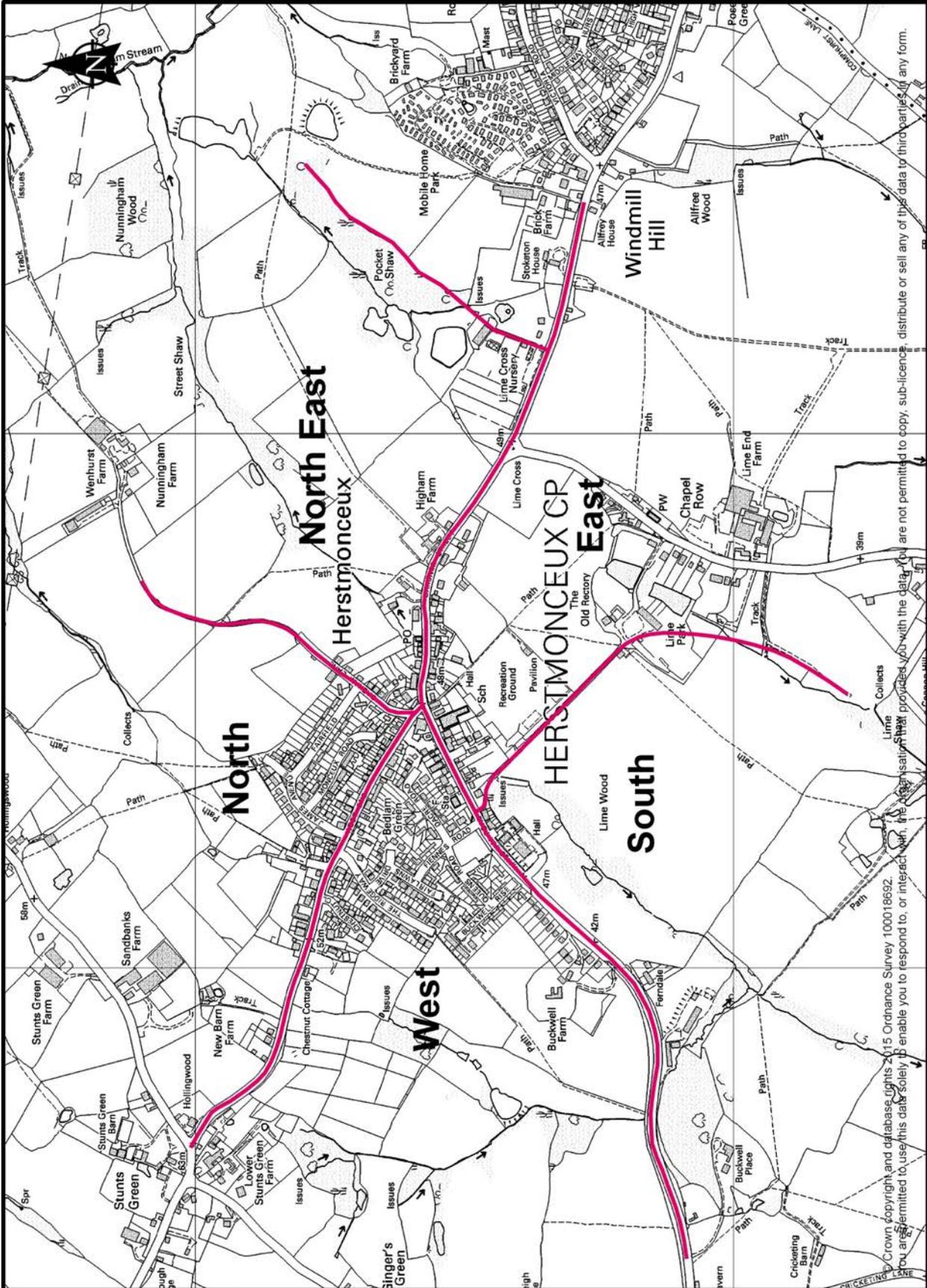
East Herstmonceux

17.32 Has some potential although an application for 70 dwellings has recently been approved on Lime Cross, leaving little else available. Views to and from the south are long distance across the Pevensey Levels towards the South Downs. The landscape is very open here. Development further south would merge with Chapel Row which has its own character.

South Herstmonceux

17.33 Offers little potential other than the site which has recently been granted planning permission at Limes Rough. The landscape is very open and slopes down towards the south east. There is a steep drop down to the watercourse and there are long distance views to the South Downs.

Map 46 Herstmonceux Broad Locations



Preferred Option for Testing - Herstmonceux

Preferred Option for Testing 31

Herstmonceux

To initially focus the delivery on infill, subject to an urban capacity study, with potential allocations to meet requirements in all Sectors, whilst avoiding development in the Area of Outstanding Natural Beauty

Table 38

Advantages	Disadvantages
<ul style="list-style-type: none"> • Areas of potential outside the Area of Outstanding Natural Beauty. • Settlement is compact with good facilities. 	<ul style="list-style-type: none"> • Infrastructure concerns including school capacity.

Question 30

Herstmonceux

Do you agree or disagree with the preferred option for testing for Herstmonceux?

Ninfield

Issue 27

Ninfield

The delivery of 195 dwellings ⁽²⁹⁾ within and around Ninfield.

29 taking into account consents granted on greenfield land after April 2015

Option 34

Ninfield Options

1. North West Ninfield
2. North (1) Ninfield
3. North (2) Ninfield
4. East Ninfield
5. South East Ninfield
6. South (1) Ninfield
7. South (2) Ninfield
8. West Ninfield

North West Ninfield

17.34 Land is within the Area of Outstanding Natural Beauty and also contains the reservoir area at Coombe Lane. The Sector also contains a Site of Nature Conservation Importance and any development would require offsetting/mitigation. The footpaths are also very narrow in this Sector.

North (1) Ninfield

17.35 This Sector is characterised by existing road frontage development. There are access issues along Manchester Road where the footpaths are poor. This means pedestrian connectivity is not good. Access is the primary issue in this Sector and would need addressing. There is also a listed building in the Sector and development may have an impact upon its setting.

North (2) Ninfield

17.36 This Sector is very open and whilst there is existing road frontage development any further development may not fit with the existing settlement pattern as a whole. Footpath provision would be difficult in this Sector and the topography of the Sector has the different levels at the junction with the road leading to Catsfield. There is potential behind the existing road frontage development and along the top part of the road leading to Catsfield but the serious issues would need addressing. There could also be highways issues in this Sector.

East Ninfield

17.37 There is potential and there is an existing site at Ingrams Farm granted planning permission.

South East Ninfield

17.38 This Sector is quite a way out of the main village centre and is disjointed from the rest of the settlement. Access issues are present also with very narrow lanes/roads and blind corners.

South (1) Ninfield

17.39 This Sector has potential for some road frontage development to mirror that on the east side of the A269. Careful design considerations would be needed here.

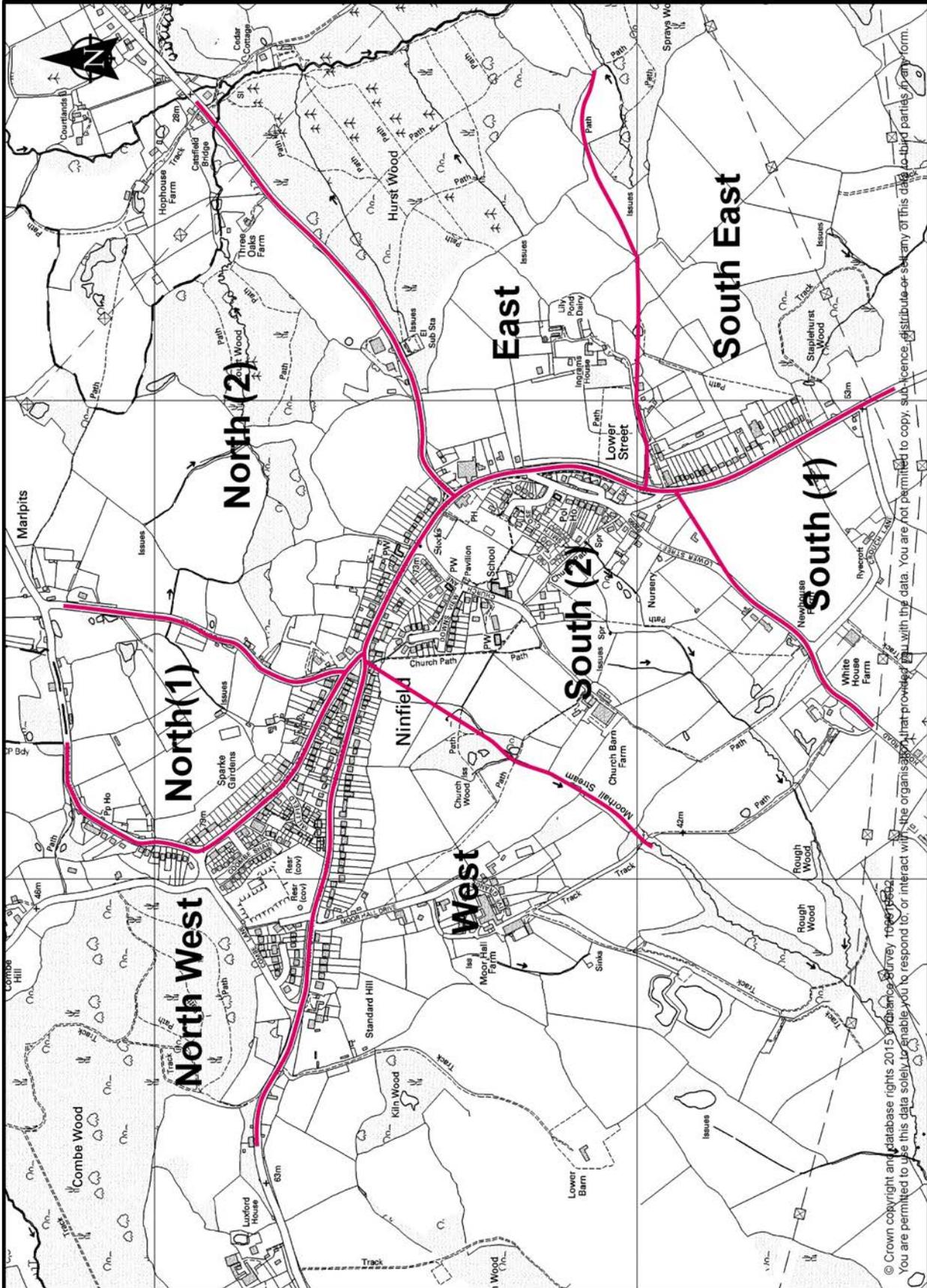
South (2) Ninfield

17.40 There is some potential however access issues exist from Church Lane and Church Path. The landscape is also open to some degree.

West Ninfield

17.41 Offers no real potential due to the open nature of the landscape which afford along distance view towards the South Downs and Pevensey Levels.

Map 47 Ninfield Broad Locations



Preferred Option for Testing - Ninfield

Preferred Option for Testing 32

Ninfield

To initially focus the delivery on infill, subject to a capacity study, with potential allocations to meet requirements in Sectors South (1), South (2) and East Ninfield.

Table 39 Advantages and Disadvantages - Ninfield

Advantages	Disadvantages
<ul style="list-style-type: none"> • Land potential avoids the Area of Outstanding Natural Beauty • Settlement has a number of facilities and is relatively compact • Land potential in a number of sectors which can help distribute development and allow assimilation. 	<ul style="list-style-type: none"> • Some concern regarding infrastructure

Question 31

Ninfield

Do you agree or disagree with the preferred option for testing for Ninfield?

East Hoathly

Issue 28

East Hoathly

The delivery of 190 dwellings within and around East Hoathly.

Option 35

East Hoathly Options

1. North (1), East Hoathly
2. North (2), East Hoathly
3. North East, East Hoathly
4. East, East Hoathly
5. South East, East Hoathly
6. South, East Hoathly
7. South West, East Hoathly
8. West, East Hoathly

North (1) and North West, East Hoathly

17.42 Offers some potential development land however land acquisition may be a issue due to the presence of a Horse Stud. The potential mostly lies along the road frontage opposite the recreation ground and allotments. There would be good access to facilities from any development here. No potential going northwards from the stud due to the impact this would have on conservation area/heritage of the area.

North (2), East Hoathly

17.43 Offers no real potential due to the impact development may have on the heritage asset present here. The Sector is also very small and tightly constrained.

North East, East Hoathly

17.44 No particular potential within this Sector.

East, East Hoathly

17.45 Offers no potential due principally to major access issues. Along Mill Lane and Butts Field Lane there are no existing footpaths and little to no scope to accommodate footpaths. This Sector is also detached from the existing village.

South East, East Hoathly

17.46 Offers very good potential. The fields behind the existing development offer potential and there is already good access present in this area. This Sector is also close to existing services including the school and doctors. This Sector would consolidate the existing settlement.

South, East Hoathly

17.47 Offers no potential. The entrance to the village is present in the south west part of this Sector and offers a green area as the village is approached and entered. This Sector is also quite separate from the existing village.

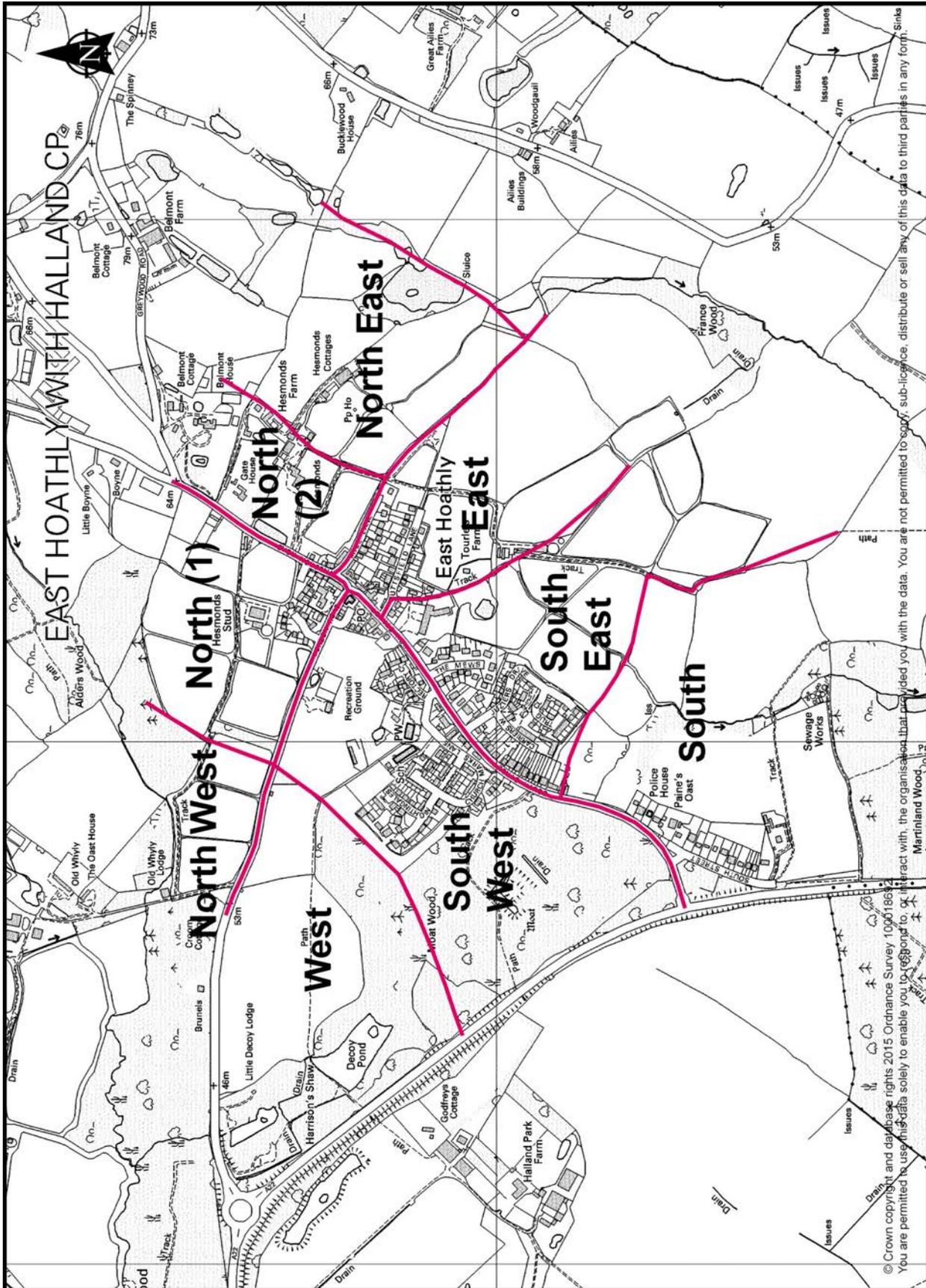
South West, East Hoathly

17.48 Offers no potential due to the presence of Ancient Woodland in the south west area. In the upper part of the Sector is the recreation ground and so no potential exists. The existing built form acts as a buffer to the Ancient Woodland.

West, East Hoathly

17.49 No potential within this Sector.

Map 48 East Hoathly Broad Locations



Preferred Option for Testing - East Hoathly

Preferred Option for Testing 33

East Hoathly

To initially focus the delivery on infill, subject to an capacity study, with potential allocations to meet requirements in South East Sector first and then North (1) and north West East Hoathly.

Table 40 Advantages and Disadvantages - East Hoathly

Advantages	Disadvantages
<ul style="list-style-type: none"> • Land potential within the settlement in a number of Sectors. • A sustainable settlement with a number of facilities within close distance of where there is potential for development. 	<ul style="list-style-type: none"> • A need to protect the identity of the village through carefully located development.

Question 32

East Hoathly

Do you agree or disagree with the preferred option for testing for East Hoathly?

Horam

Issue 29

Horam

The delivery of 400 dwellings within and around Horam.

Option 36

Horam Options

1. North East Horam
2. East Horam
3. South Horam
4. West Horam
5. North West Horam

North East Horam

17.50 Lies within the High Weald Area of Outstanding Natural Beauty and there is high flood risk due to the presence of a stream. This means there is limited to no potential for any development within this area. Developing beyond the flood risk area would mean development would be separate from the existing built form.

East Horam

17.51 This Sector has some potential for development but is limited.

South Horam

17.52 This Sector has potential for development. The Sector contains most of the existing built form and the land slopes away to the south. Views in and out are not extensive and the Sector is relatively discrete within the landscape. There is the potential for access to be gained from the main road running south to the land at the rear of the existing development in this Sector. There are some areas of Ancient Woodland that would need consideration.

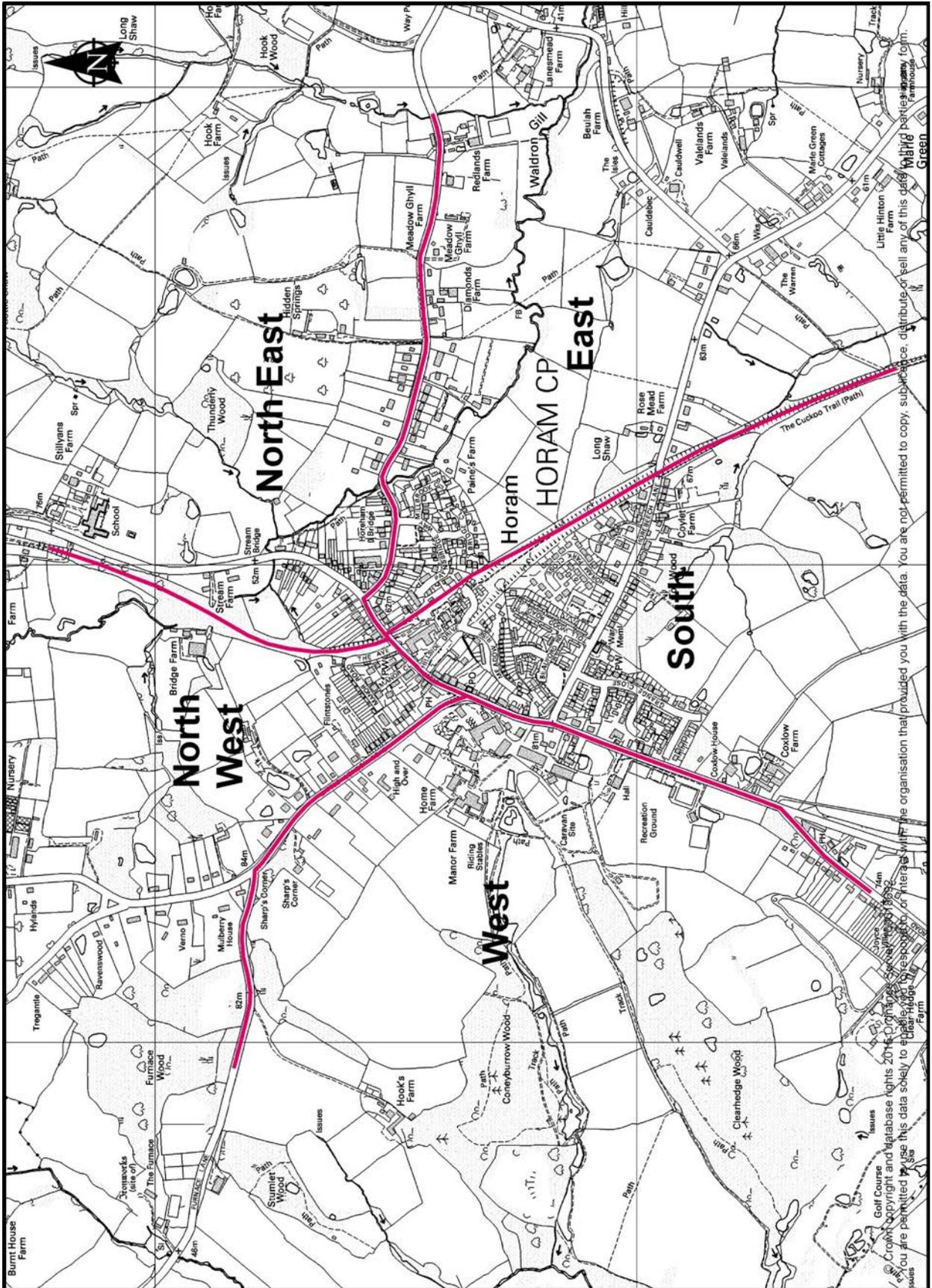
West Horam

17.53 This Sector has the most potential for further development. There is good access to the south west which would open it up for development. There is also good potential along the road frontage (north of West Horam). As a result this Sector has the greatest potential for development at Horam.

North West Horam

17.54 This Sector is similar to North East Horam as it is within the High Weald Area of Outstanding Natural Beauty and is very environmentally sensitive. There is limited to no potential here for future development.

Map 49 Horam Broad Locations



Preferred Option for Testing - Horam

Preferred Option for Testing 34

Horam

To initially focus the delivery on infill, subject to a capacity study, with potential allocations to meet requirements at West and South Horam.

Table 41 Advantages and Disadvantages - Horam

Advantages	Disadvantages
<ul style="list-style-type: none"> • Options avoid the Area of Outstanding Natural Beauty and Flood Risk. • Potential sites with good accessibility to facilities have been identified. 	<ul style="list-style-type: none"> • Areas of Area of Outstanding Natural beauty and Flood Risk should be avoided. • Some areas have limited accessibility and should be avoided.

Question 33

Horam

Do you agree or disagree with the preferred option for testing for Horam?

Mayfield

Issue 30

Mayfield

The delivery of 185 dwellings within and around Mayfield.

Option 37**Mayfield Options**

1. North East Mayfield
2. North Mayfield
3. North West Mayfield
4. West Mayfield
5. South West Mayfield
6. South Mayfield

North East Mayfield

17.55 This Sector has good footpath access and the road is also of a good standard. There would be limited potential in this Sector due to landscape and long distance views.

North Mayfield

17.56 Is limited by the presence of the recreation ground and then the distance from the existing settlement core. Limited potential also exists due to the presence of the school and its associated grounds.

North West Mayfield

17.57 Contains views up to the existing settlement from the north west. Area close to Aylwins Cottage has potential as it does not have an impact upon the Conservation Area, the land is flat, and the Sector is close to the existing village centre. There could be issues with access however.

West Mayfield

17.58 Has potential although it is on the edge of the existing settlement. There may be potential for intensification particularly at the bottom of Knowle Lane although there is no footpath here. This area is low density at present.

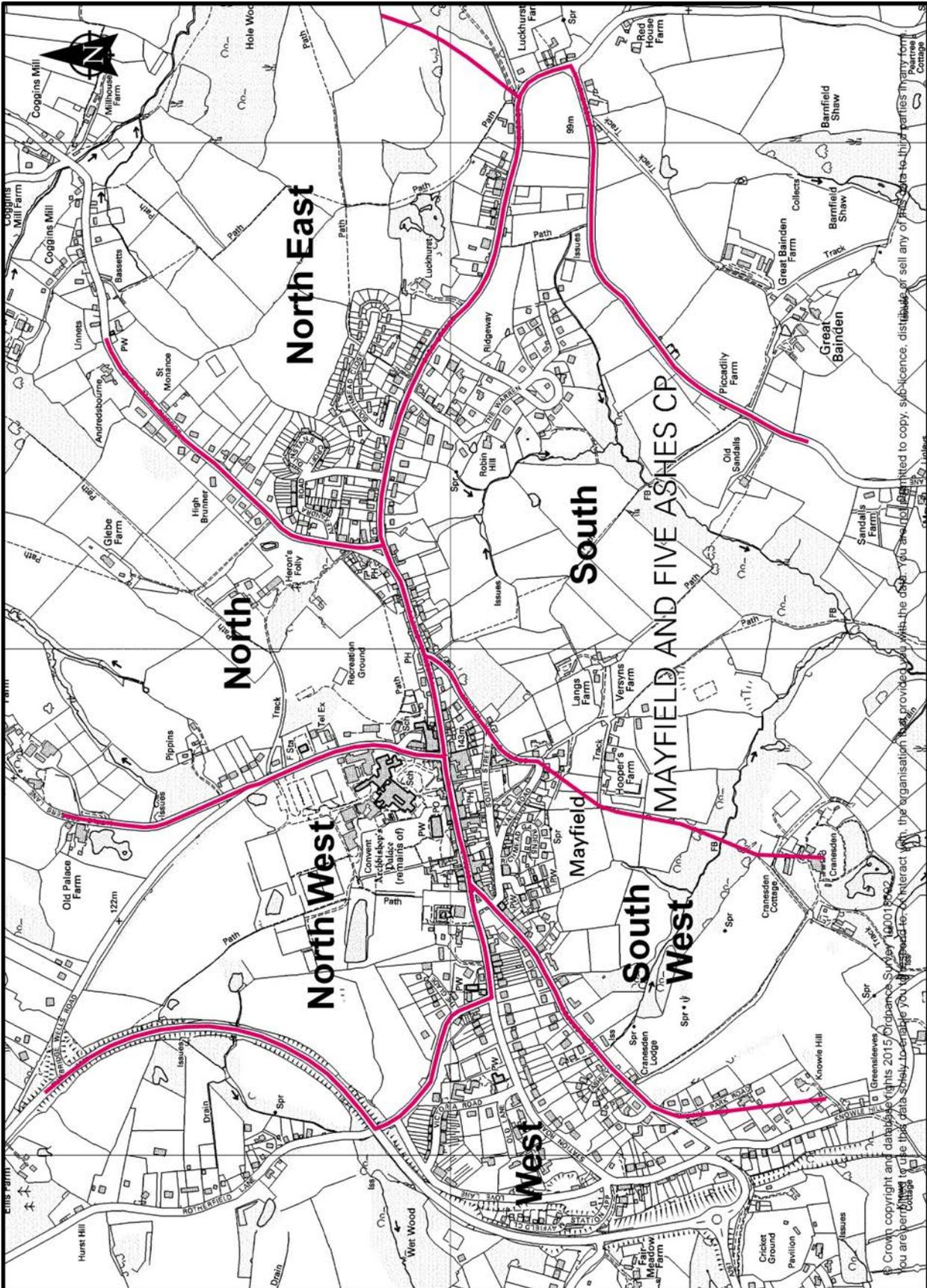
South West Mayfield

17.59 This Sector is very landscape sensitive and therefore offers limited to no potential. Potential for development towards the top of this Sector, close to the existing village centre.

South Mayfield

17.60 This Sector has similar issues as North East Mayfield.

Map 50 Mayfield Broad Locations



Preferred Option for Testing - Mayfield

Preferred Option for Testing 35

Mayfield

Initially identify infill development/ redevelopment, the exact amount of which will be provided through a capacity study. Consider options in all Sectors with potential, whilst avoiding development that has an adverse impact on the Area of Outstanding Natural Beauty. The delivery of 185 dwellings will be subject to the exception test identified within the National Planning Policy Framework concerning development within the Area of Outstanding Natural Beauty.

Table 42 Advantages and Disadvantages - Mayfield

Advantages	Disadvantages
<ul style="list-style-type: none"> • Some potential has been identified within and around the settlement. • A sustainable settlement with good facilities. 	<ul style="list-style-type: none"> • Settlement wholly within the Area of Outstanding Natural Beauty therefore any growth may have an impact. • Ridgeline settlement and highly landscape constrained. • Land potential may not be realised and overall growth reduced.

Question 34

Mayfield

Do you agree or disagree with the preferred option for testing for Mayfield?

Wadhurst

Issue 31

Wadhurst

The delivery of 250 dwellings ⁽³⁰⁾ within and around Wadhurst.

Option 38

Wadhurst Options

1. South East Wadhurst
2. East Wadhurst
3. North Wadhurst
4. North West Wadhurst
5. West Wadhurst
6. South (2) Wadhurst
7. South (1) Wadhurst

South East Wadhurst

17.61 Permission has been resolved to be granted for 35 dwellings, however it is considered that there is no further land available with potential due to long distance views from Bewl Water into Wadhurst which may have a potential impact. There is also difficulty in meeting the objectives of the High Weald Area of Outstanding Natural Beauty Plan in this Sector beyond the 53 dwellings.

East Wadhurst

17.62 There is the potential for linear development along the main road to the north of the Sector. The Sector is close to the centre of the existing settlement and facilities and offers a logical extension. Access is also good in this Sector.

North Wadhurst

17.63 The landscape in this Sector falls away steeply to the south east and so potential for development is limited if any.

North West Wadhurst

17.64 Whilst this Sector contains a large amount of the existing built form, access to the village centre on foot from here is poor with no scope within the highway for improvement. However the Sector is close to the train station. There is the potential for the intensification of existing low density development in this area. Careful design would be needed for any development within this area to take account of views. Potential at Turners Green which would mirror development on the eastern side of the road.

West Wadhurst

17.65 This Sector contains low density existing development and so offers potential for intensification as well as potential new development.

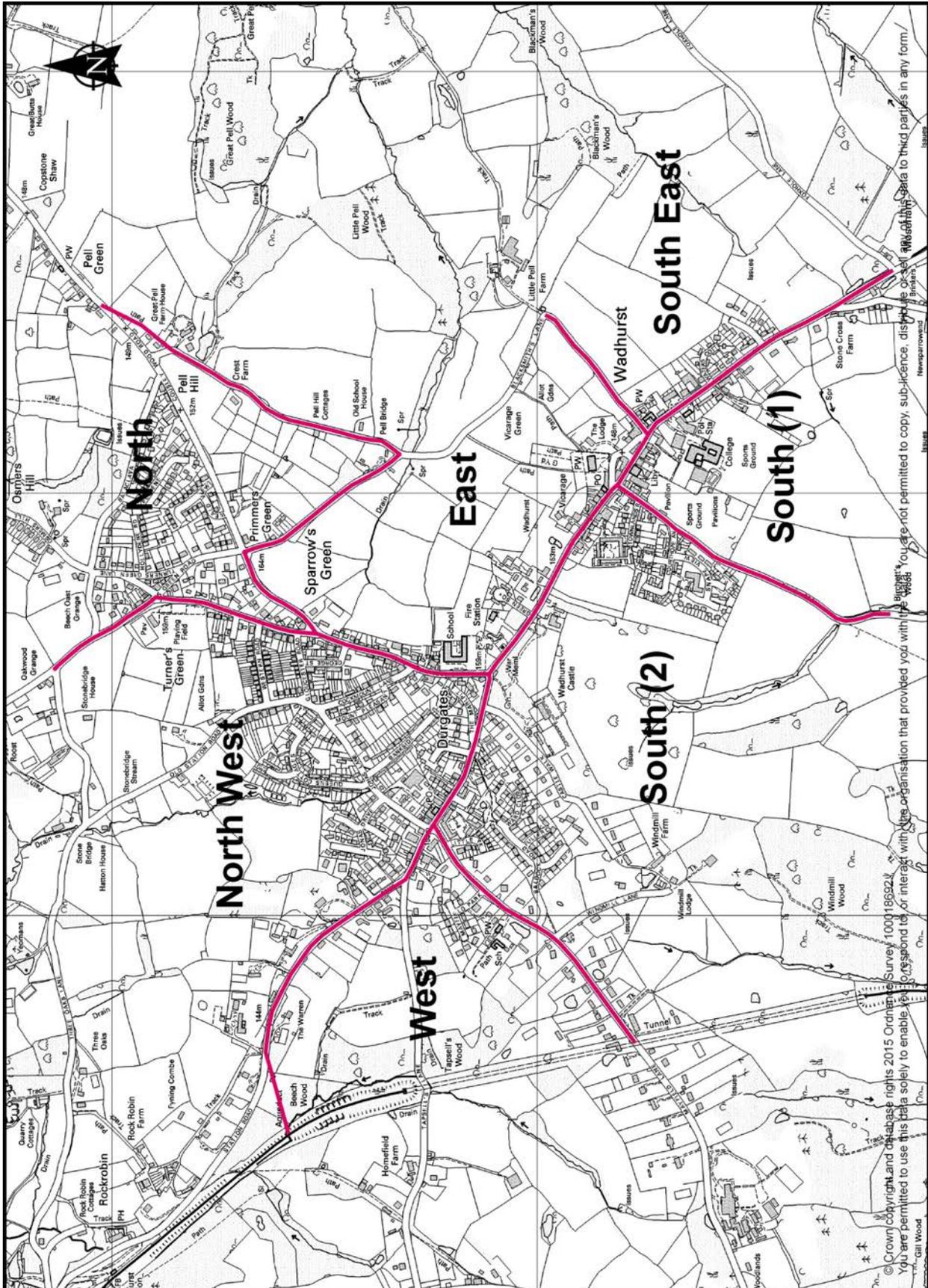
South (2) Wadhurst

17.66 In this Sector long distance views to the south are an issue. The Sector also contains an historic park and Wadhurst Castle with the predominant built form being low rise. There could be potential to improve upon some of the buildings within this area with some limited development. There could also be substantial harm caused to the built form in the south east corner of this Sector.

South (1) Wadhurst

17.67 In this Sector long distance views to the south are also an issue. There is some poorly designed development present. The possibility exists to tidy up this Sector with carefully designed development. Access along Wishwell Lane would be difficult.

Map 51 Wadhurst Broad Locations



Preferred Option for Testing - Wadhurst

Preferred Option for Testing 36

Wadhurst

Initially identify infill development/ redevelopment, the exact amount of which will be provided through a capacity study. Consider options in East Wadhurst with potential, whilst avoiding development that has an adverse impact on the Area of Outstanding Natural Beauty. The delivery of 250 dwellings will be subject to the exception test identified within the National Planning Policy Framework concerning development within an Area of outstanding Natural Beauty.

Table 43 Advantages and Disadvantages - Wadhurst

Advantages	Disadvantages
<ul style="list-style-type: none"> • Some potential has been identified within and around the settlement. • A sustainable settlement with very good facilities. 	<ul style="list-style-type: none"> • Settlement wholly within the Area of Outstanding Natural Beauty therefore any growth may have an impact. • Highly landscape constrained settlement with long ranging and impressive views. • Land potential may not be realised and overall growth reduced.

Question 35

Wadhurst

Do you agree or disagree with the preferred option for testing for Wadhurst housing allocations?

18 Landscape

18.1 The National Planning Policy Framework outlines the importance of protecting and enhancing valued landscapes and specifically states that local planning authorities should set criteria based policies for any development on or affecting protected landscapes. The policies should be set within the hierarchy of designated sites (international, national and local) so that policy requirements are commensurate with the level of designation.

18.2 Wealden District is situated within a diverse and distinctive landscape, including some of the most attractive countryside in the country. The quality of the landscape is a valuable resource and asset contributing to the District's rural economy, ecosystem services and also providing opportunities for recreation. It also contributes to making Wealden an attractive place to live. The Wealden Local Plan has a vital role to play to ensure that the District's most valued landscapes and its characteristics are conserved, enhanced and protected from the impact of development and to ensure that design principles respond to landscape character at a local level.

18.3 The National Landscape Character Assessment (NCA) identifies natural lines of the landscape and divides Wealden District into three main landscape character areas including the High Weald, Low Weald and the Pevensey Levels. A small area at the south of the District is within the South Downs character area. This area falls under the jurisdiction of the South Downs National Park Authority.

Figure 7 National Landscape Character Areas and designated landscapes.



18.4 58% of the Plan area is covered by the High Weald Area of Outstanding Natural Beauty (AONB). This designation means that there is great weight given to conserving the landscape and scenic beauty of this area. 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.

18.5 The High Weald AONB is a nationally designated landscape, and it is a requirement that a Management Plan is in place for the protected landscape. Local Planning Authorities must take the Management Plan into account when developing local plan policies. The Management Plan can help inform, and support through the provision of an evidence base, local policies in relation to the impact of development on the AONB landscape such as defining character, local distinctiveness and landscape assessment. The Management Plan puts forward the issues and considerations that the AONB has and provides the framework for achieving these. This is to help ensure that the protected landscape and specific special features of character retain their distinctiveness and are protected, conserved and enhanced as appropriate. The Management Plan also seeks to consider wider environmental issues, the rural economy and communities.

18.6 The Low Weald NCA is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Although the Low Weald is not a designated landscape area it is considered that there may be elements of the landscape that are special and should be given recognition as such. This can include the scattered villages and dispersed settlement pattern traditional buildings and isolated farmsteads and an intricate mix of woodlands including ancient woodland.

18.7 Pevensey Levels NCA is predominantly rural and mostly grazed pasture, and consists of extensive drainage networks and flood plain. Within the Pevensey Levels NCA the internationally and nationally designated Ramsar site and candidate SAC is situated. Within Wealden the Pevensey Levels is seen in the context of the ridge line development of Hailsham and Herstmonceux and other smaller ridge top settlements overlooking the Levels. The Pevensey Levels affords long views to these areas, and significant proportions of land within the Ramsar site and other levels remain agricultural and untouched adding to the strong sense of remoteness and tranquillity of the area.

18.8 As there is no statutory landscape status for the Pevensey or the Low Weald Character Areas, there is not a management plan in place in order to provide a basis for landscape assessment and decision making as relevant to development.

18.9 The East Sussex Landscape Character Assessment⁽³¹⁾ has further defined landscape character within the District and beyond. This assessment together with the NCA provides the landscape context for the Wealden Landscape and Settlement Character Assessment⁽³²⁾. The Wealden Landscape Assessment provides up-to-date information

31 The East Sussex County Landscape Assessment (East Sussex County Council, 2010).

32 Wealden District Council: Wealden Landscape & Settlement Character Assessment (Chris Blandford Associates, November 2014).

and is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. The Assessment can help to manage change and provides information to help ensure that development is located in a way that enhances and conserves the landscape including valued landscape and distinctive characteristics including tranquillity.

18.10 The Wealden Landscape Character Assessment identifies specific local landscape character types. It also assesses landscape value, sensitivity, landscape settings, historic character of settlements and provides the overall landscape context for the District.

18.11 The South Downs National Park Authority has commissioned work regarding the impact of views on the South Downs National Park⁽³³⁾. This information will allow us to develop and consider more specific landscape policies where development in Wealden District could impact on the setting of this designated landscape.

18.12 The South Downs National Park Authority has also measured and mapped the quality of the night sky within their area and is planning to apply for International Dark Night Skies Reserve (IDNSR) status. The High Weald Management Plan 2014-2019 also notes the value of 'dark skies' within the Statement of Significance.

18.13 Artificial light is often incorporated within new and existing development, whether this is commercial, for leisure/recreation uses, or residential. Artificial light is usually used for safety and security and to light recreation areas. However, artificial lighting is not always necessary and can become obtrusive, leading to 'light pollution', which can have an adverse effect on residential amenity, wildlife, and undermine enjoyment of the countryside or detract from the enjoyment of the night sky. To avoid the loss of dark skies planning policies need to ensure that appropriate lighting is installed for the area. This often falls to the design of development. Therefore, lighting schemes should be subject to control measures to ensure that the correct type of light, which is located in the right place, and used at the right times minimises light pollution. Further work will be undertaken to identify intrinsically dark landscapes in Wealden and to identify those areas most at threat from light pollution.

18.14 From the work already undertaken we consider that there are options that can be considered regarding the wider District Landscape.

Issue 32

Landscape

Around 54% of Wealden District is designated as being a landscape of national importance. Development of parts of the District that are not a designated landscape have the potential to impact upon the setting of the High Weald Area of Outstanding Natural Beauty (AONB) as well as the South Downs National Park. The undesignated

landscape also has features which are of importance locally and also require consideration.

18.15 A number of options are available as follows.

Option 39

Landscape Options

1. Rely on the National Planning Policy Framework and the AONB Management Plan as the Framework for conserving the scenic beauty of the High Weald AONB.
2. Rely on the National Planning Policy Framework to conserve the scenic beauty of the setting of the South Downs National Park.
3. Provide a criteria based policy to ensure that the visual qualities and essential characteristics of the AONB are protected, conserved and enhanced including its historic settlement pattern.
4. Support development in and adjacent to the AONB where it can be demonstrated that no adverse impacts would result either singularly or cumulatively or where development would assist to conserve, manage and enhance the landscape including its setting and long distance views into and out of the AONB.
5. Support development adjacent to the South Downs National Park where it can be demonstrated that no adverse impacts would result either singularly or cumulatively to its landscape setting or where development would assist to conserve and enhance its setting and long distance views into and out of the National Park.
6. Seek to direct development to locations that would least impact on the districts most valued and sensitive landscapes and specific landscape characteristics including those within non-designated landscapes.
7. Identify specific features relevant to National Character Areas that contribute to local character and context and seek to protect, conserve and enhance these.
8. Identify specific features relevant to the County Landscape Character Areas including the use of Local Landscape Character Types and seek to protect, conserve and enhance these.
9. Identify sensitive character areas in which development will be required to have particular regard to specific landscape characteristics.
10. Conserve and enhance the landscape using specific landscape based criteria for specific development types.
11. Undertake further work to identify areas where a policy is required to protect dark landscapes including dark night skies and areas of tranquillity.

Preferred Option for Testing - Landscape

Preferred Option for Testing 37

Landscape

- Provide a criteria based policy to ensure that development seeks to protect, conserve and enhance the character and distinctiveness of the High Weald Area of Outstanding Natural Beauty and its key components including its settlement pattern. This will include protecting the setting of the High Weald AONB outside the designated boundary including views into and out of the AONB.
- Provide a specific policy to ensure that development seeks to protect, conserve and enhance the setting of the South Downs National Park including views into and out of the National Park.
- Seek to direct development to locations that would least impact on the districts most valued and sensitive landscapes and landscape features including those within non-designated landscapes. This would include the consideration of dark landscapes and tranquillity.
- Provide a criteria based policy for non designated landscapes in the context of national and county landscape character areas and have specific regard to local character, distinctive characteristics and features as identified in relevant Landscape Character Assessments including the Wealden Landscape Character Assessment (2014).
- Support development, subject to other planning considerations, where it can be demonstrated that no adverse impacts would result either singularly or cumulatively or where development would assist to manage, protect, conserve and enhance valued landscapes and features. This includes taking into account settlement patterns, landscape setting and views into and out of valued landscapes.

Table 44 Advantages and Disadvantages - Landscape

Advantages	Disadvantages
<ul style="list-style-type: none"> • Ensures appropriate consideration in a policy context to the character and distinctive features detailed in the High Weald AONB Management Plan. • Ensures that the setting of the South Downs National Park is protected, conserved and 	<ul style="list-style-type: none"> • Relies on other planning policies to assess the impact of design and scale on the landscape. • Development would be restricted or limited in areas

Advantages	Disadvantages
<p>enhanced and meets South Downs National Park objectives.</p> <ul style="list-style-type: none"> • Ensures that the setting of designated and non designated landscapes is considered • Ensures that landscape and specific landscape features are considered and are protected, conserved and enhanced across the District including in non designated landscape areas. • Considers the impact of light pollution on dark landscapes. 	<p>where this could adversely impact on the District's valued landscapes, its features and its setting including historic settlement pattern or the scale of particular settlements.</p>

Question 35

Landscape

Do you agree or disagree with the preferred options for testing for Landscape?

18 Landscape

19 Development in the Countryside

19.1 The countryside has a number of functions. In addition to the smaller settlements, without development boundaries, the countryside in Wealden District supports:

- Hamlets (small scale groups of housing);
- Isolated dwellings (can include farmsteads);
- Industrial estates;
- Farm shops and other retail uses (usually part of farm diversification);
- Agricultural land;
- Tourist accommodation;
- Storage facilities;
- Recreational land;
- Land use for outdoor pursuits;
- Caravan and camping sites;
- Gypsy and Traveller sites;
- Burial sites;
- Leisure facilities; and
- Garden centres.

19.2 There are a number of individual developments scattered around the District, which are not necessarily associated with settlements. All of these land uses need to be considered together as they contribute to the diverse countryside within the District.

The Economy

19.3 The overwhelming majority of Wealden District is rural in nature and around half of the District's population live outside of the main towns. Wealden's countryside is dominated by agricultural activities, however other uses such as tourism and retail activities also contribute to the rural economy. Business uses too are increasingly common in the countryside and there are many examples of successful farm diversification or conversion schemes, where development has been sensitively accommodated in the landscape and premises are in demand.

19.4 The National Planning Policy Framework states that Local Planning Authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. Business development in the countryside has the potential to enhance the sustainability of rural communities and support local employment. However, this must be balanced against the strategy to focus development in the most accessible and appropriate locations, the need to secure the long term vitality of Wealden's towns and villages together with the need to protect the countryside from inappropriate development. This includes ensuring that land in food production is retained in order to sustain the local food market and national food production.

19.5 The use of agricultural buildings for economic purposes has historically been supported. This is because these buildings have been situated in the landscape and have

become part of the fabric of the countryside. The change of use of agricultural buildings for economic use is now permitted development, subject to certain conditions and limitations, including size of associated curtilage created. The changes of use in the General Permitted Development Order 2015 that are permitted include:

- Class R permits development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order.

19.6 Development is not permitted by Class R if:

(a) the building was not used solely for an agricultural use as part of an established agricultural unit

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres;

(c) the site is, or forms part of, a military explosives storage area;

(d) the site is, or forms part of, a safety hazard area; or

(e) the building is a listed building or a scheduled monument.

19.7 Class S permits development consisting of a change of use of a building and any land within its curtilage from a use as an agricultural building to use as a state-funded school or a registered nursery. There are similar limitations, to Class R above, but the relevant date is 20th March 2013 for the purposes of (a).

19.8 The restrictions in (a) above are to ensure that the building meets the definition of an agricultural building, as well as having been in use for a period of at least 10 years if brought into use for agricultural purposes after 3rd July 2012/20th March 2013 as appropriate. This limitation ensures that newly constructed agricultural buildings under PD rights in Part 6, Class A of the General Permitted Development Order cannot immediately be converted under either Class R or Class S.

19.9 It is on this basis the scale of diversification needs to be considered. Farm diversification not only allows farms to survive but also builds upon the historic form of the area. However, the changes in the National Planning Policy Framework means that the use of agricultural buildings have not necessarily been prioritised for economic use.

Issue 33

The Rural Economy

Rural businesses assist in the economic growth of the District. With the need to help grow the rural economy, it is also necessary to ensure that the countryside is protected from inappropriate development.

19.10 Although business areas have been identified elsewhere in the document, a number of options may be relevant to farm diversification and economic use.

Option 39

Rural Economy Options

1. Resist all new business development outside of Sustainable, Local and Neighbourhood Settlements, unless the proposal is for rural/farm diversification, and can be accommodated without harm to the landscape or amenity of the area and the historic significance of heritage assets.
2. Encourage business development in the countryside, where it can be demonstrated that a countryside location is necessary for the proposal, and it can be accommodated without harm to the landscape or amenity of the area and the historic significance of heritage assets.
3. Enable business development to come forward outside of towns and villages, where it can be demonstrated that there are no suitable sites within nearby Business Areas or Town/Village Centres.
4. Encourage the provision of additional buildings for economic use, when there is a core of buildings already in economic use where it can be accommodated without harm to the landscape or amenity of the area and the historic significance of heritage assets.
5. Seek to secure the retention of buildings within the countryside which are within economic use wherever possible.
6. Encourage the provision of new buildings in economic use within farm complexes, even if there is no farm diversification within the complex, where this would help secure the retention of farm complexes and it can be accommodated without harm to the landscape or amenity of the area and the historic significance of heritage assets.

Preferred Option for Testing - The Rural Economy**Preferred Option for Testing 38****The Rural Economy**

- Concentrate all new business development within Sustainable, Local and Neighbourhood Settlements, unless the proposal is for economic re-use of redundant or disused buildings in the countryside and development of agricultural buildings. In exceptional circumstances allow economic development in the countryside, where it can be demonstrated that a countryside location is necessary for the proposal, and it can be accommodated without harm to the landscape or amenity of the area and the historic significance of heritage assets.

Re-use of redundant or disused buildings

- The re-use of redundant or disused buildings for economic purposes is encouraged where there is an enhancement to the immediate setting, and it is proven that the business can be accommodated without harm to the landscape or amenity of the area and without harm to the historic significance of any heritage assets. In exceptional circumstances allow the demolition and rebuild of redundant or disused buildings in the countryside to accommodate the economic re-use of an existing building, subject to strict design criteria. In these circumstances the original building must have been of a scale and permanence to accommodate conversion. Extension to buildings will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected.
- Restrict the creation of 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. In exceptional circumstances relocation within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Agricultural Buildings with Permitted Development Rights

- The change of use of agricultural buildings with permitted development rights, will be subject to strict criteria within the General Permitted Development Order 2015.
- In exceptional circumstances allow the demolition and rebuild of agricultural building in the countryside to accommodate the economic re-use of an existing building, subject to strict design criteria. In these circumstances the original building must have been of a scale and permanence to accommodate conversion.

The impact of not allowing the change of use/demolition and rebuild must be considered but also evidence will be required to demonstrate that any agricultural building(s), either modern or historic, lost as a result of the development is no longer needed for its current or intended agricultural use and that the change of use of the agricultural building would not reduce the capacity for land management within the associated farmstead.

- In all cases the historic significance of any heritage assets and their setting within the rural landscape should be maintained, including where proposals seek to relocate buildings from their original position. Extension to buildings will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected. Restrict the creation of curtilage, in accordance with the General Permitted Development Order 2015, related to a converted agricultural building to manage the impact of change on the farmstead, the surrounding countryside and the setting of any heritage asset affected.
- In exceptional circumstances relocation within within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Agricultural Buildings without Permitted Development Rights

- The change of use of agricultural buildings without permitted development rights for economic purposes (i.e. those subject of the limitations outlined in the General Permitted Development Order 2015) is accepted and in exceptional circumstances allow the demolition and rebuild of redundant or disused buildings in the countryside to accommodate the economic re-use of an existing building, subject to strict design criteria. In both these circumstances the original building must have been of a scale and permanence to accommodate conversion.
- The impact of not allowing the change of use/demolition and rebuild must be considered but also evidence will be required to demonstrate that any agricultural building(s), either modern or historic, lost as a result of the development is no longer needed for its current or intended agricultural use. Change of use of the agricultural building should not reduce the capacity for land management within the associated farmstead or create a need for additional agricultural buildings to replace it as a result of the loss of existing agricultural buildings through conversion. In all cases the historic significance of any heritage assets and their setting within the rural landscape should be maintained, including where proposals seek to relocate buildings from their original position. Extension to buildings will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected. Restrict the creation of curtilage related to a converted agricultural building to manage the impact of change on

the farmstead, the surrounding countryside and the setting of any heritage asset affected.

- In exceptional circumstances relocation within within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Table 45 Advantages and Disadvantages - The Rural Economy

Advantages	Disadvantages
<ul style="list-style-type: none"> • Focuses business development on sustainable and larger settlements, which may assist in creating more sustainable communities. • Allows farm and rural diversification, in order to sustain and enhance the rural economy. • Allows flexibility with regards to businesses in the countryside. 	<ul style="list-style-type: none"> • Allows development in the countryside which may increase carbon emissions. • Does not necessarily benefit those who cannot access jobs within the countryside due to the reliance of access by car.

Tourism

19.11 Tourism has a significant part to play in the rural economy. The strategic options are identified in chapter 9. The local options relate to general policies concerning development within the countryside.

Option 40

Tourism in the Countryside Options

1. Resist provision of new accommodation including camping and caravanning sites within rural areas.
2. Support the retention of existing tourist accommodation of all types and the improvement of quality where appropriate.
3. Support the provision of new tourist accommodation within rural areas, and the conversion of redundant buildings to accommodation in rural areas avoiding harm to the significance of heritage assets.
4. Support the provision of new and expansion of existing camping and caravanning sites where there is suitable road access and there is not an adverse impact on the environment including landscape impact.

5. Support the existing tourism businesses in the District to improve quality and expand as appropriate.
6. Manage the impact of tourism on the sensitive landscapes in the District whilst supporting recreational access where appropriate.

Preferred Option for Testing - Tourism in the Countryside

Preferred Option for Testing 39

Tourism in the Countryside

Encourage the provision of new tourism accommodation, including the conversion of redundant buildings to accommodation in rural areas, where there is no harm to the significance of heritage assets. Support the provision of new and expansion of existing camping and caravanning sites where there is suitable road access and where there is not an adverse impact on the environment including landscape impact. Encourage the provision of new tourism enterprises where appropriate, and support the existing tourism businesses in the District to improve quality and expand as appropriate.

Table 46 Advantages and Disadvantages - Tourism in the Countryside

Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows for economic growth in rural areas by promoting rural tourism. • Tourism has the potential to be more sympathetic to rural areas compared to other intensive industries such as manufacturing etc. 	<ul style="list-style-type: none"> • Promotion of tourism may reduce the value added by the promotion of other more productive industries. • Has the potential to increase carbon emissions by increase reliance of cars within the countryside.

Agriculture

19.12 Agriculture plays an immensely important role in the rural economy of Wealden. Therefore, certain types of development have to be located in the countryside, such as buildings or other structures used in connection with agriculture. It is recognised that these buildings or structures may have to be large to meet with their functional requirements, however, it is essential that efforts are made to ensure that there is a minimum of visual impact on the countryside or on the tranquillity of a rural area.

19.13 Under the The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) not all agricultural development requires planning permission. The GPDO provides a general planning permission known as ‘permitted

development rights' for certain types of minor development. The types of permitted development most likely to be of benefit to farmers include:

- temporary uses of land;
- agricultural buildings below a certain size;
- forestry buildings and forestry roads; and
- caravan sites and related buildings in some circumstances.

19.14 However, there are limitations to the permitted development rights in some circumstances, which can relate to the size of holding, the type or quantity of development proposed and whether similar development has already taken place. In some instances, prior approval from the Local Planning Authority may be required for elements of the development such as siting, design and external appearance.

19.15 Permitted development rights are also not available for farm or forestry dwellings, or for livestock units sited near residential and similar buildings. Therefore, some agricultural development will still require planning permission and it is sensible to consider whether specific policies may be required.

Issue 34

Agriculture

Agricultural development is required to maintain a functioning rural economy. There remains a need to consider proposals for specific agricultural development. However, with increasing permitted development rights for change of use to other non agricultural uses, there is a need to consider the intention for new development.

19.16 The options for agricultural development are as follows.

Option 41

Agriculture Options

1. The scale of agricultural development should be limited to that necessary to sustain the operation it is intended to serve and sited and designed to complement existing development wherever possible to minimise its impact on the surrounding countryside.
2. Agricultural development is not limited to the operation of the unit.
3. New development should not result in the loss of the best and most versatile agricultural land.
4. New development should not impede the continuation of lawfully existing agricultural development and land use.

Preferred Option for Testing - Agriculture

Preferred Option for Testing 40

Agriculture

The scale of agricultural development should be limited to that necessary to sustain the operation it is intended to serve and sited and designed to complement existing development wherever possible to minimise its impact on the surrounding countryside. New development should not result in the loss of the best and most versatile agricultural land or impede the continuation of lawfully existing agricultural development and land use.

Table 47 Advantages and Disadvantages - Agriculture

Advantages	Disadvantages
<ul style="list-style-type: none"> Ensures that over development in the countryside does not take place. 	<ul style="list-style-type: none"> Does not promote development not required for agriculture in the countryside.

Housing in the Countryside

19.17 Housing in the countryside within and around specified settlements is dealt with elsewhere in this document. The National Planning Policy Framework states that local planning authorities should avoid isolated new 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. In addition to 'one off' new housing developments, the Plan needs to consider conversion of rural buildings into dwellings, the subdivision of existing housing as well as extensions and alterations to dwellings already in existence.

New Isolated Dwellings

19.18 Historically, 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:

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.

Issue 35

New Isolated Dwellings

The National Planning Policy Framework contains no guidance on how to determine whether there is an essential need for a rural worker to live on a site. It may also be necessary to define, therefore, what is meant by 'rural worker' within the Wealden context.

19.19 Options for new isolated dwellings are limited to rural worker dwellings and include:

Option 42

New Isolated Dwellings Options

1. Provide a policy relating to rural workers' dwellings in the countryside with specific criteria concerning what is defined as a rural worker and what is considered to be essential need.
2. Have no policy relating to rural worker's dwellings and rely on the National Planning Policy Framework.
3. Develop policies to allow new small scale isolated Farmstead type development, if appropriate within the landscape setting.

Preferred Option for Testing - New Isolated Dwellings

Preferred Option for Testing 41

New Isolated Dwellings

Provide a policy relating to rural workers' dwellings in the countryside with specific criteria, based on the National Planning Policy framework.

Conversion of agricultural buildings to new dwellings⁽³⁴⁾

19.20 Historically, adopted policy has sought to manage the conversion of rural agricultural buildings and to provide business use in preference to residential use. The National Planning Policy Framework supports economic growth in rural areas through the sustainable growth and expansion of all types of business and enterprise, including through conversion of existing buildings. It also promotes the development and diversification of agricultural and other land-based rural businesses. The National Planning Policy Framework supports the re-use of redundant or disused buildings where this would lead to an enhancement to the immediate setting. At no point does the National Planning Policy Framework require economic development over the provision of housing, or vice-versa when considering re-use of rural buildings.

19.21 Within the General Permitted Development Order 2015, Permitted Development (PD) rights allow for the conversion of agricultural buildings to a use within Class C3 (dwelling houses) of the Use Classes Order specific alternative uses, with limitations and conditions.

- Class Q permits Development consisting of—
 - (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order; and
 - (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of that Schedule.

19.22 There are a number of limitations to the implementation of the PD rights under Class Q and the General Permitted Development Order 2015 confirms that development is not permitted by Class Q if:

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit
 - (i) on 20th March 2013; or

34 See Glossary for definition of an 'agricultural building'

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use; or

(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins.

19.23 This is to ensure that the building meets the definition of an agricultural building, as well as having been in use for a period of at least 10 years if brought into use for agricultural purposes after 20th March 2013. This limitation ensures that newly constructed agricultural buildings under PD rights in Part 6, Class A of the General Permitted Development Order cannot immediately be converted under Class Q for residential purposes.

19.24 The General Permitted Development Order also clarifies at Part 6, Class A that the normal PD rights for erection of new agricultural buildings cannot be enacted if it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in in the General Permitted Development Order) where development under Class Q been carried out within a period of 10 years ending with the date on which development under Class A(a) begins. This is to prevent new agricultural buildings being erected using PD rights to replace buildings converted under Class Q on the agricultural unit, and therefore, a proliferation of new building in the countryside.

19.25 There are other limitations of conversion under Class Q including that the PD rights cannot be enacted within the High Weald AONB; if the building is a listed building or scheduled monument; if the site is or forms part of a Site of Special Scientific Interest; a safety hazard area; or a military explosives storage area. Other limitations include the preceding use of the building; the floorspace; the cumulative number of dwellings that can be developed within an established agricultural unit; whether the land is occupied under an agricultural tenancy; the type of building operations required.

19.26 The General Permitted Development Order also clarifies what is meant by the curtilage of the building at paragraph X of Part 3: “curtilage” means, for the purposes of Class Q, R or S only:

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building; or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser.

19.27 Class Q development (to dwelling houses) is permitted subject to the condition that, before beginning development, the developer applies for a determination as to whether the prior approval of the authority will be required as to:

(a) Transport and highways impacts of the development;

(b) Noise impacts of the development;

- (c) Contamination risk on the site;
- (d) Flooding risks on the site; or
- (e) Whether the location of siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule of the Use Classes Order.

Issue 36

Conversion of Agricultural Buildings

Not all agricultural buildings within Wealden have permitted development rights and a future policy for conversion and re-use will aid decision making.

Option 43

Conversion of Agricultural Buildings Options

1. Where permitted development rights do not apply, support the conversion of agricultural buildings into dwellings and economic uses in all areas of the District, and leave the market to decide what is the best use of the buildings.
2. For change of use of agricultural buildings where permitted development rights do not apply, utilise criteria similar to that within the General Permitted Development Order, including the definition of 'curtilage'.
3. Apply stricter criteria to the change of use of agricultural buildings where permitted development rights do not apply, to ensure that the conversion is appropriate within its landscape setting, including the size of curtilage, and lies within a sustainable location, .
4. Where permitted development rights apply, allow the demolition and rebuild to a use allowed under permitted development, subject to strict design criteria, including size of curtilage.
5. Where permitted development rights do not apply, require evidence to demonstrate that the building is no longer needed for its current or intended agricultural use. The change of use of the agricultural building should not reduce the capacity for land management within the associated farmstead or create a need for additional agricultural buildings to replace it as a result of the loss of existing agricultural buildings through conversion. This would take into account the limitations within the General Permitted Development Order 2015 for replacement of and conversion of agricultural buildings where PD rights under Class Q are enacted.
6. Where permitted development rights do not apply, maintain the historic significance of heritage assets and their setting within the rural landscape, and

have strict criteria to consider proposals that seek to relocate buildings from their original position.

7. Only allow extension to agricultural buildings proposed for conversion or infilling of previously developed sites in agricultural complexes where the development is proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected.
8. Where permitted development rights do not apply, restrict the cumulative floor space of the existing building or buildings where change of use to residential conversion is proposed within an established agricultural unit to no more than 450 square metres, similarly to the General Permitted Development Order 2015, to manage development and intensification of use in the countryside.
9. Restrict the creation of curtilage relating to a converted agricultural building to that defined within Part 3 of the General Permitted Development Order 2015.

Preferred Option for Testing - Conversion of Agricultural Buildings

Preferred Option for Testing 42

Conversion of Agricultural Buildings

Re-use of redundant or disused buildings

- The re-use of redundant or disused buildings for residential purposes is encouraged where there is an enhancement to the immediate setting, and it is proven that the change of use can be accommodated without harm to the landscape or amenity of the area and without harm to the historic significance of any heritage assets. In exceptional circumstances allow the demolition and rebuild of redundant or disused buildings in the countryside to accommodate a new residence, subject to strict design criteria. In these circumstances the original building must have been of a scale and permanence to accommodate conversion. Extension to buildings will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected. Restrict the creation of 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. In exceptional circumstances relocation within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.
- In exceptional circumstances relocation within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Agricultural Buildings with permitted development rights

- The change of use of agricultural buildings with Permitted Development rights, will be subject to strict criteria within the General Permitted Development Order 2012.
- Where Permitted Development rights apply allow the demolition and rebuild to a use allowed under permitted development, subject to strict design criteria. Where Permitted Development rights do not apply consider the impact of not allowing the change of use/demolition and rebuild but also require evidence to demonstrate that any agricultural building(s), either modern or historic, lost as a result of the development is no longer needed for its current or intended agricultural use and that the change of use of the agricultural building would not reduce the capacity for land management within the associated farmstead or create a need for additional agricultural buildings to replace it as a result of the loss of existing agricultural buildings through conversion. This would take into account the limitations within the General Permitted Development Order 2015 for replacement of and conversion of agricultural buildings where PD rights under Class Q are enacted. The historic significance of heritage assets and their setting within the rural landscape should be maintained, including where proposals seek to relocate buildings from their original position. Extension to buildings or infilling of previously developed sites will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected. Restrict the cumulative floorspace of development in an agricultural unit to that within the General Permitted Development Order 2015 (or as amended in future) to prevent over-development or over-intensification of use of the site within the countryside. Restrict the creation of curtilage related to a converted agricultural building to that within the General Permitted Development Order, to manage the impact of change on the farmstead, the surrounding countryside and the setting of any heritage asset affected.
- In exceptional circumstances relocation within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Agricultural Buildings without permitted development rights

- The change of use of agricultural buildings without Permitted Development rights to residential will be allowed, and in exceptional circumstances the demolition and rebuild to a residential use, subject to strict design criteria. In both these circumstances there is a need to consider the impact of not allowing the change of use/demolition and rebuild but also require evidence to demonstrate that any agricultural building(s), either modern or historic, lost as a result of the development, is no longer needed for its current or intended agricultural use. In addition, the change of use of the agricultural building should not reduce the

capacity for land management within the associated farmstead or create a need for additional agricultural buildings to replace it as a result of the loss of existing agricultural buildings through conversion. This would take into account the limitations within the General Permitted Development Order 2015 for replacement of and conversion of agricultural buildings where PD rights under Class Q are enacted.

- The historic significance of heritage assets and their setting within the rural landscape should be maintained, including where proposals seek to relocate buildings from their original position. Extension to buildings or infilling of previously developed sites will only be acceptable where they are proportionate and subservient in appearance, bulk, massing and scale to the original building, taking into account the significance of any heritage asset affected.
- Restrict the cumulative floorspace of development in an agricultural unit to that within the General Permitted Development Order 2015 (or as amended in future) to prevent over-development or over-intensification of use of the site within the countryside. Restrict the creation of curtilage related to a converted agricultural building to that within the General Permitted Development Order, to manage the impact of change on the farmstead, the surrounding countryside and the setting of any heritage asset affected.
- In exceptional circumstances relocation within the plot may be acceptable if it would result in landscape, protection and enhance of heritage assets, highway or local amenity benefits.

Table 48 Advantages and Disadvantages - Conversion of Agricultural Buildings

Advantages	Disadvantages
<ul style="list-style-type: none"> • Controls rural development, which left unchecked could have a detrimental impact on the countryside. • Allows for flexibility to enhance buildings within the countryside. • Increases the provision in the market for desirable rural accommodation, and helps meet need from outside of the local area. 	<ul style="list-style-type: none"> • Promotes development within the countryside. • Does not provide for small and affordable dwellings but tends towards large scale expensive dwellings. • Does not promote sustainable development. • Does not seek to reduce carbon emissions, and has a reliance on the use of private motor vehicles.

Subdivision, extensions and replacement of existing dwellings, including those already formed by a conversion

19.28 Normally changes to existing dwellings, that require planning consent, are subject to design criteria which is not geographically specific. There may be opportunities to prescribe different criteria to those dwellings within the countryside, and in particular within the Area of Outstanding Natural Beauty where Permitted Development rights are less likely to occur. On this basis, consideration has been given to options regarding physical changes to existing dwellings in the countryside.

Option 44

Subdivision, extensions and replacement of existing dwellings including those already formed by a conversion

1. All physical changes to existing dwellings within the countryside (land outside the development boundary) should have special design policies regarding impact on the countryside with particular regard to scale and level of change.
2. Subdivision of property to create multiple dwellings should be more restrictive than urban subdivisions.
3. Subdivision of property to create multiple dwellings should be allowed and treated the same within the development boundary and in the countryside (outside the development boundary) in terms of consideration of impacts.
4. Allow self-contained annexes in the form of an extension, where the extension is capable of being incorporated into the existing dwelling when no longer required; or construction of a new building within the curtilage where it is well-related to the existing dwelling.
5. Replacement of existing dwellings within the countryside should be of a comparable size to the existing building, in keeping with the character of the locality, having regard to the appearance and general design of the building, not result in the loss of a building of valuable local character, unless it is not reasonably capable of being made structurally sound or otherwise improved. For replacement of existing dwellings, relocation within within the plot may be acceptable if it would result in landscape, highway or local amenity benefits.
6. Proposals for extensions to existing dwellings will be allowed, subject to certain criteria regarding design, including consideration of impacts on the landscape and heritage assets.

Preferred Option for Testing - Subdivision, extensions and replacement of existing dwellings, including those already formed by a conversion

Preferred Option for Testing 43

Subdivision, extensions and replacement of existing dwellings, including those already formed by a conversion

- Proposals for extensions to existing dwellings will be allowed, subject to certain criteria regarding design including consideration of impacts on the landscape and heritage assets.
- Subdivisions will be considered on a equal basis across the District.
- Allow self-contained annexes in the form of an extension, where the extension is capable of being incorporated into the existing dwelling when no longer required; or construction of a new building within the curtilage where it is well-related to the existing dwelling.
- Replacement of existing dwellings within the countryside should be:
 - of a comparable size to the existing building;
 - in keeping with the character of the locality, having regard to the appearance and general design of the building;
 - not result in the loss of a building of valuable local character, unless it is not reasonably capable of being made structurally sound or otherwise improved, and
- For replacement of existing dwellings, relocation within the plot may be acceptable if it would result in landscape, highway or local amenity benefits.

Table 49 Advantages and Disadvantages - Subdivision, extensions and replacement of existing dwellings including those already formed by a conversion

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks to mitigate the impacts of residential development in the countryside. • Creates some flexibility in rural residential development. 	<ul style="list-style-type: none"> • Does not overcome increase in carbon emissions from development.

Recreation and Leisure

19.29 There are a number of types of recreational and leisure development within the countryside ranging from golf courses to equestrian uses as well as other sporting activities. Whilst some of these activities may cross over with tourism facilities some may need to be considered on their own merits. There are a number of large scale leisure uses which are run on a commercial basis, with a potential to impact upon the landscape and residential amenities. This includes but is not limited to equestrian centres, golf courses, fishing lakes, and clay pigeon shooting grounds.

19.30 The National Planning Policy Framework sets out the Government's objectives for rural areas, which include the need to protect the most valued landscapes and environmental resources, as well as providing appropriate leisure opportunities that benefit rural businesses, communities and visitors, and which respect the character of the countryside. The National Planning Policy Framework states that local authorities should support activities which contribute to the rural economy and/or promote recreation in, and the enjoyment of, the countryside. At the same time account needs to be taken of the need to protect natural resources and features of landscape value. The National Planning Policy Framework recognises that the presence of the best and most versatile agricultural land should be taken into account alongside other sustainability considerations, when determining planning applications.

Equestrian Uses

19.31 Within Wealden District we have 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. These impacts require careful consideration.

Issue 37

Equestrian Uses

Equestrian development has a place in supporting the countryside and the rural economy, it has potential to have impacts upon the environment.

19.32 Options for equestrian development include:**Option 45****Options for Equestrian Uses**

1. Allow small scale equestrian development subject to criteria concerning the scale of buildings and consideration of transport issues such as parking and accessibility.
2. Allow small scale equestrian development subject to criteria concerning the scale of buildings, the cumulative impact with surrounding equestrian uses and consideration of transport issues such as parking and accessibility.
3. Only allow large scale equestrian uses in accessible locations close to Sustainable Settlements, subject to landscape criteria.
4. Require that sufficient grazing and off road riding areas are available.
5. Require that residential amenity is protected.
6. Require that the buildings be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.
7. Require that buildings are closely associated with existing buildings and not isolated within the landscape.
8. Require that the scale of the development is appropriate to the landscape, including the High Weald Area of outstanding Natural Beauty, and the setting of any heritage asset, and where the cumulative impact of other buildings, does not harm the landscape character. This should take into account the landscape character of the area and the form and function of rural areas including how farmsteads function within the landscape.

Preferred Option for Testing - Equestrian Use**Preferred Option for Testing 44****Equestrian Uses**

Subject to environmental considerations, proposals for equestrian facilities and buildings are acceptable subject to:

- the buildings/facilities being appropriate in scale to their landscape setting and closely related to existing farm buildings;
- the cumulative impact of other buildings/facilities is acceptable in terms of landscape and other matters;
- sufficient grazing land and off road riding areas would be available;

- development would not harm the amenity of surrounding residents; and
- the buildings are designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other uses in the future.

Any proposal for a large scale commercial equestrian centre/facilities should be only located in accessible locations close to Sustainable Settlements, subject to landscape criteria, and consideration of harm to the setting of heritage assets in the countryside.

Rural Commercial activities

19.33 Other recreational and commercial activities may also have the potential to assist the rural economy, as well as impacting upon the countryside. Commercial activities are also covered within Strategic Policy where it is the preferred option for opportunities to be considered within the town centre, edge of centre or associated with new development. However, there are circumstances where commercial activities will require relatively significant areas of land in order for the development to progress. This could include, but is not limited to, golf courses and fishing lakes.

Issue 38

Rural Commercial activities

There are circumstances where a commercial activity requires to be located outside of settlements. These activities will require careful consideration as to whether a rural location is required.

19.34 Options for all rural commercial activities are as follows.

Option 46

Options for Rural Commercial Activities

1. All commercial activities, which predominately involve building with associated ancillary land must be associated with a Sustainable Settlement and must initially consider a town/village centre location, before considering edge of centre, and before considering elsewhere within and adjoining the settlement prior to locating in association with new housing development proposals as part of an allocation.
2. Any isolated development should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future
3. All commercial activities, which predominately involve a building with associated ancillary land must be associated with an area with existing business interests,

and where it is deemed suitable for intensification or expansion or any newly allocated business area.

4. All commercial activities can be located anywhere in the District.
5. Only commercial activities which require significant land and ancillary buildings can be located outside of any Sustainable Settlement, subject to strict criteria. The options for criteria include:
 - Take into account environmental constraints such as biodiversity, landscape and flood risk;
 - The development must prove that a rural location is required;
 - The development must be located as close as possible to a Sustainable Settlement;
 - The development must have footpath links to the nearest Sustainable Settlement or other centres;
 - Require that the scale of the development is appropriate to the landscape, including the High Weald AONB, and where the cumulative impact of other buildings, does not harm the landscape character;
 - The development must not be harmful to the setting of heritage assets; and
 - Require that residential amenity is protected.

Preferred Option for Testing - Rural Commercial Activities

Preferred Option for Testing 45

Rural Commercial Activities

All commercial activities, which predominately involve a building with associated ancillary land, must be:

- associated with a Sustainable Settlement; and
- must initially consider a town/village centre location, before considering edge of centre, before considering elsewhere in the settlement, before considering edge of settlement/ locating in association with new housing development proposals as part of an allocation; or
- or must be associated with an area with existing business interest, is deemed suitable for intensification or expansion or is a newly allocated business area.

Only commercial activities which require significant land and ancillary buildings can be located outside of any Sustainable Settlement, subject to:

- taking into account environmental constraints such as flood risk;
- proving that a rural location is required;
- locating development as close as possible to a Sustainable Settlement with footpath links to the nearest Sustainable Settlement;

- the scale of the development is appropriate to the landscape, including the High Weald Area Outstanding Natural Beauty, and where the cumulative impact of other buildings, does not harm the landscape character;
- Ensuring that the setting of heritage assets is not harmed; and
- residential amenity is protected.

Any isolated development should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.

Table 50 Advantages and Disadvantages - Equestrian and Rural Commercial Activities

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks to allow responsible commercial and equestrian activities in the countryside. • To retain the economic function of the site and restrict the development of new buildings that are later converted into dwellings. • Retains the requirement to seek the most sustainable location in order to ensure accessibility and to reduce carbon emissions. 	<ul style="list-style-type: none"> • Development may still lack accessibility to those who do not have access to a car. • Development may also increase carbon emissions from vehicles. • Allows development in the countryside which may have an impact upon tranquillity.

Question

Question 36

Development in the Countryside

Do you agree or disagree with the preferred options for testing for Development within the Countryside?

19 Development in the Countryside

20 Design

20.1 The National Planning Policy Framework, requires new development to establish a strong sense of place by:

- using streetscapes and buildings to create attractive, comfortable and inclusive places to live, work and visit;
- responding to local character and history and reflecting the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- being visually attractive as a result of good architecture and appropriate landscaping;
- creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

20.2 This is reinforced by the National Planning Practice Guidance which identifies that it is necessary to evaluate and understand the defining characteristics of the area, both urban and rural, as part of its evidence base, in order to identify appropriate design opportunities and to promote or reinforce local distinctiveness. Inclusive design, acknowledging diversity and difference and promoting access and inclusion is also important.

20.3 The pattern of development varies across Wealden District. In the more urban areas there will often be a discernible pattern of development of modern estates which have surrounded the historic core. In the rural villages there is a strong historic pattern with fewer modern changes on the periphery. Much of the identity of an area is derived from a combination of distinctive local building types (scale, massing and form); materials and detailing; the typology and layout of settlements, including public open spaces; the relationship between buildings; and the influence of natural features both within settlements and within their landscape setting.

20.4 The density and mix of types of development within settlements is often key to this historic plan form. The spaces around buildings and the shape and size of plots within which the built form is located all form part of the distinctive character of a place. Taking this further, the location of built form within a plot is also significant to the local distinctiveness and character of a settlement and can create hard or soft frontages within a street scene. This may change throughout a settlement, with hard frontages within the central part, with buildings to the immediate rear of the pavement or road, in contrast to softer frontages on the urban/rural edge, with hedged or tree lined boundaries to front garden areas and the built form set back. However, distinctiveness is not solely about the built environment, but is also reflected in an area's function, history, culture and its potential need for change.

20.5 The Extensive Urban Surveys undertaken by Historic England cover a number of settlements in the District. These surveys, along with the character appraisals from the reappraisal of Conservation Areas throughout the District and appraisal of potential new Conservation Areas, will help with the identification of specific local design characteristics

and historical context to ensure that new development within or on the edge of these areas responds to the historic significance and character of these particular locations.

Issue 39

Design

It is 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 through drawing on the local context, being complimentary to the locality and thereby the local distinctiveness of an area, and be well-designed, functional, attractive and sustainable.

To achieve this development should:

- integrate, respect and complement the local distinctiveness of the area in which the development is located in terms of layout, appearance and detail, scale, materials and building styles and landscaping, whilst recognising the heritage significance of the area, both built form, setting, and within the landscape;
- not detract from the dominance of, or interrupt important views of, key landmark buildings or features, including natural landscape features, historic landscape features and key views and vistas, and respect local landscape setting;
- be functional, supporting a mix of uses and facilitating ease of movement, providing connectivity between spaces and a positive relationship between public and private spaces;
- create attractive streets that support the character and use of the area, whilst promoting accessible and permeable road networks, and providing car-parking and service areas appropriate to the context of the area;
- have functional attractive and sustainable buildings that are adaptable to the changing needs of occupants, with full social integration, as well as meeting service needs.
- address crime prevention and promote security, whilst creating an inclusive, adaptable and resilient environment and cohesive and vibrant neighbourhoods;
- make efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses, as well as efficient use of natural resources through using design to reduce resource requirements.

20.6 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 47

Design Options

1. Permit development that is of a high quality in terms of design and local distinctiveness, which helps to provide a sense of place, and promote community cohesiveness and social well-being.
2. Require the plan form of all new development to relate to its immediate surroundings, building on the foundations of the historic form and layout of the settlement, having regard to context, urban structure, urban grain and the immediate landscape setting.
3. Be more flexible with the plan form of new development to encourage higher density design, in both our towns and villages.
4. In areas of additional sensitivity, such within or adjacent to heritage assets and their setting, require developments to demonstrate that particular design consideration has been given to ensuring proposals enhance the locality, that the setting of heritage assets (including Conservation Areas) is sustained and enhanced, and that any negative impacts are mitigated.
5. Have a presumption in favour of the retention, re-use and interpretation of heritage assets (designated and non-designated) in new developments, and require reference to the heritage assets in the design and layout of development to help reinforce cultural and social identity of an area.
6. Require new buildings to be of a similar scale to other buildings in the surrounding area, unless they are necessary to reflect a development's function or to create a landmark in an appropriate location. In such cases larger scale buildings may be appropriate provided that important views, especially of landmark features, from public places, including transport corridors and rights of way, are retained.
7. Require development to be undertaken using materials and styles that complement those found in the local area to maintain and strengthen the local distinctiveness.
8. Require the height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, materials and landscaping of new development to relate to neighbouring buildings as well as the wider locality.
9. Require materials to be appropriate to their sense of place, and locally sourced where possible; with consideration given to the use of recycled building materials from any existing building which is to be replaced.
10. Require extensions or alterations to be subsidiary to the original building and not dominate in scale.
11. Require the design of the public realm to facilitate social interaction, walking/cycling, health and wellbeing, and inclusive communities; particularly in areas of high pedestrian activity through the integration of new development with the existing public realm.
12. Require the design of new development to create unique and attractive streets, without unnecessary clutter, where traffic and other activities are successfully integrated, promoting accessible and permeable road networks, and providing car-parking and service areas appropriate to the context of the area, without rigid adherence to highway engineering standards, subject to achievement of high levels of safety.

13. Require layout of new development to provide sufficient quality and quantity of public and private space, with usable, private and regularly shaped private/communal amenity space readily and directly accessible to dwellings, designed to receive sunlight for at least part of the day and avoiding overlooking and loss of privacy.
14. Require development (buildings, open space and the public realm) to be designed for easy access and to be inclusive, as well as safe, secure and accessible and to reduce the fear of and opportunities for crime and to ensure there is a clear definition between public and private space to support privacy and security.
15. Require the layout and design of buildings to be durable and adaptable to meet the changing needs of the occupant(s).
16. Require the layout of new development to help to reduce energy and water use and mitigate against flooding, pollution and overheating. This includes the use of passive solar energy, and design solutions to avoid overheating and the need for air conditioning.
17. Encourage original and innovative designs to enliven areas and that promote high levels of sustainability.
18. Require within new development accessible and adaptable inclusive public spaces, with functional and attractive landscaping and a range of facilities, along with the integration of public art that reflects local character and heritage to help create interesting and exciting places for people to use and vibrant neighbourhoods.
19. Require new development to meet the service needs of dwellings without impacting on the character and attractiveness of the area, by providing, for example, adequate space for the internal/external storage of bins for the disposal of recycling and refuse, space for storage of bikes, adequate access to meter boxes and space for drying clothes.

Preferred Option for Testing - Design

Preferred Option for Testing 46

Design

Create a consistent and positive policy framework within which good design can be secured; through which new development can make a positive contribution to local character and distinctiveness; and through which vibrant and safe neighbourhoods are created by:

- Ensuring new development to relates to its immediate surroundings, having regard to context, urban structure, urban grain, the immediate landscape setting, and the context and setting of heritage assets (designated and non-designated); and that it relates to neighbouring buildings as well as the wider locality.
- Reinforcing cultural and social identity and the local distinctiveness of an area;

- Considering the sustainable use of materials and ensuring building styles complement those found in the local area to maintain and strengthen local distinctiveness.
- Considering outstanding or innovative design through the use of materials and techniques to enliven areas and promote high levels of sustainability.
- Considering design of extensions and alterations to existing buildings to ensure that local distinctiveness is reinforced.
- Ensuring that the design of the public realm facilitates social interaction, walking/cycling, health and wellbeing, and inclusive communities through the integration of new development with the existing public realm and by the creation of unique and attractive streets appropriate to the context of the area.
- Ensuring sufficient quality and quantity of accessible, adaptable and inclusive public and private amenity space is provided.
- Considering the integration of public art that reflects local character and heritage to help create interesting and exciting places for people to use.
- Ensuring that the layout of development is designed for easy access and to be socially inclusive, as well as safe, secure and accessible and to reduce the fear of and opportunities for crime and to ensure there is a clear definition between public and private space to support privacy and security.
- Ensuring that the layout and design of buildings is durable and adaptable to meet the changing needs of occupants; as well as meeting the service needs of dwellings without impacting on the character and attractiveness of the area.
- Ensuring that the layout of new development helps to reduce energy and water use and mitigate against flooding, pollution and overheating.

Table 51 Advantages and Disadvantages - Design

Advantages	Disadvantages
<ul style="list-style-type: none"> • Heritage can inform and inspire place-making. Recognising and understanding how the plan form and pattern of land use of the built environment provide character and definition to each part of a locality will help to ensure local distinctiveness is promoted and reinforced and that development complements local features and patterns with regard to orientation and character of the immediate area. This will also help to ensure that development within the setting of heritage assets enhance or better reveal their significance.⁽³⁵⁾ In the case of major developments, this could be achieved by ensuring they are accompanied by a detailed 	<ul style="list-style-type: none"> • Could lead to very prescriptive design requirements that could stifle appropriate innovation in the built environment. • If the character of the area is relatively low density development, this could conflict with the need to make efficient and effective use of land. The challenge will be taking account of the characteristics of the site and

Advantages	Disadvantages
<p>design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.</p> <ul style="list-style-type: none"> • Recognising the inherent plan form of areas can ensure that an appropriate sense of place with community cohesiveness is achieved in new developments, having regard to the local distinctiveness of an area. • A higher density of development will provide more housing units, thereby helping to meet local need and the wider objectively assessed needs of the District. Less prescription of plan form could lead to more innovative layouts of development. • This option would ensure that all new buildings would be carefully designed to respect and enhance their surroundings. Buildings that are out of scale can detract from the character and amenity of an area. The scale, including its height and massing (the combined effect of its footprint, volume and shape), of a building determines its impact on views, skylines and its relationship with surrounding buildings and spaces. • The detailed design of buildings and use of materials provides many local areas with character and identity. When designing new schemes developers would need to consider: architectural or building styles; decorative elements; colours, materials and textures; and how the building relates to neighbouring developments. Developments are generally more attractive if they have a degree of visual interest. The range of styles and materials used should be limited to avoid a disjointed appearance. Visual interest can be provided through detailing, provided this does not detract 	<p>the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.</p> <ul style="list-style-type: none"> • Higher density of development can lead to poorly designed, cramped forms of development and layouts at odds with the locally distinctive character of the area. It is also more difficult to accommodate accessibility issues, appropriate amounts of car parking and other residential and green infrastructure requirements. It could also impact on the quantity and density of development and impact on the requirement to meet local need and the wider objectively assessed needs of the District. • It is important that innovative designs do not detract from the visual unity of areas that already have a successful, compatible mix of styles and materials. Modern design of development may not promote or reinforce local distinctiveness and appropriately integrate into the natural, built or historic environment. In particular, modern design could cause material harm to designated heritage assets or their setting which may not be outweighed by the proposals

Advantages	Disadvantages
<p>from the character of an area. This would ensure that policy does not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, even if there is an identified incompatibility with an existing townscape which can be mitigated by good design. It may provide opportunities to support outstanding or innovative designs which could help raise the standard of design more generally in an area.</p> <ul style="list-style-type: none"> • Extensions or alterations can have a cumulative impact on the character of the area and can overwhelm an existing building to the extent that its original character and symmetry is significantly eroded. Such an option would help to minimise adverse impact. • Consideration of the public realm from the inception of the development process is more likely to achieve development which acknowledges diversity and difference and create, safe, inclusive and accessible development, which is adaptable to the future needs of users and residents. • The positive integration between people and places helps establish a sense of ownership of the area. Layout of developments that provide a clear distinction between public and private space and will help to promote community safety and reduce opportunities for criminal activity. Designing out crime is a significant aspect of layout and incorporation of measures to reduce any actual or perceived opportunities for crime or antisocial behaviour within new developments. • The promotion of efficient use of natural resources through the layout and design of places can help reduce resource requirements in terms of energy demands, maximise the use of the sun's energy for heating and cooling, and reducing the potential for overheating and the need for air conditioning. 	<p>economic, social and environmental benefits.</p> <ul style="list-style-type: none"> • Limiting the size of domestic extensions and alterations could create an over prescriptive policy. • Public realm, safety and energy efficiency requirements in relation to layout of development could restrict the density of development that can be achieved, and therefore, impact on the effective and efficient use of land to meet identified housing needs in the District.

20.7 The location of development and impacts on amenity are key considerations for all forms of development to ensure that high quality environments are delivered and protected.

20.8 The National Planning Policy Framework requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.⁽³⁶⁾

20.9 Although the vitality of neighbourhoods can be enhanced by creating a variety, choice and mix of uses to attract people to live, work, and play in the same area, the mix of uses will only be successful when they are compatible with one another and interact positively, avoiding opportunities for conflict. This could be through the construction of new built form in conjunction with existing residential properties, or it could relate to construction of new housing in close proximity to commercial or statutory uses which could have an adverse impact on the residential amenities of future occupants. This could also lead to conflict between uses and the potential loss of economic development in the area, impacting upon existing lawful uses, thereby not constituting sustainable development as required by the NPPF.

20.10 There is an expectation that new development will not have an adverse impact on amenity. Considerations of amenity normally cover the following criteria:

- privacy/overlooking;
- outlook;
- access to daylight and sunlight;
- physical interrelationship with other properties;
- light spillage, air quality and other forms of pollution, including noise and disturbance;
- the compatibility of adjoining buildings and uses, including vibration, odour and increased levels of activity; and
- advertisements and associated lighting.

20.11 The physical interrelationship with other properties can have an impact on privacy, overlooking and outlook and access to daylight and sunlight. The National Planning Policy Guidance states that there should be a clear definition between public and private space to support privacy and security, but also that new development should ensure that adjacent buildings relate to each other and complement one another. Providing good daylighting and sunlighting within development is a balance between safeguarding sunlight and daylight within existing buildings nearby, the sunlighting of gardens and amenity areas, and the effect of landscaping - existing and proposed - on daylight and sunlight to properties. The British Research Establishment (BRE) report: 'Site layout planning for daylight and sunlight: a guide to good practice' is a useful tool to assess the impact of a new development on daylight and sunlight.

20.12 Light spillage, air quality and other forms of pollution, including noise and disturbance and the compatibility of adjoining buildings and uses, including safety and security, vibration, odour and increased levels of activity, are all potential impacts of

development. The National Planning Policy Framework states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. The National Planning Practice Guidance provides more detailed information in relation to when light pollution is relevant to planning and what factors should be considered when assessing whether a development proposal might have implications for light pollution.

20.13 The National Planning Policy Framework, requires that policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings will help to minimise the impacts of noise. It also states that development will often create some noise and existing businesses wanting to develop in continuance of their business shouldn't have unreasonable restrictions put on them because of changes to nearby land uses since they were established.

20.14 Proposed development which is incompatible with adjacent existing uses due to negative impacts for example from industrial uses, or odour from wastewater treatment works, may not be acceptable. Development in such areas could mean that the amenity of future occupants of the proposed development would be infringed or conversely it could prejudice the continuation of lawful operations of existing uses, unless the impacts can be adequately mitigated as part of the development.

20.15 The National Planning Policy Framework requires development to be appropriate for its location to prevent the effects of pollution on health, the natural environment or general amenity. Sites where there is uncertainty about the safety or practicability of development might include development on or adjacent to landfill sites. There are five former landfill sites within the District and should such sites, or similar, be proposed for redevelopment, there could be the requirement for remediation and mitigation to make a site suitable for its intended use. Assessment of proposed development on gassing landfill sites would need to take into consideration the potential migration of the gas to adjacent areas and the impact on their safety.

20.16 Outdoor advertising is essential to commercial activity and well-designed advertisements can make a positive contribution to the environment. However, poorly designed or insensitively positioned/illuminated, advertisements have the opposite effect. The National Planning Practice Guidance states that in assessing amenity, the local planning authority should always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority should consider whether it is in scale and in keeping with these features. Wealden has a significant historic environment and Local Plan policy would help to balance the potential for harm to the significance of heritage assets (designated and non designated) and their setting against economic benefit.

Issue 40**Location of Development**

The location of development and impacts on the environment and amenity are key considerations for all forms of development. Development should be located where it will not have a negative impact on the existing natural, historic and built environment and amenity of an area and conversely, should be located and designed to avoid unacceptable impacts on the future amenity of residents, both individually or cumulatively.

20.17 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 48**Location of Development Options**

1. Development should conserve, restore and enhance the environment wherever possible, including air and water quality, land, soil, habitats/biodiversity and geodiversity;
2. Development should not result in unacceptable impacts, individually or cumulatively, on the District's environment or public health when considering amenity factors;
3. Development should not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future occupiers of the development, when assessed in terms of daylight, sunlight and privacy;
4. Proposals which are incompatible with existing neighbouring uses, as a result of likely unacceptable impacts on amenity factors of new development, taking into account suitable mitigation, should not normally be permitted.
5. Development should not impede the continuation of lawfully existing uses where there is a reasonable prospect of the site continuing to be used for such purposes.
6. The nature and intensity of proposed uses should be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;
7. A criterion based policy could be used to help inform lighting schemes for new development to avoid adverse impact in relation to the above considerations in relation to amenity, dark landscapes and nature conservation. For example, details could include:
 - position,
 - height,

- directionality,
 - lighting levels and glare;
 - luminance and type of light;
 - times of lighting.
8. Development on former landfill sites in the District should not be permitted unless the generation of landfill gas has ceased or declined to a level such that it can be demonstrated that there would not be a risk to the safety of future users of the proposed development from gases, or increased risk to neighbouring uses and users as a result of gas migration. Planning applications on or in the immediate vicinity of landfill sites should be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environment Agency requirements, to establish that landfill gas will not represent a hazard on development of the site.
 9. Signage and advertisements should be of a scale, quantity and design, including illumination, that is sympathetic to the building and locality particularly when considering impact to the significance of heritage assets (designated or non-designated) or their setting.

Preferred Option for Testing - Location of Development

Preferred Option for Testing 47

Location of Development

Create a consistent and positive policy framework within which to assess the impact of development on amenity by:

- Consideration of the potential impacts of development on the conservation, restoration and enhancement of the environment wherever possible, including impacts on air quality and water quality, land, soil, habitats/biodiversity and geodiversity and provision of mitigation measures where appropriate;
- Avoiding unacceptable impacts, individually or cumulatively, on the District's environment or public health when considering amenity factors;
- Avoiding significant harm to the residential amenities of adjoining occupiers, through provision of adequate residential amenities for future occupiers of development, when assessed in terms of daylight, sunlight and privacy;
- Considering the compatibility of development with existing lawful neighbouring uses, and whether suitable mitigation can be provided, particularly where this could impact on the continuation of lawfully existing uses where there is a reasonable prospect of the site continuing to be used for such purposes.
- Considering the compatibility of new development with neighbouring uses to avoid significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation.

- Having criteria to help inform lighting schemes for new development to avoid adverse impact in relation to amenity, dark landscapes and nature conservation.
- Only allowing development on former landfill sites in the District where the generation of landfill gas has ceased or declined to a level such that it can be demonstrated that there would not be a risk to the safety of future users of the proposed development from gases, or increased risk to neighbouring uses and users as a result of gas migration; and by requiring a full technical analysis of the site and its surroundings, in accordance with Environment Agency requirements, to establish that landfill gas will not represent a hazard on development of the site.
- Ensuring that signage and advertisements are of a scale, quantity and design, including illumination, that is sympathetic to the building and locality, particularly where it relates to impact on the significance of a heritage asset (designated or non-designated) or to its setting.

Table 52 Advantages and Disadvantages - Location of Development

Advantages	Disadvantages
<ul style="list-style-type: none"> • This will ensure that the impacts of development on the environment, residential amenity, and on existing lawful uses is considered with a consistent approach across all types of development to ensure a good standard of amenity for all existing and future occupants of land and buildings. • Wealden District is a rural area with relatively low light pollution and control over artificial light in new development will help to maintain this character. In addition, the South Downs National Park is exploring the potential for designation as an International Dark Skies Reserve (IDSR) and a policy will help to prevent inappropriate additional artificial lighting which could have an impact on the setting of the National Park. 	<ul style="list-style-type: none"> • A policy with strict criteria could have an onerous influence on the way in which new development can be designed, thereby leading to standardised layouts without local character and distinctiveness. • Resisting lighting schemes or requiring specific types of lighting could compromise safety and security of developments and associated highways and footpaths, or compromise use of some types of development.

Question 37

Design and Location of Development

Do you agree or disagree with the preferred options for testing for design and location of development?

21 Historic Environment

21.1 The National Planning Policy Framework 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.⁽³⁷⁾ It requires LPA's to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other assets. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

21.2 The National Planning Policy Framework provides specific guidance on assessing the impact of proposed development on the significance of a heritage asset and sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework makes it clear that specific opportunities should be identified for the conservation and enhancement of heritage assets.

21.3 There are around 2213 listed buildings, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District⁽³⁸⁾⁽³⁹⁾. In addition, there are currently 26 designated conservation areas (several of which have not been appraised for around 40 years), as well as other sites of local archaeological interest.

21.4 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.

21.5 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.

21.6 Wealden's historic environment has a distinct character influenced by the landscape; settlement patterns; locally available materials; and historic economic and agricultural uses such as the iron and hop industries.

21.7 The landscape character is split into three distinct National Character Areas (NCAs): High Weald, Low Weald and Pevensy Levels. The landscape has influenced the pattern and settlement and those within the District are generally historic, with their roots dating to the medieval period, or before. The coming of the railways in the mid 19th century was

37 National Planning Policy Framework, Annex 2: Glossary

38 Including that part of Wealden falling within the South Downs National Park

39 National Heritage List for England (2015), Historic England

also a significant influence and generated a development boom which is particularly noticeable in places such as, for example, Uckfield, Heathfield and Hailsham.

21.8 The use of materials throughout the District was originally primarily influenced by the landscape character and geology and, therefore, there are distinct characters to the built historic environment around the District, which are further explored through the NCAs. The coming of the railways in the mid 19th century, however, expanded the types of materials available, and was a big influence on the character of built development from this period forwards.

21.9 The influence of agriculture and industry has also characterised the historic environment within the District, both built form and landscape. Wealden was a significant centre to the Iron Industry in the 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.

21.10 Updated conservation area appraisals will also form part of the future evidence base to help to identify significance, local distinctiveness and specific issues where a positive strategy towards conservation will help to sustain and enhance the historic environment in the District through locally specific policy.

Issue 41

Historic Environment

The NPPF requires Local Planning Authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats and to ensure that Wealden's historic environment contributes towards wider social, cultural, economic and environmental benefits of the District.

Particular issues relating to the general historic environment for Wealden are:

- The need to understand the architectural, historic or archaeological significance of designated or non-designated heritage assets/and or their settings in order to be able to identify the impact of proposed development on the special character of the asset and provision of a clear justification for the proposed development;
- The recording and wider interpretation of the historic environment within and through development affecting heritage assets (designated and non-designated), including through development within the setting of heritage assets.

- The cumulative impact of incremental small scale change on the historic environment;
- The need to work with partners to revise and update the historic environment evidence base for the District (for designated and non-designated heritage assets) through a combination of targeted research and development-led research and to ensure that information identified through the planning process is appropriately recorded and added to the evidence base.
- The survival of a large number of historic farmsteads in the District is indicative of the differing landscape characters and historic evolution of the landscape of the District and their significance and rarity is under threat through conversion and redevelopment.
- There are a number of buildings in the District on the Heritage at Risk Register.
- The impact of the loss of historic or appropriate detailed shop fronts on heritage assets (fabric and setting), and on the attractiveness of the High Streets in the District's towns and larger villages. Shop fronts are an important element of the street scene, within towns and the larger villages. Well-designed shop fronts can make a positive contribution to an area. However, poorly designed shop fronts detract from the attractiveness of an area.
- The need to support new uses for heritage assets and new heritage tourism opportunities where appropriate.

21.11 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues relating to the general historic environment and these include:

Option 49

Historic Environment Options

1. The requirement for development proposals that would affect any designated or non-designated heritage asset and/or their setting to:
 - describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest using up to date evidence on the historic environment, including that held by the East Sussex Historic Environment Record (ESHER);
 - identify the impact of the proposed works on the special character of the asset; and
 - provide a clear justification and mitigation strategy for the works to help offset impact on the identified significance, especially if works would harm the asset or its setting, so that the harm can be weighed against public benefits.

The level of detail required should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance

and/or setting, with a minimum consultation with the ESHER. All research results to be deposited with the ESHER to ensure the evidence base is continually updated.

2. The consideration and management of the cumulative impact of incremental small scale change on heritage assets (both designated and non-designated and on their setting) through appropriate policy, to ensure a positive contribution to local character and distinctiveness.
3. The use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance (including impact on setting).
4. Identifying non-designated heritage assets that warrant formal designation and working with Historic England and other partners to update the existing list of designated heritage assets through a combination of targeted research and development-led research.
5. Taking steps, where possible, to reduce the number of heritage assets in Wealden on Historic England's Heritage at Risk Register, through working with applicants and relevant stakeholders.
6. Encouraging sympathetic maintenance and restoration of listed buildings and retention and maintenance of historic shop fronts, through provision of additional guidance, to ensure there is a positive contribution to local character and distinctiveness, and a positive contribution to sustainable communities, including economic vitality.
7. Identifying historic farmsteads and considering local or statutory listing of buildings to sustain and enhance their historic significance and their contribution to the landscape character of the District.
8. Encouraging new uses for heritage assets, where appropriate, that help to sustain and enhance their significance and that of their setting, where there is a positive contribution to sustainable communities, including economic vitality and to facilitate tourism opportunities.

Preferred Option for Testing - Historic Environment

Preferred Option for Testing 48

Historic Environment

Create a consistent and positive policy framework within which the significance of heritage assets (designated and non-designated and their settings) can be sustained and enhanced; through which new development can make a positive contribution to local character and distinctiveness; and through which heritage assets can make a positive contribution to sustainable communities, including their economic vitality by:

- Ensuring that the significance of heritage assets (designated and non-designated) and their settings is properly understood through use of up to date evidence on

the historic environment to prevent harm or loss of significance when considering applications for planning permission and listed building consent, including the recording, management and interpretation of heritage assets, and ensuring that the results of development-led research are used to continually update the ESHER.

- Ensuring the cumulative impact of incremental small scale change to heritage assets (both designated and non-designated and on their setting) does not harm significance, and lead to loss of local character and local distinctiveness;
- The use of planning obligations to secure the enhancement of the significance of any heritage asset (designated and non-designated), where development might impact on that significance (including impact on setting), to include future interpretation and management where appropriate;
- Taking steps, where possible, to reduce the number of heritage assets in Wealden on Historic England's Heritage at Risk Register.
- Encouraging sympathetic maintenance, repair and restoration of heritage assets (designated and non-designated) and historic shop fronts to enhance their significance.
- The identification of non-designated heritage assets that may warrant formal designation (buildings, archaeology and landscapes) and working with Historic England and other partners to update the existing list of designated heritage assets through a combination of targeted research and development-led research.
- Identifying historic farmsteads and using appropriate measures to sustain and enhance their historic significance and to ensure they continue to contribute positively to the historic landscape character of the District.
- Encouraging new uses for heritage assets, where appropriate, that help to sustain and enhance their significance and conservation, and that of their setting, where there is a positive contribution to sustainable communities, including economic vitality and tourism opportunities.

Table 53 Advantages and Disadvantages - Historic Environment

Advantages	Disadvantages
<ul style="list-style-type: none"> • This would ensure that the impact of development on the significance of heritage assets (designated and non-designated) and their setting is properly understood as required by the NPPF. • The cumulative impact of change can have significant harm to heritage assets, and control via policy would ensure a positive strategy to sustain and enhance the historic environment in the District. • The use of planning obligations would provide a vehicle to help to mitigate the impact on the significance of heritage assets and allow what 	<ul style="list-style-type: none"> • Planning obligations can be amended or altered, particularly through viability arguments, and this could lead to unacceptable development taking place that could lead to substantial harm to the significance of a heritage asset. • Requiring maintenance, repair and restoration of

Advantages	Disadvantages
<p>may otherwise be inappropriate development to take place.</p> <ul style="list-style-type: none"> • Taking steps where possible to reduce the number of heritage assets in the District on the HAR Register would promote a positive heritage strategy. This could be achieved through the course of the decision making process, or by working with local communities and other relevant stakeholders. The LPA may be able to work collaboratively with owners, developers and statutory bodies to try and find means to prevent the loss or further deterioration of the asset and find viable uses; source grant funding; and agree appropriate future management. • The historic environment is often the basis for the attractiveness of areas. Encouraging the maintenance, repair and restoration of heritage assets, including particular features such as shop fronts, would ensure a positive strategy to sustain and enhance the historic environment in the District. The Conservation Area appraisals will help to identify specific town and village centre locations where restoration and enhancement of shop fronts will be particularly important and effective in enhancing the attractiveness of a place and therefore helping economic vitality. • An updated statutory list for the District with more comprehensive information for each designated heritage asset will ensure that the significance of an asset can be properly understood as required by the NPPF. This could be achieved through working with Historic England to develop research frameworks, which may be a combination of targeted research and development-led research. In addition, recognition of the significance of currently non-designated heritage assets which are of sufficient importance to meet the criteria for statutory designation will ensure that great weight can be given to the asset's conservation. • The significance of the survival of medieval farmsteads within the District is particularly 	<p>heritage assets, including the enhancement of the historic environment has cost implications that may be outside of the Council's control and the sources for grant funding are severely limited.</p> <ul style="list-style-type: none"> • The Council cannot require Historic England to undertake the work to ensure that the Statutory List for the District is as comprehensive as possible. • The current permitted development rights have a presumption in favour of conversion of agricultural buildings, regardless of their heritage importance if non-designated, and policy to control the impact of development on the farmsteads in the District could be seen to be contrary to this. • New uses for heritage assets could cause substantial harm to their significance, or to that of their setting.

Advantages	Disadvantages
<p>important and a positive strategy for the retention, restoration and enhancement of these particular heritage assets would ensure that they are sustained and enhanced, particularly as they are vulnerable to redevelopment.</p> <ul style="list-style-type: none"> • Finding new uses for heritage assets where there is not harm to their significance or to their setting can help to sustain and enhance their significance, and also contribute to the economy and tourism industry in the District. 	

Archaeology

21.12 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'.

21.13 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.

21.14 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.

21.15 There is a common misconception that archaeology relates to below ground remains only, but buildings are also archaeology 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.

21.16 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 will also provide 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.

Issue 42

Archaeology

Wealden District Council is an area with high archaeological potential, but does not currently have a consistent and positive policy framework within which to assess and manage changes that may affect designated and non-designated assets with archaeological interest, or for, where necessary, their interpretation, long term management, and for archival storage of finds to ensure public accessibility.

21.17 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 50

Archaeology Options

1. Promote the identification, recording, interpretation, protection and enhancement of archaeological sites, monuments and historic landscape features.
2. Set out a positive and consistent approach to assess the impact of development on archaeological features and their setting, including the approach to development within Archaeological Notification Areas (ANAs) mapped in the District; and providing clarity on how applications affecting archaeological remains will be determined where they are of less than national importance.
3. Support the preservation in situ of archaeological features.
4. Where archaeological remains cannot be preserved in situ, appropriate provision of investigation and recording will be required and arrangements made for post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.
5. Require the archaeological implications of proposals to be understood (including for standing buildings and designated and non-designated heritage assets), through proportionate research, investigation and interpretation, and understanding of significance.
6. Promote the enhancement of the recreational, educational and tourist potential of archaeological features through appropriate management and interpretation.

Preferred Option for Testing - Archaeology

Preferred Option for Testing 49

Archaeology

Promote the identification, recording, interpretation, protection and enhancement of archaeological sites, monuments and historic landscape features, and set out a positive and consistent approach to assess the impact of development on archaeological features and their setting, including the approach to development within Archaeological Notification Areas (ANAs) mapped in the District; and providing clarity on how applications affecting archaeological remains will be determined where they are of less than national importance;

Support the preservation in situ of archaeological features and, where this is not possible, have appropriate provision of investigation and recording and arrangements made for post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

Require the archaeological implications of proposals to be understood (including for standing buildings and designated and non-designated heritage assets), through proportionate research, investigation and interpretation, and understanding of significance and have policy to promote the enhancement of the recreational, educational and tourist potential of archaeological features through appropriate management and interpretation.

Table 54 Advantages and Disadvantages - Archaeology

Advantages	Disadvantages
<ul style="list-style-type: none"> • There is a need to find a balance between relying solely on national policy and guidance and developing more District specific policy. The use of a District specific policy would ensure a positive strategy in relation to the consideration of the impact of development on the identified importance of archaeology (both designated and non-designated heritage assets) within the District, including both below ground and standing remains and also help to dispel the misunderstanding that archaeology relates to purely below ground remains. • There is a current lack of archival storage for archaeological finds within the District and new 	<ul style="list-style-type: none"> • A separate policy relating to archaeology could be confusing as the NPPF does not differentiate between types of heritage assets when requiring the impact of development on significance and harm, to either an asset or its setting, to be properly considered.

Advantages	Disadvantages
<p>development could contribute towards the provision of a suitable, accessible repository.</p> <ul style="list-style-type: none"> The management and interpretation of archaeological features impacted upon by development would ensure that information about the significance of the historic environment is publicly accessible, and would also promote the recreational, educational and tourism potential of such features, bringing a benefit to the wellbeing and economy of the District. 	

Conservation Areas

21.18 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPAs) to designate any 'areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance'. This designation gives us the opportunity to adopt specific conservation policies for the preservation and enhancement of particular historic areas and to have some control over demolition of non-listed buildings and structures that help to define the Conservation Area's special interest.

21.19 Section 69 of the Act also states: 'It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts of any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly' (s.69(2)).

21.20 Wealden District Council does not currently have up-to date reviews of conservation areas within the District, with the 26 existing conservation areas reviewed on an ad-hoc basis over the last 40 years. Section 72 of the Act requires that 'special attention be paid to the desirability of preserving or enhancing the character or appearance of that area; in the exercise of planning functions.' Therefore, this must be considered when determining any planning application on a building or land within a conservation area.

21.21 The National Planning Policy Framework requires that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy should recognise that conservation is not a passive exercise and, in developing strategy, specific opportunities should be identified within the area for the conservation and enhancement of heritage assets, to ensure that designation of a Conservation Area is justified because of its special architectural or historic interest.

21.22 The National Planning Practice Guidance states that conservation is not a passive exercise and that specific opportunities should be identified for the conservation and enhancement of heritage assets. It identifies that a conservation area appraisal can be used to help develop management plan and appropriate policies for the Local Plan.

21.23 In order to meet legislative requirements and comply with the National Planning Policy Framework, we have used criteria agreed with Historic England to review existing and potential new conservation areas within the District. The Conservation Areas - Local Issues and Options 2015 paper, has been created that recommends updated boundaries for existing conservation areas and identifies recommended new conservation areas not previously designated. This can be viewed as part of the Issues and Options consultation and commented on separately.

Issue 43

Conservation Areas

There is a need to ensure that all the current conservation areas are re-appraised to update boundaries as necessary, and a duty to consider whether any other areas in the District should be designated. There is also the need to ensure appropriate management of designated conservation areas in future to prevent erosion of the identified character and significance of these areas; along with the need to prevent the cumulative impact of incremental change to the historic environment and loss of local distinctiveness and character, including loss of non-designated heritage assets.

21.24 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues, and these include:

Option 51

Conservation Areas

1. Consideration of Article 4 Directions to manage future change in conservation areas.
2. Consideration of policy to manage cumulative impact of incremental change to the identified significance of buildings, structures and boundary treatments, within conservation areas and within their setting, to ensure that there is no harm to local distinctiveness and character through erosion of detail and character.
3. Presumption in favour of the retention of non-designated heritage assets in conservation areas to ensure that the identified character, appearance and significance of the designated area is sustained and enhanced.

Preferred Option for Testing - Conservation Areas

Preferred Option for Testing 50

Conservation Areas

Create a consistent and positive policy framework within which to assess the impact of development on newly reviewed and updated Conservation Areas and their setting within Wealden District and to enable the enhancement of the significance of designated areas. Adopt new conservation area boundaries and newly designated conservation areas with updated appraisals and consider future management of conservation areas through Article 4 Direction.

Table 55 Advantages and Disadvantages - Conservation Areas

Advantages	Disadvantages
<ul style="list-style-type: none"> • This would allow the impact of development, and particularly the cumulative impact of the erosion of detail to buildings and boundary treatments within conservation areas to be properly managed, and allow for a positive strategy for the enhancement of significance of the built form and, associated features and details, within designated areas. • The loss of non-designated assets within conservation areas can have a significant impact on the character and appearance of the designated area and a policy could allow for a positive strategy to manage future change. • Revised and updated conservation area boundaries, and the designation of new areas would also confirm a positive heritage strategy that meets the requirements of National Legislation, as well as the requirements of the National Planning Policy Framework and NPPG. • Use of Article 4 Direction would also promote a positive strategy for sustaining significance through the control and management of change within designated areas. 	<ul style="list-style-type: none"> • Consideration of cumulative changes to the historic environment would potentially limit development that would otherwise normally be considered to be acceptable outside of designated conservation areas. • Control over more minor changes within conservation areas that would normally be considered as permitted development could overly limit the changes allowed to properties and be very prescriptive.

Non-Designated or Locally Designated Heritage Assets

21.25 The National Planning Policy Framework requires that the Local Plan should set a positive strategy for the conservation and enjoyment of the historic environment. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. 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.

21.26 With regard to non-designated heritage assets, the National Practice Guidance acknowledges that, whilst there is no requirement to identify such assets, we are encouraged to consider making clear and up to date information on the identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information and policy about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest, which has been provided through the identified Archaeological Notification Areas (ANAs) in the District.

21.27 The National Planning Policy Framework⁽⁴⁰⁾, National Planning Practice Guidance⁽⁴¹⁾ and Historic England⁽⁴²⁾ support the identification of local heritage assets as part of a positive heritage strategy to help recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed. Local listing criteria incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development. A policy related to non-designated heritage assets would enable a positive strategy to be provided to protect assets whether on a local list or not, and allow for future assets to be identified. The National Planning Practice Guidance also requires that when considering development proposals, Local Planning Authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process, and, ideally, that in the case of buildings, their significance should be judged against published criteria. Such criteria could be used to generate a Local Heritage List.

21.28 Selection Criteria in relation to a Local Heritage List, and for use in identifying non-designated heritage assets through the development management process, will be compiled with reference to best practice guidance produced by Historic England⁽⁴³⁾. The criteria will be discussed and agreed with Historic England to ensure that it meets with best practice.

40 NPPF paragraph 126

41 NPPG section 18a

42 English Heritage 2012 Good Practice Guide for Local Heritage Listing

43 English Heritage 2012 *Good Practice Guide for Local Heritage Listing*

21.29 Once agreed criteria are adopted for use, they can be used to enable the local community and other interested parties to nominate non-designated heritage assets that they believe are of local importance and meet the criteria for local heritage listing. A form will be created that can be used to submit information to the Council. The criteria would require that for an asset to be nominated, it should have interest for its history, architecture, artistic or archaeological properties or clear potential to do so. Nominated assets will then need to be judged against 'inclusive' criteria, to determine whether they have achieved a minimum requirement.

21.30 The criteria and form can also be used by Development Management Officers to determine whether any part of a site to which an application for planning permission applies, or land in its vicinity, should be considered as a heritage asset before a decision is made on that application to provide consistency and a positive strategy for the conservation of the Historic Environment in the District.

21.31 The Local Heritage List should not be fixed in time, but would need to have the ability to be updated on a continuous basis to reflect non-designated heritage assets nominated in future by the public or identified through the planning system.

Issue 44

Non-Designated or Locally Designated Heritage Assets

Wealden District Council does not currently have policy relating to non-designated heritage assets or up-to-date information on the identification of non-designated heritage assets within Wealden District. This does not provide a consistent and positive framework within which to assess changes affecting the historic environment.

A policy relating to non-designated heritage assets would provide recognition of the importance of locally significant heritage assets within the District, and a consistent method for their identification, as well as providing a level of management in planning where national designation may not be appropriate. Such policy would also help to guide strategic planning and to provide a positive strategy for the integration of non statutory heritage assets into new developments.

21.32 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 52

Non-Designated or Locally Designated Heritage Assets Options

1. Set out the criteria for identifying non-designated heritage assets within the Local Plan.

2. Use criteria agreed with Historic England to identify non-designated heritage assets within the District that will be used to create a Local Heritage List.
3. Set out a positive and consistent approach to assess the impact of development on non-designated heritage assets within the Local Plan
4. Support the retention of locally designated heritage assets, including buildings, structures, features and gardens of local interest.
5. Consider the use of Article 4 Directions to manage change to non-designated heritage assets identified on a Local Heritage List.

Preferred Option for Testing - Non-Designated or Locally Designated Heritage Assets

Preferred Option for Testing 51

Non-Designated or Locally Designated Heritage Assets

Create a consistent and positive policy framework within which to assess the impact of development on non-designated heritage assets within Wealden District, with a presumption in favour of retention within development; and to use criteria agreed with Historic England to create a consistent approach to the identification of non-designated heritage assets within the District for inclusion on a continually evolving Local Heritage List, whether through nomination by the public or identification through the development management process. Consider future management of non-designated heritage assets on a Local Heritage List through Article 4 Direction.

Table 56 Advantages and Disadvantages - Non-Designated or Locally Designated Heritage Assets

Advantages	Disadvantages
<ul style="list-style-type: none"> • An adopted criteria would ensure a consistent methodology for identifying non-designated heritage assets within the District and would provide a basis for nomination by the general public, as well as identification through the development management process, to help to inform the consideration of development proposals and be part of a positive heritage strategy. 	<ul style="list-style-type: none"> • There is no requirement to have a Local Heritage List to identify non-designated heritage assets, however, the NPPG suggests that it can form part of a positive heritage strategy. • A continually evolving list would require a formal approach to the consideration of assets

Advantages	Disadvantages
<ul style="list-style-type: none"> • A continually evolving Local Heritage List would ensure that it does not become a 'snapshot in time', and would ensure that assets which meet the adopted criteria can be added at any time and therefore, formerly identified for the purposes of development management. • Future management of a Local Heritage List through the use of Article 4 Direction would ensure that incremental changes that may normally fall to be considered as permitted development are appropriately controlled and managed, so as not to erode or lead to the loss of the identified significance of the non-designated heritage asset. 	<ul style="list-style-type: none"> • nominated or identified after an initial list is compiled. • Control over more minor changes to identified locally non-designated heritage assets that would normally fall to be considered as permitted development could overly limit the changes allowed to properties and be very prescriptive.

Historic Parks and Gardens

21.33 Historic parks and gardens are a significant part of the historic environment of Wealden and are an important historic landscape feature that also make a positive visual contribution to the District. Historic parks and gardens are designated under the Historic Buildings and Ancient Monuments Act 1953 as designed landscapes of national interest. These sites are listed on a national register established under the National Heritage Act (1983).

21.34 Historic England have identified that one of the greatest threats to historic landscapes, such as Registered Parks and Gardens⁽⁴⁴⁾ are proposals for development. Although no additional statutory protection is given to a site on the register of historic parks and gardens, they are protected under national policy as a designated heritage asset in the National Planning Policy Framework and their historic and architectural significance has to be taken into consideration as part of the planning process. Therefore these heritage assets now carry the same weight as listed buildings. This should mean that substantial harm or loss can only be justified in exceptional cases. Historic England notes that they are nevertheless fragile and without proper care, they can easily be damaged beyond repair or lost forever.

21.35 Historic England also estimates that only two-thirds of the sites that potentially deserve inclusion are on the Register of Parks and Gardens of Historic Interest in England⁽⁴⁵⁾ and so there may be other historic parks and gardens in the District that would warrant protection because they are demonstrably of equal significance to those designated, some of which may already be identified within the Historic Landscape Characterisation

44 There are 20 Registered Historic Parks and Gardens in the District.

45 Historic England 2015 The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1

Study (HLC) of the District. These non-designated sites could be considered under the criteria for local listing.

Issue 45

Historic Parks and Gardens

Designated historic parks and gardens are a significant part of the historic environment of Wealden District and are recognised as designated heritage asset in the National Planning Policy Framework, meaning their historic and architectural significance has to be taken into consideration as part of the planning process. Important non-designated historic parks and gardens may also survive in the District. A positive policy framework is required within which to assess and manage changes that may affect designated and non-designated historic parks and gardens.

21.36 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 53

Historic Parks and Gardens Options

1. Set out a positive and consistent approach to assess the impact of development on designated historic parks and gardens.
2. Set out a positive, consistent and proportionate approach to assess the impact of development on non-designated historic parks and gardens.
3. Require an assessment of the implications of proposals within historic parks and gardens or their setting, through proportionate research, interpretation, and understanding of significance, including impacts on planned design, on trees, landscaping and architectural features.
4. Promote the use of management plans to promote good land management practice for historic parks and gardens (designated and non-designated), taking into account the planned design of the asset.

Preferred Option for Testing - Historic Parks and Gardens

Preferred Option for Testing 52

Historic Parks and Gardens

Have a policy in the Local Plan setting out a positive and consistent approach to assess the impact of development on designated and non-designated historic parks

and gardens, requiring an assessment of the implications of proposals within historic parks and gardens or their setting, through proportionate research, interpretation, and understanding of significance, including impacts on planned design, trees, landscaping and architectural features, along with a policy to promote the use of management plans for historic parks and gardens.

Table 57 Advantages and Disadvantages - Historic Parks and Gardens

Advantages	Disadvantages
<ul style="list-style-type: none"> This would ensure that harm to significance of designated and non-designated historic parks and gardens is consistently considered through the planning process and that appropriate future management of the significance of the heritage asset is promoted. 	<ul style="list-style-type: none"> Such policy requirements could be considered to be overly onerous on applicants.

Energy Efficiency and Responding to Climate Change in the Historic Environment

21.37 The National Planning Policy Framework requires that Local Plans should a positive and clear strategy for the conservation and enjoyment of the historic environment and contain strategic policies to deliver the conservation and enhancement of the historic environment. This includes considering the impact of energy efficiency and climate change proposals that may affect the significance of a heritage asset.

21.38 The National Planning Policy Framework core principles contain two principles relating directly to heritage conservation and environmental sustainability. The heritage principle states that any development should ‘...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.’; whilst the energy conservation principle states that any development should ‘...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.’ The National Planning Policy Framework does not give supremacy to either of these two principles, but instead provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict through careful design as recommended in the National Planning Policy Framework. This means that the scale, type and location of work to improve energy efficiency should be appropriate to the heritage significance of the heritage asset and/or setting of a heritage asset in question.

21.39 The National Planing Practice Guidance require that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. It confirms that the

significance of a heritage asset derives not only from its physical presence, but also from its setting. Careful consideration should be given to the impact of large scale solar farms and to the impact of wind turbines on such heritage assets and their setting. Depending on their scale, design and prominence, a large scale solar farm or wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset.

21.40 Historic England provide guidance on energy efficiency and older buildings, micro-generation in the historic environment and historic buildings and on Part L of the Building Regulations to address some of the considerations, issues and challenges of adapting older buildings and impacts upon the historic environment. The impact of energy efficiency measures on the significance of a heritage asset and the wider setting can be visual and/or physical. It is important therefore to consider the design, scale, siting, prominence and materials of any infrastructure carefully so as to minimise this impact and consider the direct and indirect impact on historic fabric and to the setting of heritage assets. In line with Government policy, the potential public benefit of energy efficiency works needs to be balanced with preserving heritage significance and any potential loss of heritage significance needs to be understood and assessed within a policy framework.

Issue 46

Energy Efficiency and Climate Change in the Historic Environment

Whilst energy efficiency and responding to climate change is supported, it requires careful consideration in order to manage impacts within the historic environment and to ensure that the significance of a heritage asset or its setting is not harmed. A positive policy framework is required within which to assess and manage energy efficiency and climate change measures that may affect the historic environment.

21.41 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 54

Energy Efficiency and Climate Change in the Historic Environment Options

1. Set out a positive and consistent approach to assess the impact of energy efficiency improvements, micro-generation and climate change measures in the historic environment, including to designated and non-designated heritage assets and their setting.
2. Require an assessment of the implications of such proposals, through proportionate research, interpretation, and understanding of the significance of any heritage asset(s) affected so that any potential loss of significance to the asset or its setting can be assessed and weighed against potential public benefit.

Preferred Option for Testing - Energy Efficiency and Climate Change in the Historic Environment

Preferred Option for Testing 53

Energy Efficiency and Climate Change in the Historic Environment

Have policy in the Local Plan setting out a positive and consistent approach to assess the impact of energy efficiency improvements, micro-generation and climate change measures in the historic environment, including designated and non-designated heritage assets and their setting. Require an assessment of the implications of such proposals, through proportionate research, interpretation, and understanding of the significance of any heritage asset(s) and their setting affected so that any potential loss of significance/harm to setting can be assessed and weighed against potential public benefit.

Table 58 Advantages and Disadvantages - Energy Efficiency and Climate Change in the Historic Environment

Advantages	Disadvantages
<ul style="list-style-type: none"> This would ensure that energy efficiency improvements, micro-generation and climate change issues can be consistently balanced against harm to the historic environment, including to designated or non-designated heritage assets and their setting, through a proper understanding of the significance of the heritage asset and setting. 	<ul style="list-style-type: none"> Such policy requirements could be considered to be overly onerous on applicants and not in the public interest when considering the benefits of energy efficiency improvements, micro-generation and climate change.

Question

Question 38

Historic Environment

Do you agree or disagree with the preferred options for the Historic Environment?

22 Natural Environment and Climate Change

22.1 The National Planning Policy Framework acknowledges that the environment has a part to play in the achievement of sustainable development by contributing and protecting and enhancing our natural 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.

22.2 The National Planning Policy Framework identifies that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Biodiversity

22.3 In terms of biodiversity the National Planning Policy Framework states that sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature. It further states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

22.4 The National Planning Policy Framework also identifies that Plans should allocate land with the least environmental or amenity value. It also states that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

22.5 To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity,

wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;

- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

22.6 The Core Strategy included a strategic policy regarding biodiversity and in the introductory paragraph states:

In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan the Council will prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas. This will be achieved through the development and implementation of an integrated green network strategy.

22.7 The Sussex Biodiversity Action Plan identifies local biodiversity priorities and sets out the actions needed for protecting and enhancing wildlife in Sussex. The Plan also identifies Biodiversity Opportunity Areas with the purpose of prioritising these areas for maintaining, restoring and creating Biodiversity Action Plan Habitats. 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.

22.8 A main theme also running through the National Planning Policy Framework and associated legislation is the hierarchy of sites. In terms of specific protection of biodiversity and ecological features this ranges from:

- sites of International and European Importance including:
 - Ramsar Sites, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Community Importance (SCI) and candidate SPAs and SACs.
- Sites of national importance including:
 - Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR).
- Sites of local importance including:
 - Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR) and Regionally Important Geological Sites (RIGS).

22.9 Some specific designations and the level of protection is identified in the National Planning Policy Framework and this includes:

- International and European Sites - The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.
- SSSI - 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.
- Trees - 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.

22.10 In general terms the National Planning Policy Framework also states that 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.

22.11 All sites have an important part to play in the biodiversity of the area. Although International and European sites have the greatest level of protection the ability of the local sites to contribute to the functioning ecosystem and ensure resilience to climate change, through enabling the migration of species is also of particular importance. In this regard work has commenced to review all Sites of Nature Conservation Importance (SNCI) within the District and if required to identify new areas.

Issue 47

Biodiversity

There is a requirement to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. It is also necessary to provide sufficient protection/ mitigation to the hierarchy of designated sites.

22.12 Options to seek a net gain in biodiversity include:**Option 55****Biodiversity Options**

1. Reiterate the National Planning Policy Framework with regards to the level of protection for the hierarchy of sites and that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.
2. Identify and designate areas for restoring and maintaining biodiversity for offsetting schemes in line with Biodiversity Opportunity Areas.
3. Review and if required identify new Sites of Nature Conservation Importance.
4. Encourage woodland management through participation in tree and hedgerow planting schemes by farmers, voluntary organisations and others, and where appropriate, as part of development proposals.
5. Identify a 15 metre buffer zone around Ancient Woodland on development sites, as defined by Natural England, in order to protect the Ancient Woodland.
6. Encourage on-site biodiversity proposals such as green roofs, provision and retention of wildlife corridors and stepping stones.
7. Develop policies that resist development proposals that involve the clear felling or otherwise prejudice the ecology of Ancient / Ancient Semi-Natural Woodlands, as defined by Natural England including a buffer zone to provide protection from the effects of development.
8. Support and designate Nature Improvement Areas with corresponding policies should they be identified within the District.
9. Seek to prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas.

Preferred Option for Testing - Biodiversity**Preferred Option for Testing 54****Biodiversity**

Promote a net gain in biodiversity across the District. Reiterate the importance of preventing a net loss of biodiversity, and the way in which that will be considered on specific sites, through the identification of the hierarchy of sites. Direct restoration and maintenance of habitats in Biodiversity Opportunity Areas for use as compensatory measures where there is an acceptable net loss of biodiversity on development sites. Also, identify a sequential approach to maximise biodiversity on the development site itself before agreeing off site compensatory measures, and ensuring that green

corridors emanating from the site are in place to allow biodiversity to move to compensatory areas. Consider such on-site biodiversity improvements such as green roofs and review and if required identify new Sites of Nature Conservation Importance. Identify Sites of Nature Conservation Importance as a contributor to the District's ecological network with the potential to promote a net gain in biodiversity through improved management, restoration and enhancement as part of compensatory measures.

Table 59 Advantages and Disadvantages - Biodiversity

Advantages	Disadvantages
<ul style="list-style-type: none"> Seeks to promote net gain in biodiversity, and provides a mechanism to delivery. 	<ul style="list-style-type: none"> Reliance upon Sites of Nature Conservation Importance and Biodiversity Opportunity Areas to contribute to the District's biodiversity resource is difficult because the land is often in private ownership and landowners are not necessarily required to maintain or improve biodiversity.

Climate Change

22.13 The National Planning Policy Framework states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.

Low Carbon and Renewable Energy

22.14 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.

22.15 The Wealden Local Plan is based on a sustainable settlement hierarchy approach and through its preferred option for testing seeks to reduce the reliance upon private transport, reduce out commuting and develop local skills in order to help reduce green house gas emissions. The second element of Government Policy to increase the use and supply of renewable and low carbon energy involves:

- having a positive strategy to promote energy from renewable and low carbon sources;
- design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;

- consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
- support community-led initiatives for renewable and low carbon energy; and
- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

22.16 On the 18th June 2015 a Ministerial Statement was published by the Government with regards to development involving more than one wind turbine. The Statement identifies that suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed.

Issue 48

Low Carbon and Renewable Energy

To increase the use and supply of renewable and low carbon energy.

22.17 Options for low carbon and renewable energy include:

Option 56

Low Carbon and Renewable Energy Options

1. Only areas that are submitted for consideration and considered appropriate should be identified and designated for commercial scale solar farm and wind turbine development.
2. In principle standalone renewable and low carbon energy proposals and one for small scale (micro generation) householder proposals are acceptable subject to design criteria.
3. Encourage the use of a decentralised low carbon/ district heating system associated with the large urban extension and development around the Hailsham and Hellingly area.
4. Allow the market to decide whether to provide renewable and low carbon energy proposals for small scale (micro generation) householder proposals in response to an increasingly environmentally aware client base.
5. Introduce a requirement for consequential improvements to the energy efficiency of existing properties as part of planning permission.

6. Wherever viable, pro actively seek incorporation of additional renewable energy into development proposals, in order to meet local targets for a percentage of energy from renewable sources.
7. Rely upon national targets for additional renewable energy in development proposals.

Preferred Option for Testing - Low carbon and Renewable Energy Options

Preferred Option for Testing 55

Low carbon and Renewable Energy Options

Only areas that are submitted for consideration and considered appropriate including in landscape terms should be identified and designated for commercial scale solar farm and wind turbine development.

In principle standalone renewable and low carbon energy proposals for smaller (micro generation) householder proposals are acceptable subject to design criteria.

Encourage the use of a decentralised low carbon/ district heating system associated with the large urban extension and development around Hailsham/ Hellingly/ Arlington/ Polegate.

Rely upon national targets for additional low carbon/ renewable energy in development proposals.

Water Supply, Flood Risk and Coastal Change

Water Supply

22.18 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 will need to gather evidence to determine whether there is a need for additional standards in their area, and 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.

22.19 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.

Issue 49

Water Efficiency

Wealden District is within an Area of Serious Water Stress.

22.20 Options for water efficiency include:

Option 57

Water Efficiency Options

1. Not to include a policy on water efficiency and rely upon Building Regulations standards.
2. Require new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

Preferred Option for Testing - Water Efficiency

Preferred Option for Testing 56

Water Efficiency

Require new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.

Flood Risk

The National Planning Policy Framework requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (flood zones 2 and 3), but where development is necessary, making it safe without increasing flood risk elsewhere. 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, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

22.21 The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

22.22 Within Wealden District there are areas which are subject to flood risk, and climate change exacerbates that risk. There are many forms of flood risk but the two common forms, fluvial (from rivers) and tidal flood risk (from the sea), pose specific and well documented risks. There are Strategic Flood Risk Assessments for Wealden District, however we will be seeking to update these to look at the most recent information concerning climate change. From our knowledge there is significant land potential for development without the need to locate development within flood risk areas which is of significant benefit to both new and existing development.

22.23 It is also important not to exacerbate flood risk by increasing surface water run off from a site. This means that even if the development site does not flood itself, increasing impermeable surfaces mean that the run off could cause flooding elsewhere. Whilst this is a general issue that needs to be addressed, it 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 upgrading, 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.

22.24 There are a number of ways to collect and control surface water. This can include underground tanks, and sustainable urban drainage systems. Sustainable Urban Drainage Systems have been used for large scale development using ponds and other features to hold and gradually release water. These systems can also provide benefits to green and blue infrastructure and biodiversity enhancements.

Option 58

Flood Risk

1. When allocating land for development all land within flood zones 2 and 3, taking into account the impacts of climate change, will not be considered suitable.
2. Whilst reconsidering development boundaries, and considering applications for development around and within Local, Neighbourhood and Residential Settlements development will not be encouraged or permitted on land within flood zones 2 and 3, including taking into account the impacts of climate change.
3. Allow development boundaries to include flood zones 2 and 3 as the sequential test will only allow suitable development.
4. In the absence of adequate flood storage, within Willingdon Levels Catchment Area require that all development provides adequate drainage and does not exceed its current contribution to surface water runoff.
5. Set in policy the onus on the developer to provide sufficient evidence that capacity exists if discharging surface water to the combined sewer.
6. Any surface water discharge from new development on greenfield land should not exceed greenfield run off rates.
7. Seek sustainable urban drainage systems that are integral to development proposals and not an 'add-on'.
8. Set requirements for developers/applicants to submit evidence as part of the Flood Risk Assessment to show the drainage hierarchy has been followed and sustainable urban drainage systems used. Sustainable urban drainage systems must ensure water quality is not harmed (including taking into account the potential for land contamination).

Preferred Option for Testing - Flood Risk

Preferred Option for Testing 57

Flood Risk

When allocating land for development all land within flood zones 2 and 3, including taking into account climate change, will not be considered suitable.

Whilst reconsidering development boundaries, and considering applications for residential development around and within Local, Neighbourhood and Residential settlements development will not be encouraged or permitted on land within flood zones 2 and 3, including taking into account climate change.

In the absence of adequate flood storage, within Willingdon Levels Catchment Area require that all development provides adequate drainage and does not exceed its current contribution to surface water runoff.

Any surface water discharge from new development on greenfield land should not exceed greenfield run off rates.

Set requirements for developers/applicants to submit evidence as part of the Flood Risk Assessment to show the drainage hierarchy has been followed and where possible sustainable urban drainage systems used. Sustainable urban drainage systems must ensure water quality is not harmed.

Coastal Change

22.25 The National Planning Policy Framework states that in coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes. Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. The Local Plan should also identify a Coastal Change Management Area for any area likely to be affected by physical changes to the coast.

22.26 Wealden District has a small strip of coastline that runs across Pevensey Bay adjacent to Eastbourne and Rother District. This area of coast line is at risk from breaches to the sea defences. However the current policy from the Environment Agency is to hold the (existing defence) line. This means that the artificial defences and the position of the shoreline will remain.

22.27 Due to the maintenance of the sea defences it is not considered that the coastline will be subject to any physical changes requiring the consideration of designation as a Coastal Change Management Area within the Plan. The South Inshore and Offshore

Marine Plan has yet to be adopted, but its wider draft objectives are in line with this document.

Issue 50

Coastal Change

Avoid inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast, and take account of the UK Marine Policy Statement

22.28 Coastal Change options include:

Option 59

Coastal Change

- Seek to identify a Coastal Change Management Area as part of the Local Plan process.
- Not to seek to identify a Coastal Change Management Area as part of the Local Plan process.

Preferred Option for Testing - Coastal Change

Preferred Option for Testing 58

Coastal Change

Not to identify a Coastal Change Management Area.

Table 60 Advantages and Disadvantages - Climate Change

Advantages	Disadvantages
<ul style="list-style-type: none"> • Seeks to maximise the ability of the area to tackle climate change, within the remit of the national policy and legislation. 	<ul style="list-style-type: none"> • Preferred options are reliant upon legislation, other than planning legislation, to tackle climate change issues.

Drainage

22.29 The National Planning Policy Framework identifies that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. In general terms this will be assessed at planning application stage and is included within specific design policies. In effect there are no reasonable alternatives to this approach.

22.30 It is considered necessary, however, to reflect upon the Water Framework Directive (WFD) in terms of water quality. Poor water quality may arise from pollutants or the prevention of the water course from having certain physical requirements for example sunlight. It is therefore considered necessary to raise the awareness of the need to maintain or improve water to a good status.

Issue 51

Pollution in relation to the Water Framework Directive

To maintain or improve water quality of water bodies to a good status in line with the Water Framework Directive.

22.31 Options to improve water quality of water bodies to a good status in line with the Water Framework Directive are as follows.

Option 60

Pollution in relation to the Water Framework Directive

1. Not to specifically consider impacts upon water quality.
2. Resist development that would pose a threat to quantity/quality of surface water and ground water resources (includes pollution runoff into nearby waterways).
3. Ensure all development takes into consideration the Water Framework Directive objectives to maintain good water quality status and seek to improve to a good status any failing water body.
4. If the river/water body has a 'poor' status under the Water Framework Directive, then any development affecting such water bodies should be encouraged to improve the water quality in that area.
5. Identify the water bodies assessed as being of poor quality and encourage strategies through development to improve water quality.

Preferred Option for Testing - Pollution in relation to the Water Framework Directive

Preferred Option for Testing 59

Pollution in relation to the Water Framework Directive

Ensure all development takes into consideration the objectives of the Water Framework Directive to maintain good water quality status and seek to improve to a good status any failing water body.

Identify the water bodies assessed as being of poor quality and encourage strategies through development to improve water quality.

Table 61 Advantages and Disadvantages - Pollution in relation to the Water Framework Directive

Advantages	Disadvantages
<ul style="list-style-type: none"> Seeks to implement the Water Framework Directive regarding water pollution. 	<ul style="list-style-type: none"> Some requirements of the Water Framework Directive are discretionary, and may relate to unregulated/ historic matters.

Pevensey Levels

22.32 The specific issues which need to be addressed in relation to the Pevensey Levels include:

- Requirements under the Habitats Regulations (in relation to maintaining the conservation objectives of the designations i.e. in terms of water quality/quantity and the flora and fauna that depend on it).
- Issues in relation to drainage from windfall/small scale/permitted development (hardstanding/ loss of permeable surfaces/conveyance of pollutants).
- Any altered hydrological regime of the catchment area (increased abstraction/faster runoff to watercourses/pollutants).
- The issue of failing water-bodies within the Pevensey Levels under the Water Framework Directive. The Directive requires that ‘poor status’ water-bodies are improved and are not made worse by any development/activity.

22.33 The Habitats Regulation Assessment concerning the hydrological impact of development allocated in the Core Strategy on the Pevensey Levels acknowledges that the Core Strategy would have a likely significant effect in terms of surface water runoff, pollutants, water levels and water quality and proposes mitigation measures that will be required.

22.34 The Habitats Regulation Assessment recommends that the relevant Development Plan Document (DPD) has a policy which requires all new development that creates

impermeable surfaces within the hydrological catchment area of the Pevensey Levels to incorporate suitable sustainable drainage systems (SuDS). The SuDS should be undertaken as part of an overall drainage strategy and design for the development site. The Habitats Regulation Assessment recommends that any SuDS policy should apply to both brownfield and greenfield sites and cover all new development with any proposed hard surface. This would include small scale development such as a house extension as well as large housing/commercial sites. The situation in this regard has not materially changed since the Core Strategy.

Issue 52

Pevensey Levels

Growth within the catchment area is likely to have a significant effect on the hydrology and water quality of the Pevensey Levels in terms of surface water runoff, pollutants, water levels and water quality if mitigation measures are not in place.

22.35 Options for Pevensey Levels include:

Option 61

Pevensey Levels

1. Introduce an overall drainage policy for the Pevensey Levels to expect all new development not to have a negative effect on the hydrological regime or increase pollutants entering the Pevensey Levels.
2. Use the objectives and actions within the Water Framework Directive and River Basin Management Plan to develop appropriate policies for the Pevensey Levels.
3. Include a policy setting out the drainage hierarchy which new development must follow.
4. Require all new developments to incorporate suitable Sustainable Urban Drainage Systems where appropriate and feasible and for the suitability of Sustainable Urban Drainage Systems to be demonstrated.

Preferred Option for Testing - Pevensey Levels

Preferred Option for Testing 60

Pevensey Levels

Introduce an overall drainage policy for the Pevensey Levels to expect all new development not to have a negative effect on the hydrological regime or increase

pollutants entering the Pevensey Levels. This should include a drainage hierarchy which new development must follow regardless of size.

Table 62 Advantages and Disadvantages - Pevensey Levels

Advantages	Disadvantages
<ul style="list-style-type: none"> Seeks to protect the Pevensey levels in accordance with the requirements of the Habitats Directive and Habitats Regulations⁽⁴⁶⁾ and the Water Framework Directive. 	<ul style="list-style-type: none"> Requires consideration of the impact of development on all scales of development.

Ashdown Forest

22.36 Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 as amended, Wealden District, as competent authority, before giving any consent or permission for a project which is likely to have a significant effect on a European Site (either alone or in combination with other plans or projects); and which is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site’s conservation objectives.

22.37 It is considered that development identified as the preferred option for testing, and in particular in relation to housing distribution and the economy, is likely to have a significant effect on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) by reason of visitor pressure and Nitrogen deposition.

Ashdown Forest SPA

22.38 The conservation objective for Ashdown Forest SPA is:

"Avoid the deterioration of the habitats of the qualifying features (Dartford Warbler/ nightjar), and the significant disturbance of the qualifying features (Dartford warbler/ nightjar), ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive."

22.39 According to a Visitor Survey undertaken in 2008⁽⁴⁷⁾ 99.74% of visits recorded in Wealden District in a 16 hour period in September originated up to around 15 Kilometres from the Ashdown Forest SPA. It is acknowledged in the Visitor Survey undertaken in September 2008 that the number of visits is likely to be an underestimate. From the visitors surveyed in Wealden District, originating up to around 15 kilometres from the SPA, there are visits to the Ashdown Forest once a day even within the outer sectors of the area. Since the date of the visitor survey in September 2008, in Wealden District alone, 1908

46 Conservation of Habitats and Species Regulations 2010 as amended
 47 Visitor Access Patterns on Ashdown Forest September 2009

new dwellings have been built without any avoidance measures or mitigation taking place, with 2068 dwellings committed within 15 kilometres of Ashdown Forest. It is currently unknown how many further dwellings have been built within 15 kilometres of the Ashdown Forest within other Local Authority Areas without avoidance and mitigation measures being in place.

22.40 From analysis of evidence produced in 2008 it has been determined that, on a precautionary basis, it currently cannot be concluded on the basis of scientific evidence that the ecological integrity of nightjar and Dartford warbler populations is not being adversely affected by a combination of existing pressure and/or habitat management. Therefore even one more visit may have the potential to exacerbate the situation further by displacing one ground nesting bird namely the Dartford Warbler/ nightjar.

Issue 53

Ashdown Forest Special Protection Area

Without appropriate mitigation it is considered that development within around 15 kilometres of the Ashdown Forest Special Protection Area will have a likely significant effect. It is considered that not providing mitigation is not a reasonable alternative.

22.41 There are a number of options that are not considered reasonable alternatives and they have been identified in the Sustainability Appraisal. Notwithstanding this a number of options have been included in the box below, even though they are not considered to be reasonable.

Option 62

Ashdown Forest Special Protection Area Options

1. Resist all new development that may increase visitors on Ashdown Forest Special Protection Area and in particular within 15 kilometres.
2. Resist all new residential development within 400 metres of Ashdown Forest Special Protection Area to prevent cat predation.
3. Allow development between 400 metres and around 15 kilometres of Ashdown Forest Special Protection Area with appropriate mitigation. The options for mitigation include:
 - a) Measures to change behaviour only including a Code of Conduct; Access Management Officer (s) and Volunteer Dog Rangers; signs, interpretation and leaflets; off-site provision of information to local residents and users; on-site and off site interactive initiatives; responsible dog ownership training; visitor surveys; and bird surveys.

b) Measures to provide alternatives to Ashdown Forest Special Protection Area including: alternative places to dog walk/ recreational purposes of a comparable experience to that of Ashdown Forest (Suitable Alternative Natural Green Space - SANGS); provide additional places to dog walk/ recreational purposes; and provide dog gyms.

c) Measures to change behaviour with measures to provide alternatives to Ashdown Forest Special Protection Area including: a Code of conduct; Access Management Officer (s) and Volunteer Dog Rangers; signs, interpretation and leaflets; off-site provision of information to local residents and users; on-site and off site interactive initiatives; responsible dog ownership training; alternative places to dog walk/ recreational purposes of a comparable experience to that of Ashdown Forest (Suitable Alternative Natural Green Space - SANGS); provide additional places to dog walk/ recreational purposes; and provide dog gyms.

4. Consideration of 1 to 3 above at varying ranges from 0-400 metres, 400metres to 1 kilometre, 1 - 2 kilometres, 2 - 3 kilometres, 3 - 4 kilometres, 4 - 5 kilometres, 5 -6 kilometres, 6 - 7 kilometres, 7 - 8 kilometres, 8- 9 kilometres, 9 - 10 kilometres, 10 - 11 kilometres, 11 - 12 kilometres, 12 - 13 kilometres, 13 - 14 kilometres, 14 - 15 kilometres and 15 kilometres+.

5. Consideration of different scales of development.

Preferred Option for Testing - Ashdown Forest Special Protection Area

Preferred Option for Testing 61

Ashdown Forest Special Protection Area

Resist all new residential development within 400 metres of Ashdown Forest Special Protection Area to prevent cat predation. Allow development between 400 metres and around 15 kilometres of Ashdown Forest Special Protection Area, which will increase the number of visitors on Ashdown Forest Special Protection Area, subject to mitigation.

Suitable mitigation for development between 400 metres and around 15 kilometres includes the provision of measures to change visitor behaviour including: a Code of Conduct; Access Management Officer(s); Volunteer Dog Rangers; signs, interpretation and leaflets; off-site provision of information to local residents and users; on-site and off-site interactive initiatives; responsible dog ownership training; visitor surveys; and bird surveys. This is collectively known as Strategic Access Management and Monitoring (SAMM).

Suitable mitigation for development between 400 metres and around 7 kilometres includes the provision of an alternative place to dog walk providing a comparable experience for recreational purposes to that of Ashdown Forest known as Suitable Alternative Natural Green Space (SANGS). This is required in addition to Strategic Access Management and Monitoring (SAMM).

Notwithstanding the above it is acknowledged that development outside of these zones may be subject to an assessment of likely significant effects, depending on the nature of the development, and may also be subject to mitigation not identified in this preferred option for testing.

Ashdown Forest Special Area of Conservation

22.42 The conservation objective for the Ashdown Forest SAC is:

"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."

22.43 It is considered that there would be a likely significant effect from new development that would increase the amount of traffic using the A26 between Uckfield and Crowborough. This includes consideration of in combination effects of other plans and programmes. The preferred option for testing takes this into account and seeks to provide an approach that does not have an impact on the road or other roads crossing the Forest. However, on the basis that the potential impact is not yet known; and until such time as an Appropriate Assessment can be undertaken then development that is likely to have a significant effect on the Ashdown Forest, either alone or in combination, can take place.

22.44 Until such time as an Appropriate Assessment can take place it is considered that there are no reasonable alternatives other than to prohibit relevant development.

Preferred Option for Testing - Ashdown Forest Special Area of Conservation

Preferred Option for Testing 62

Ashdown Forest Special Area of Conservation

Until such time as an Appropriate Assessment can take place it is considered that there are no reasonable alternatives to prohibiting development that increases traffic on the A26 adjacent to the Ashdown Forest, and all development that may increase traffic on any road adjacent to the Ashdown Forest should be subject to an assessment of its likely significant effect.

Table 63 Advantages and Disadvantages - Ashdown Forest SPA and SAC

Advantages	Disadvantages
<ul style="list-style-type: none"> • Mitigate the impact of new development on Ashdown Forest SPA, taking into account the precautionary principle. • Provides policy on Ashdown Forest SAC, taking into account the precautionary principle. 	<ul style="list-style-type: none"> • Has an impact upon development in the form of providing mitigation or preventing development that cannot be mitigated.

Question

Question 39

Natural Environment and Climate Change

Do you agree or disagree with the preferred options for testing for the Natural Environment and Climate Change?

23 Affordable Housing

23.1 Similar to other areas of the South East, Wealden District is an area of relatively high housing demand and high levels of owner occupation. Although there are quite marked variations in house prices between different parts of the District, there is a general consequence that many first time buyers, key workers and lower income households find it difficult to gain a foothold in the local housing market. It is acknowledged that meeting affordable housing need does not solely rely upon the provision of new affordable housing, and there are a number of mechanisms to meet this need. However with the ability for households to buy their affordable home (called 'right to buy') means that homes may not stay within this sector for long.

23.2 From our previous knowledge regarding the viability of housing provision, including affordable housing, within Wealden District we are aware that there is potential for new market housing developments to provide an element of affordable housing. That evidence also confirmed that there is a potential for smaller housing sites and sites within more affluent areas to support a higher proportion of affordable housing. The Council has identified that the provision of affordable housing is a high priority policy objective. However, it is recognised that site and market conditions can vary both between sites and in certain circumstances, particularly where abnormal costs or other circumstances apply, it is possible that there may be viability issues on specific sites. Where it can be proven that affordable housing cannot be achieved, due to economic viability, we are required to be flexible in terms of meeting stated targets. In such exceptional circumstances, it will be the responsibility of the developer to provide substantial and verifiable evidence. This will need to be tested by means of a rigorous site specific economic viability assessment based on an "open book" approach and used to determine a revised appropriate level of provision.

23.3 Government guidance regarding the provision of affordable housing has recently changed, due to a legal challenge to the High Court. This issue is dealt with in a Local Plan called the Affordable Housing Delivery Local Plan. As this document is currently under examination, and relates specifically to the Core Strategy, it is considered necessary to include provision for an affordable housing policy in this document. The work underpinning the Affordable Housing Delivery Local Plan, and in particular the Sustainability Appraisal considers reasonable alternatives.

Issue 54

Affordable Housing

With high house prices and relatively low wages, compared to house prices, there is a significant need for affordable housing. With the provision of new housing there is an opportunity to help increase the affordable housing stock.

23.4 Options for Affordable Housing requirements are as follows.

Option 63

Affordable Housing Options

1. To proceed with the Council's policy contained within the Affordable Housing Delivery Local Plan to maximise the amount of affordable housing.
2. To use a different policy with higher thresholds for affordable housing which would mean that affordable housing would only be required if 6 or more houses are built on site.
3. To use a different policy with lower thresholds for affordable housing which would mean that affordable housing would only be required if 1 or more houses are built on site.
4. To use a higher percentage of affordable housing which would mean that development would be required to provide more than 35% of affordable housing as part of new development.
5. To use a lower percentage of affordable housing which would mean that development would be required to produce less than 35% of affordable housing as part of new development.

Preferred Option for Testing - Affordable Housing

Preferred Option for Testing 63

Affordable Housing

To use the following policy from the Affordable Housing Delivery Local Plan:

New housing developments, including affordable housing, will be expected to provide for a mix of dwelling size, type and tenure that meet the identified housing needs of the local area. New housing developments must make the most effective use of the land, taking into account the character of the local area.

Affordable housing is required on development sites of 5 or more dwellings (net). Affordable housing is required at a level of 35% of the number of dwellings in any scheme. Where sites are allocated in a Local Plan, that document may specify a different, and potentially higher, housing target having regard to the findings of the associated viability assessment and any site specific considerations.

Affordable housing provision should incorporate a mix of tenures. The Council will negotiate the exact tenure split on each site. However, the presumption is for development sites of 49 dwellings (net) or less that around 80% of the total number of affordable homes provided will be for social rented accommodation with the

remainder being for intermediate accommodation. For development sites of 50 dwellings (net) or more around 40% of the total number of affordable homes provided will be for social rented accommodation, 40% will be affordable rent and 20% intermediate 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. In such exceptional circumstances, the tenure of affordable housing should be examined prior to the proportion of affordable housing. It will be the responsibility of the applicant to demonstrate that the requirements of the policy cannot be met. The closest alternative target that can be achieved will be sought taking into account viability and need.

The affordable housing will be distributed within the site to ensure it is integrated and indistinguishable within the new development and surrounds. It will also be comparable in design terms with the market housing on site.

Affordable housing should be delivered on site, however, in exceptional circumstances Wealden District Council will accept a commuted sum or free serviced land in lieu of on site provision. These circumstances may include provision where a Registered Provider finds it uneconomic or impractical to provide the units in the scale or form agreed.

Rural Exceptions (Affordable Housing)

Proposed policies within this document allow for a certain amount of development within unsustainable villages, including Local and Neighbourhood Settlements. Historically, any housing development outside of development boundaries would only be allowed in exceptional circumstances. These exceptional circumstances include the provision of affordable homes. These sites are known as 'rural exception sites'. The new proposed policy may have an impact on these rural exception sites, as landowners may wish to look for market value, as opposed to the reduced value of a rural exception site. However, as the number of houses on these sites are constrained and the overall numbers are constrained, there still is a role for rural exception sites.

The Core Strategy included a rural exception policy which provided criteria for rural exception sites. These criteria have allowed for rural exceptions and meet the requirements of the National Planning Policy Framework. However, the National Planning Policy Framework also allows in exceptional circumstances market housing on site in order to enable a significant amount of affordable housing and this needs to be considered in future policy.

Issue 55**Rural Exceptions (Affordable Housing)**

In rural areas, where housing development is restricted, house prices are disproportionately high and housing stock is limited.

23.5 The options for the provision of affordable housing by the use of rural exceptions are as follows.

Option 64**Rural Exceptions (Affordable Housing) Options**

1. To retain a rural exceptions policy, similar to that within the Core Strategy.
2. Not to include a rural exceptions policy.
3. To retain a rural exceptions policy, similar to that within the Core Strategy but to also allow for circumstances where market housing can enable a significant amount of affordable housing.
4. If circumstances arise where market housing can enable a significant amount of affordable housing, identify a ratio of market to affordable housing starting with a consideration of 1 market house to 10 affordable homes.
5. If a rural exceptions policy is provided, to allow only rural exceptions in all settlements and to be greater than the threshold set for Local and Neighbourhood Settlements and not to count towards the overall total for that settlement and to allow the overall total to be exceeded.

Preferred Option for Testing - Rural Exceptions (Affordable Housing)**Preferred Option for Testing 64****Rural Exceptions (Affordable Housing)**

To retain the rural exceptions policy, similar to that within the Core Strategy, but to also allow for circumstances where market housing can enable a significant amount of affordable housing with a ratio of market to affordable housing starting with a consideration of 1 market house to 10 affordable homes. Rural exceptions will be allowed outside all development boundaries and they are allowed to be greater than the threshold set for the overall growth of Local and Neighbourhood Settlements and do not to count towards the overall total for that settlement and can exceed the overall total of the Local and Neighbourhood Settlements.

It must be demonstrated that the development:

- meets an identified local housing need among those people unable to compete in the normal housing market;
- 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;
- is appropriate in relation to the size of the settlement;
- is not isolated or intrusive within the landscape;
- Is not located within an area of Flood Zone 2 or 3, taking into account climate change; and
- meets design criteria contained within the document.

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. The affordable homes will be managed by an approved Registered Provider.

Table 64 Advantages and Disadvantages - Affordable Housing

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides for both rural and urban affordable housing. • Maximises provision taking into account need. • Seeks flexibility within the provision, and taking into account viability. 	<ul style="list-style-type: none"> • Small scale development will not contribute affordable housing.

Question 40

Affordable Housing

Do you agree or disagree with the preferred options for testing regarding affordable housing?

23 Affordable Housing

24 Housing

Housing - Redevelopment and Conversions

24.1 As stated 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 SHMA also identifies that the District is anticipated to experience a significant growth in the number of households over the plan period due in part to anticipated significant inward migration (mainly from nearby Districts and Boroughs and other areas within the UK). Also there is anticipated to be economic growth within the District and therefore additional homes to accommodate the extra workers will be required. With these considerations in mind, not only is it important that land is allocated for new housing development to meet requirements but also that existing housing is safeguarded. Any development, including redevelopment and conversions, should therefore ensure a net gain in residential development and, at the very least, no net loss of residential accommodation.

Issue 56

Housing - Redevelopment and Conversions

Housing affordability issues in the District, together with anticipated growth in the number of households in the District and projected economic growth, means that there is expected to be a considerable need for new residential development during the plan period.

24.2 Housing options include:

Option 65

Housing - Redevelopment and Conversions

1. To ensure that no development, including redevelopment and conversions, results in a net loss of residential accommodation.
2. To ensure that any loss of residential accommodation is replaced through additional land being allocated for new residential development.

Preferred Option for Testing - Housing - Redevelopment and Conversions

Preferred Option for Testing 65

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. Where a net loss in residential accommodation is unavoidable then any loss of residential accommodation should be replaced through additional land being allocated for new residential development.

Table 65 Advantages and Disadvantages - Redevelopment and Conversions

Advantages	Disadvantages
<ul style="list-style-type: none"> • Retains existing housing provision but helps to ensure replacement provision in cases where net loss is unavoidable. • Helps to ensure the provision of housing to meet needs. 	<ul style="list-style-type: none"> • Restricts flexibility in relation to redevelopment/conversions.

Space Standards

24.3 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. The Wealden SHMA 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.

Issue 57

Space Standards

It is important to ensure that new dwellings help to maintain a good standard in living conditions. The need to provide more smaller dwellings in particular should not result in cramped living conditions.

24.4 Space standards options are as follows.

Option 66

Space Standards

1. To ensure that all new development meets the Government's nationally described space standards.
2. To ensure that a proportion of new development meets the Government's nationally described space standards.
3. To have no control over space standards for new dwellings.

Preferred Option for Testing - Space Standards

Preferred Option for Testing 66

Space Standards

All new residential development should meet the Government's nationally described space standards.

Table 66 Advantages and Disadvantages - Space Standards

Advantages	Disadvantages
Helps to ensure that all new residential development provides suitable living accommodation.	Restricts flexibility in the provision of accommodation.

Special Needs Housing

24.5 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 SHMA, 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.

24.6 New Building Regulations come into force from October 2015 and these define the following categories of buildings:

- Category 1 - Visitable dwellings
- Category 2 - Accessible and adaptable dwellings
- Category 3 - Wheelchair user dwellings

24.7 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.

24.8 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.

24.9 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.

24.10 Both social and market housing providers may wish to provide a proportion of homes which meet the standards required by Categories 2 and 3 above. However, due to the additional costs of meeting these standards, it is likely that many providers may choose not to do so. To some extent this is reflected in the fact that past developments have included very few properties built to these standards.

Issue 58

Special Needs Housing

Wealden District has a high proportion of elderly and also people with particular disabilities, and these numbers are expected to increase over the plan period. There is a need for suitable accommodation to meet these needs.

24.11 Options for special needs housing include:

Option 67

Special Needs Housing

1. To allow social housing providers and market housing providers to make provision for special needs housing in accordance with their own wishes.
2. To ensure that a specific proportion of new residential development is built to meet Category 2 and Category 3 standards.

Preferred Option for Testing - Special Needs Housing

Preferred Option for Testing 67

Special Needs Housing

New residential developments should include specific minimum proportions of Categories 2 and 3 dwellings to meet the needs of the elderly and those with specific disabilities. The specific proportions will be subject to more detailed work in relation to Wealden population projections and viability assessment.

Table 67 Advantages and Disadvantages - Special Needs Housing

Advantages	Disadvantages
<ul style="list-style-type: none"> • Helps to meet the needs of the elderly and those with specific disabilities. • Helps to respond to changing demographics and the projected increase in the elderly population. 	<ul style="list-style-type: none"> • Adds to development costs. • Restricts flexibility in the provision of accommodation.

Subdivision of Larger Properties

24.12 The Wealden Local Plan 1998 includes a policy which makes provision for larger properties located in the countryside to be subdivided (subject to certain criteria being met). There is not, however, an equivalent policy in relation to urban areas (i.e. within Development Boundaries). As identified earlier however, there is an affordability issue within Wealden and a possible means of making accommodation more affordable would be 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 SHMA. Overall therefore, the subdivision of larger houses within urban areas would help to meet the District's housing need and would specifically help in the provision of smaller units. It should therefore be encouraged, subject to safeguards in relation to retaining the character, appearance and massing of the specific properties concerned.

Preferred Option for Testing - Subdivision of Larger Properties

Preferred Option for Testing 68

Subdivision of Larger Properties

Encourage the subdivision of larger properties, subject to safeguards in relation to retaining the character, appearance and massing of the specific properties concerned.

Mix and size of Housing

24.13 As policies are developed for specific areas, including allocations, it is intended that the policies will identify specific densities and size of dwellings, in terms of bedrooms in order to meet the need, demand and the character of the area.

Question 41

Housing Policy

Do you agree with the preferred options for testing for housing?

25 Shopping Policies Outside of Town Centres

Policies for Retail provision Outside of Town and Village Centre Boundaries

25.1 The National Planning Policy Framework is clear that a sequential approach should be applied to ensure that, where suitable sites are available, proposals for main town centre uses are located within town centre boundaries. If suitable sites are not available within the town centre boundary to accommodate town centre uses, locations adjacent to the town centre may be considered. Only in circumstances where suitable sites are not available within the town centre nor adjacent to town centre locations, should out of town locations be considered. Given the scale of growth projected in this plan, and the limited availability within or adjacent to our town and village centres, there is a need to consider including policies relating to retail provision outside of town and village centre boundaries, to guide decision making in this area.

25.2 Forthcoming work to assess the capacity of Wealden's town centres to accommodate development should identify any potentially suitable sites within, adjacent to, or outside of the town centres. The findings of this study can then be used as evidence when the sequential test is applied through the decision making process, although it may require updating or supplementing, depending on the nature or timing of the proposal.

25.3 With the level of projected growth in the Hailsham area, it is likely that additional space outside of the town centre will be required to support the community. One possibility for accommodating extra retail space in Hailsham could be through designating the western end of the Diplocks Industrial Estate in Hailsham as an out of town retail area as this area of the estate comprises predominantly retail units and car sales rooms. This end of the estate is also close to the junction with the A22 and adjacent to one of the option areas for housing provision within this plan. The identification of additional opportunities to provide or change the use of land adjacent to the existing retail outlets, could enable the provision of a retail park within this part of Wealden. This could provide unit sizes attractive to national multiples.

25.4 Out of town retail provision could support the retail function of Hailsham town centre by allowing the town centre to develop an alternative market focused on convenience shopping, tourism and leisure facilities. This would be subject to the sequential tests in conformity with the National Planning Policy Framework. The allocation of additional employment land to support the growth proposed in this plan, would have to include sufficient land to accommodate existing industries who may need to/wish to re-locate as a result of any Policy to allocate a retail park within the Diplocks Estate. This could also tie into proposals and initiatives in relation to the A22 Growth corridor that is being promoted by the South East Local Enterprise Partnership.

25.5 Similar opportunities may be identified in other town or villages, to provide additional retail provision to support the growth of this plan. These requirements will be identified through the retail assessment capacity work.

Issue 59

Retail Provision outside Town and Village Centre Boundaries

There may be insufficient space available within or adjacent to our town and village centre boundaries to accommodate the retail provision that may be required to support the housing growth proposed within this plan. This requirement may necessitate retail provision to be identified and allocated in locations outside of town and village boundaries, particularly in the south of the District.

Option 68

Options for Policies for Retail Provision outside Town and Village Centre Boundaries

1. Allow all applications for retail provision outside Market Town and Primary District town centre boundaries that can meet sequential tests.
2. Specify locations outside town and village centres, including sites within large urban extensions in the south of the District, where out of town retail provision policies would apply, where these locations have been identified and assessed through further detailed retail capacity need assessments and subject to sequential tests.

Preferred Option for Testing - Retail Provision Outside Town and Village Boundaries

Preferred Option for Testing 69

Retail Provision Outside Town and Village Centre Boundaries

The preferred option for a Policy to guide retail provision outside town and village boundaries, is to specify locations where out of town retail provision may be acceptable (subject to certain criteria). Such areas should be identified and assessed through further detailed retail capacity need assessments and subject to sequential tests.

Table 68 Advantages and Disadvantages - Retail Provision Outside Town and Village Centre Boundaries

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides certainty regarding retail allocations for specific towns/areas. 	<ul style="list-style-type: none"> • May cause short term adverse impacts upon

Advantages	Disadvantages
<ul style="list-style-type: none"> • Provides specifically identified and tested out of town locations for retail provision for inclusion in the Plan, subject to market testing and sequential tests. • Enables bespoke policy guidance and strategies to be developed for specific out of town retail allocations. • Enables a wider range and choice of modern retail premises to be offered, and a wider range and choice of shopping facilities, particularly comparison shopping, which is not currently not well provided for within Wealden. • May provide opportunities for redevelopment of existing land such as industrial estates, and the relocation of existing industry/business to more suitable locations with modern office/industrial space, parking, and communications infrastructure. 	<p>Wealden's existing town centres.</p> <ul style="list-style-type: none"> • May be impacted by competition from larger regional shopping areas, already offering out of town retail facilities. • May be impacts upon local infrastructure, particularly highways and transportation, which would need to be fully addressed.

Farm Shops

25.6 Farm shops are an important part of the rural economy, 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.

25.7 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. Any application for change of use of existing agricultural premises would be subject to the provisions of the GDPO.

Issue 60

Farm Shops

The provision of farm shops outside of town and village boundaries can have a positive effect on the rural economy and tourism, but certain aspects need to be carefully considered to ensure that potential impacts of farm shop proposals are minimised.

Option 69

Options for Policies for the provision of Farm Shops outside Town and Village centre boundaries

1. Allow all applications for farm shops outside Market Town and Primary District town centre boundaries, to contribute to the rural economy and tourism.
2. Specify locations outside specific town and village centres, where policies for farm shops would apply, where these locations have been identified and assessed through further detailed rural need assessments.
3. Have a criteria based policy for the provision of farm shops outside town and village centres, based on further detailed rural need assessments.

Preferred Option for Testing - Provision of Farm Shops outside Town and Village boundaries

Preferred Option for Testing 70

Farm Shops

The preferred option is to have a criteria based policy for the provision of farm shops outside town and village centres, based on further detailed rural need assessments in line with the 'Development in the Countryside' chapter.

Table 69 Advantages and disadvantages - Farm Shops

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would help the rural economy and tourism by providing opportunities for farm/rural diversification and employment. • Would enable specific criteria to guide and encourage the provision of farm shops outside of town and village boundaries. 	<ul style="list-style-type: none"> • Criteria based policies may have an adverse effect on farm shop provision and rural diversification if criteria are too onerous.

Garden Centres

25.8 Many Garden Centres now include a cafe 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.

Issue 61

Garden Centres

Should we continue to have a criteria based policy to guide the development of garden centres?

Option 70

Options for Garden Centres outside Town and Village centre boundaries

1. Allow all applications for garden centres outside Market Town and Primary District town centre boundaries, to contribute to the rural economy and tourism.
2. Specify locations outside specific town and village centres, where policies for garden centres would apply, where these locations have been identified and assessed through further detailed rural need assessments.
3. Continue to have a criteria based policy for the provision of garden centres outside town and village centres.

Preferred Option for Testing - Provision of Garden Centres outside Town and Village boundaries

Preferred Option for Testing 71

Garden Centres

To continue with a criteria based policy to guide the provision of Garden Centres outside town and village centres in line with the 'Development in the Countryside' chapter.

Table 70 Advantages and Disadvantages - Garden Centres

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would help the rural economy and tourism by providing opportunities for rural diversification and employment. • Would enable specific criteria to guide and encourage the provision of garden centres (and ancillary cafes and retail outlets) outside of town and village boundaries. 	<ul style="list-style-type: none"> • Criteria based policies may have an adverse effect on the provision of out of town garden centres if criteria are too onerous. • New retail provision may potentially have an adverse impact on existing provision.

Question 42

Shopping Policies Outside Town and Village Boundaries

Do you agree or disagree with the preferred options for testing in relation to Shopping Policies Outside Town and Village Boundaries ?

26 Infrastructure

26.1 Infrastructure is a broad term covering the items that are required to support the day to day needs of the community and make places work. Infrastructure provision ranges from physical infrastructure such as roads, rail lines, cycle paths, sewers, water, gas and electricity supplies, broadband and communications infrastructure etc. to the provision of services such as public transport, education, health, emergency services etc; social and community facilities such as community halls, pubs, churches, cinemas, indoor leisure facilities, etc; and green infrastructure provision such as open space, parks, play areas, cemeteries and allotments.

26.2 The delivery of infrastructure therefore, plays an important part in the delivery of the three dimensions of sustainable development - economic, social and environmental, and features throughout the National Planning Policy Framework in assisting the delivery of many of the National Planning Policy Framework policies and objectives. Promoting sustainable transport is key theme in the National Planning Policy Framework in supporting sustainable communities, and requires that plans seek a balance of land uses so that people are encouraged to minimise their journey lengths for employment, shopping, leisure, education and other activities. This objective is embodied in the proposals for growth in this Plan. Provision for sustainable transport infrastructure will include a focus on promoting public transport provision and public transport interchanges, the provision of dedicated transport corridors such as the Eastbourne to Hailsham Sustainable Transport route, footpaths and cycle routes, and is linked to the setting of local car parking standards and car parking provision in town and village centres.

26.3 The National Planning Policy Framework states that in relation to infrastructure:-

'Local planning authorities should work with other authorities and providers to:

- *Assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and*
- *Take account of the need for strategic infrastructure including nationally significant infrastructure within their areas'*

26.4 Solutions to the issues regarding waste water treatment capacity in the Hailsham area, which restricted the level of growth in the Hailsham/Polegate area in the Core Strategy Local Plan, are currently being taken forward to provide additional waste water capacity in the south of the District post 2022. Strategic infrastructure provision to support the Core Strategy Local Plan, identified through the Infrastructure Delivery Plan (IDP) is still relevant to implementation of the Core Strategy Local Plan allocations, but may also offer opportunities for future expansion to support the growth identified through this plan.

26.5 We anticipate that the additional infrastructure required to support the growth proposed in this Plan will be considerable. In our on-going discussions with key infrastructure providers, we have been given a good steer regarding the impact of proposals on current infrastructure provision across the District including indications of where there

is currently stress in service provision, where there is surplus service capacity, and where growth would require totally new infrastructure provision. In addition, the discussions covered issues around current service models, catchment areas, service plans and strategies, and the issues and opportunities associated with the proposals in the plan alongside these. These early discussions with infrastructure providers have been used to help refine the proposed strategy for growth and make it more sustainable. However, the challenges for infrastructure provision to support the growth proposed in this Plan are still considerable. A review of the strategic infrastructure requirements as well as public transport improvements, social and community infrastructure provision, infrastructure to support town centres and employment areas, communications infrastructure, renewal energy and green infrastructure provision, will be undertaken as part of the production of the IDP to support this Plan.

26.6 The Council will update in partnership with infrastructure providers and identify the infrastructure requirements to support the growth proposed through this Plan in its IDP. The IDP is important in demonstrating that the Local Plan can be delivered, and contributes to the delivery of aligned key strategies such as the Wealden Community Strategy and The Health and Wellbeing Strategy.

26.7 The Core Strategy Policy WCS7 links the release of land for development for the provision of infrastructure. This is still considered to relevant in supporting the effective provision of infrastructure. And states:

WCS7 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 community 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 adequacy of infrastructure provision in Wealden will be the subject of regular review with infrastructure providers as part of the ongoing work on the Infrastructure Delivery Plan. This will include health, transport, utility services, and education providers and will be reported as part of the Local Plan monitoring arrangements in the Annual Monitoring Report.

Issue 62

Supporting the Effective Provision of Infrastructure

There a need to support through policy, the effective provision of infrastructure to support the level of growth proposed through this plan.

26.8 Options to support the effective provision of infrastructure include:

Option 71

Options to Support the Effective Provision of Infrastructure

1. Replicate Policy WCS7 of the Core Strategy Local Plan within this plan.
2. Rely on additional policies within the plan and the National Planning Policy Framework to ensure the delivery of infrastructure.

Preferred Option for Testing - Supporting the Effective Provision of Infrastructure

Preferred Option for Testing 72

Supporting the Effective Provision of Infrastructure

The preferred option is to replicate Policy WCS7 of the Core Strategy Local Plan within this plan, to ensure the effective provision of infrastructure .

Table 71 Advantages and Disadvantages - Supporting the Effective Provision of Infrastructure

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would ensure that the effective infrastructure provision provided to support the growth of the Plan. • Would ensure that infrastructure required to meet growth is identified at an early stage of the planning process. • Would ensure that infrastructure required, delivery and funding mechanisms are identified in the Infrastructure Delivery Plan. 	<ul style="list-style-type: none"> • It is possible that there could be a slight delay to some proposed development in order to enable infrastructure to be put in place

26.9 Replicating WCS 7 from the Core Strategy Local Plan however does not provide for the safeguarding of existing infrastructure and the provision of new infrastructure not directly associated with the growth proposed in this plan, nor the provision of infrastructure outside of development boundaries. In addition, previous 'saved' planning policies from the Wealden Local Plan of 1998, sought to safeguard a number of proposed infrastructure routes including the Uckfield to Lewes Railway Line, the Polegate to Pevensey railway line and the Eridge to Tunbridge Wells railway line. Within development boundaries, the premium land values are for housing development and not infrastructure so increasingly infrastructure providers are looking outside the development boundary for infrastructure provision. Certain infrastructure provision, such as schools and health facilities, need to be provided near to where people live and as part of new housing developments but may not be required until the middle or later stages of the plan period.

Issue 63

Safeguarding of Land for Strategic Infrastructure Provision

There a need to ensure that adequate land is available through safeguarding, in the middle and later years of the plan period and beyond, to enable the delivery of Strategic Infrastructure, both within new development areas and outside development boundaries, to meet the growing needs of the community in the future.

26.10 Options for safeguarding of land for strategic infrastructure provision are as follows.

Option 72

Options for the Safeguarding of Land for Strategic Infrastructure Provision

1. A policy which provides safeguarding provision for:

- any National Strategic Infrastructure in the area which may be required in the future;
- the three rail projects from the Wealden Local Plan of 1998 (Uckfield to Lewes line, Polegate to Pevensey line and the Eridge to Tunbridge Wells line) through reference in the policy text and on the Proposals Map;
- known strategic cross boundary provision in the plans of other agencies such as the provision of new road routes or strategic improvements to existing routes (e.g. The A27) and water resources (extension to Arlington Reservoir etc); and
- strategic infrastructure provision for educational, health or recreational provision to support this plan, that has been identified through the IDP and supported by further feasibility and need studies, the three rail projects from the Wealden Local Plan of 1998 (Uckfield to Lewes line, Polegate to

Pevensey line and the Eridge to Tunbridge Wells line) through reference in the policy text and on the Proposals Map.

2. A policy which only provides safeguarding provisions in relation to any National Strategic Infrastructure provision that may be identified in the area in the future.

Preferred Option for Testing - Safeguarding of Land for Strategic Infrastructure Provision

Preferred Option for Testing 73

Safeguarding of Land for Strategic Infrastructure Provision

A policy that provides safeguarding provision for:

- any National Strategic Infrastructure in the area which may be required in the future;
- the three rail projects from the Wealden Local Plan of 1998 (Uckfield to Lewes line, Polegate to Pevensey line and the Eridge to Tunbridge Wells line) through reference in the policy text and on the Proposals Map;
- known strategic cross boundary provision in the plans of other agencies such as the provision of new road routes or strategic improvements to existing routes (e.g. The A27) and water resources (extension to Arlington Reservoir etc); and
- strategic infrastructure provision for educational, health or recreational provision to support this Plan, that has been identified through the IDP and supported by further feasibility and need studies.

Table 72 Advantages and Disadvantages - Safeguarding of Land for Strategic Infrastructure Provision

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would ensure that sufficient land is available to provide strategic infrastructure required either in the latter parts of the plan period or at a time beyond the plan period. 	<ul style="list-style-type: none"> • Some areas of land identified for strategic infrastructure provision may be vacant for some time before being brought into use.

26.11 Assessing future requirements to meet growth is a difficult process. As all services and the resources to provide them are becoming increasingly stretched, there is a need to address the loss of premises in particular to conversion or redevelopment for residential which may add to pressures on services and facilities. The District has a wealth of existing infrastructure facilities that provide for and support the local community, such as schools,

health facilities, community halls, and churches. Where these facilities are lost, it is often more difficult and costly to provide new or replacement facilities.

Issue 64

Protecting Existing Infrastructure Provision

Existing infrastructure facilities should be protected to ensure that there is no net loss of provision, and facilities are only closed down where replacement facilities are provided, or an assessment of demand shows that the facility is no longer fit for use or required.

Option 73

Options to Protect Existing Infrastructure Provision

1. Provide a criteria based policy to enable the protection of all existing infrastructure facilities from conversion or redevelopment unless criteria are met.
2. Provide a criteria based policy to enable the protection of the following facilities (unless criteria are met) to include:-
 - Education facilities including playing fields;
 - Health facilities;
 - Bus and train services;
 - Post Offices;
 - Churches;
 - Church and community Halls;
 - Pubs; and
 - Sports and leisure facilities.

Preferred Option for Testing - Protecting Existing Infrastructure Provision

Preferred Option for Testing 74

Protecting Existing Infrastructure Provision

Provide a criteria based policy to enable the protection of the following facilities, subject to certain criteria, including:-

- Education facilities including playing fields;
- Health facilities;

- Bus and train services;
- Post Offices;
- Churches;
- Church and community halls;
- Pubs; and
- Sports and leisure facilities.

Table 73 Advantages and Disadvantages - Protecting Existing Infrastructure Provision

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would help to protect existing education, health, public transport, social and community facilities to ensure provision of adequate premises and facilities for the local community. 	<ul style="list-style-type: none"> • Could restrict flexibility in some cases if the criteria are drawn too narrowly

26.12 The provision of social and community infrastructure is important in providing for the health and wellbeing of the local community. Social and community infrastructure can include a range of facilities such as affordable housing, local play facilities, pubs, churches and community halls that will enable the provision of opportunities for the local community.

26.13 The provision of social and community facilities is particularly important in relation to new development. The provision of facilities helps to encourage and foster community integration and helps to reduce problems of isolation that new residents may feel.

26.14 Throughout the production of local plans, the need for specific types of infrastructure has been put forward. Further work will be required to assess the social and community requirements to support the growth proposed through this plan. Identified requirements will be included in the IDP. There may be opportunities to allocate land, if deliverable for specific infrastructure and on this basis views will be sought on the allocation of infrastructure including:

- Sites for 100% affordable housing;
- Leisure facilities;
- Pubs;
- Churches; and
- Community halls.

Issue 65

Social and Community Infrastructure Provision

Social and community infrastructure provision is important in providing for the health and wellbeing of communities and in providing local services and opportunities for local

people. Should the provision of key social and community facilities that are lacking or missing in an area, be supported through policy?

Option 74

Options to support the provision of Social and Community Infrastructure Provision

1. Provide a Generic Policy to support the provision of Social and Community Infrastructure provision included within the IDP, subject to further work to assess needs and requirements.
2. Provide a policy which specifies the social and community provision required in relation to specific growth areas within the plan.

Preferred Option for Testing - Supporting Social and Community Infrastructure Provision

Preferred Option for Testing 75

Social and Community Infrastructure Provision

Provide a generic policy to support the provision of Social and Community Infrastructure provision included within the IDP, subject to further work to assess needs and requirements.

Table 74 Advantages and Disadvantages - Social and Community Infrastructure Provision

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would enable the provision of new, or improvements to existing social and community infrastructure, to support the growth of this plan and meet the needs of the community. 	<ul style="list-style-type: none"> • Social and community facilities, or the ways in which services are provided, may change over the plan period - wording of policy would need to be flexible.

26.15 Green Infrastructure is a term used to describe a network of green spaces that can provide a range of leisure spaces such as Suitable Alternative Natural Green Space (SANGS), multi-functional greenspace, play space (childrens, youth and adult), footpaths, bridleways and cycling routes, and facilities such as allotments and burial grounds.

26.16 Green infrastructure also relates to a number of other aspects such as flood risk, historic buildings, church yards and the wider landscape. Green infrastructure networks also help to encourage routes for wildlife and increase the biodiversity of the District.

26.17 A Green Infrastructure Strategy is currently being developed by the County Council in partnership with the District and Borough Councils of East Sussex, which will provide a framework for further Green Infrastructure work.

26.18 Policy WCS13 of the Core Strategy Local Plan provides a policy for the provision and development of green infrastructure, including a Green Infrastructure Strategy, which is considered to be relevant to this plan also. This policy states:-

WCS13 Green Infrastructure

The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multi-functional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives.

Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made that is accessible, of good quality and value to its users, in an appropriate location, at an appropriate scale and nature and would positively contribute to the overall network of green space.

All new residential development will be required to contribute to the green infrastructure network and where appropriate to make provision for new or enhancement of existing open space. Where the scale of development would be too small to make on-site provision, the Council will seek developer contributions either towards the improvement of existing open spaces or towards the provision of open space elsewhere.

Issue 66

Supporting Green Infrastructure Provision

Green infrastructure provision is important in providing for the health and wellbeing of communities and in providing local leisure networks and open spaces for all the community to enjoy. They also provide opportunities to link communities through incorporating footpath and walking routes, increasing off road accessibility and connectivity.

Option 75

Options for Green Infrastructure Provision

1. Replicate Policy WCS13 from the Wealden Core Strategy Local Plan, which seeks the development of a comprehensive green infrastructure across the District and wider area.
2. Provide a policy that specifies the green infrastructure requirements for different areas of the District.
3. Provide a policy that specifies the green infrastructure requirements for various growth areas.

Preferred Option for Testing - Supporting Green Infrastructure Provision

Preferred Option for Testing 76

Green Infrastructure Provision

The preferred policy is to replicate Policy WCS13 Green Infrastructure from the Wealden Core Strategy Local Plan, within this plan, to ensure the provision and development of Green Infrastructure.

Table 75 Advantages and Disadvantages - Green Infrastructure

Advantages	Disadvantages
<ul style="list-style-type: none"> • Would help to guide the development of a Green Infrastructure Strategy which aims to provide a network of multi-functional spaces to support the needs of the community. • Would ensure that growth areas within the plan, and large developments, contribute to the provision of a Green Infrastructure Network. • Would ensure the on-going maintenance and improvements of existing open spaces as part of the Green Infrastructure Network. 	<ul style="list-style-type: none"> • None

Question 43

Infrastructure Provision

Do you agree or disagree with the preferred options for testing for Infrastructure?

27 Plan Questions

Question 44

Contents of the Wealden Local Plan

Do you agree or disagree with the proposed scope of the Wealden Local Plan. Do you consider that the Plan should contain other subject areas or policies?

Question 45

Contents of the Hailsham Area Action Plan

Do you agree or disagree with the proposed scope of the Hailsham Area Action Plan. Do you consider that the Area Action Plan should contain other subject areas or policies?

Question 46

Sustainability Appraisal

Do you agree or disagree with the Sustainability Appraisal that accompanies this document?

Call for Sites

27.1 When adopted the Wealden Local Plan and the Hailsham Area Action Plan will identify sites for new development. If you wish to submit land for consideration for allocation as part of the Local Plan process, you may do so during this consultation. We will accept submissions as responses to this document. After the consultation we may require some further details so that we may accurately assess the land and we will contact you separately concerning this matter.

27 Plan Questions

28 Appendix A

Settlement	Amount of Dwellings Identified in the Core Strategy	Amount of Dwellings with Planning Consent or Resolved to be granted planning consent (village allocations relate to sites granted consent on greenfield land outside of the development boundary in accordance with WCS6)	Amount of Dwellings outstanding from the Core Strategy to be considered within the Wealden Local Plan
Hailsham	1300	882	418
Polegate and Willingdon	0	700	700
Crowborough	300	160	140
Uckfield	1000	1000	0
Stone Cross	650	606	44
Wadhurst	70	35	35
Frant	20	0	0
Herstmonceux	70	110	0
Ninfield	50	55	0
Horam	100	0	100
Maresfield	50	0	50
Berwick Station	20	11	9
Cross-in- Hand	25	0	25
Boreham Street	10	0	10
Ripe	10	0	10
Selmeston	10	0	10
Upper Dicker	10	4	6

29 Glossary

Disclaimer

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning issues and should not be used as a source for statutory definitions.

Affordable Housing – Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households or, if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing - Owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency (HCA).

Affordable Rented Housing is - Let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate affordable housing - Homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. The definition does not necessarily exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered as affordable housing for planning purposes.

(Source: National Planning Policy Framework)

Agricultural Building means a building (excluding a dwelling house) used for agriculture and which is so used for the purposes of a trade or business; and “agricultural use” refers to such uses. (Source: The Town and Country Planning (General Permitted Development) (England) Order 2015)

Amenity - A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity greenspace - Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

Ancient Woodland - An area that has been wooded continuously since at least 1600 AD, and which has only been cleared of brush or for timber production. Provisional inventories of these woods have been produced by English Nature and are available at its regional offices.

Appropriate Assessment - An appropriate assessment (AA) is part of the Habitats Regulations Appraisal (HRA) process. An AA is necessary to determine the potential effects of a plan or project upon the integrity of a Natura site; specifically, it should provide, and analyse sufficient information to allow a competent authority to ascertain whether the plan or project will not adversely affect the site's integrity

Area of Outstanding Natural Beauty (AONB) - An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.

Archaeological Interest - There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANAs) - alert mapping based on data held within the East Sussex Historic Environment Record (ESHER). Their primary purpose is to trigger consultation with the East Sussex County Council Archaeology Section and the HER . ANAs define presently known and recorded areas of heritage sensitivity and that further presently un-recorded archaeological and historic interest may exist outside ANAs.

Archaeological Reserve - A non-statutory designation for protecting archaeological remains

Ashdown Forest - Ashdown Forest lies within Wealden District and is classified as a Special Protection Area (SPA) due to the presence of breeding nightjars and Dartford warblers and is designated as a Special Area for Conservation (SAC) due to the heathland habitats present. The European designations cover around 3000ha (the SPA is slightly larger than the SAC), and the site is different from some of the other internationally important heathland sites in southern England (such as Dorset and the Thames Basin Heaths) in that the protected area forms a relatively contiguous block of habitat rather than a number of small fragments. The site has historically been a very wooded heath and contains large tracts of ancient woodland.

Biodiversity - The variety of life forms in an area; the different plants, animals and micro organisms, the genes they contain and the eco systems they form.

Biodiversity Opportunity Area - Areas where conservation action, such as habitat creation, restoration or expansion, is likely to have the greatest benefit for biodiversity. They are centred on existing areas of biodiversity interest, but have a key role as areas which offer strategic opportunities for biodiversity enhancement and are expected to contribute towards the UKBAP priority habitat targets identified in regional and local Biodiversity Strategies and Action Plans

Brownfield Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings (including nurseries);
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

(Source: National Planning Policy Framework)

Coalescence - The merging or coming together of separate towns or villages to form a single entity

Coastal Change Management Area - An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Code for Sustainable Homes - A new national standard for sustainable design and construction of new homes launched in December 2006

Community Infrastructure Levy (CIL) - A new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods require.

Conservation Area - Local Authorities have the power to designate as conservations areas, any area of special architectural or historic interest. The Planning Authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

Conservation Area Character Appraisal - A published document defining the special architectural or historic interest that warranted the area being designated.

Core Strategy - A Local Plan adopted in 2013. It sets out the overall vision for Wealden from 2006 and 2026 and how the places within it should develop, strategic objectives based on the key issues to be addressed, a delivery strategy to achieve these objectives, and a monitoring and implementation framework.

Corporate Plan - The Council's Corporate Plan sets out its direction and priorities for Wealden District Council over the next four years between 2015 and 2019

Countryside Character Areas - Areas of distinctive landscape, wildlife and natural features as defined by the Countryside Agency.

Designated heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development boundaries - Development boundaries identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.

Development Plan - As set out in section 38(6) of the Planning and Compulsory Purchase Act 2004, an areas development plan consists of Development Plan Documents contained within the Local Plan. The documents set out policies for the use and development of land. Planning applications must be determined in accordance with the development plan unless there are good reasons not to.

Development Plan Documents (DPDs) – Statutory planning documents, produced by the planning authority, that form part of the Local Plan. They contain spatial planning policies and strategies that will guide development in conjunction national policy. The documents are subject to rigorous procedures and an independent examination by the Planning Inspectorate.

District Centres - A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from the town centre but with more variety than local centres.

Duty to Cooperate - The Duty to Cooperate applies to all local planning authorities, national park authorities and county councils in England - and to a number of other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- requires that councils set out planning policies to address such issues;
- requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies';

- requires councils to consider joint approaches to plan making.

East Sussex Historic Environment Record - The county's known archaeological and historic sites are mapped and described in a database called the East Sussex Historic Environment Record (HER). There are around 21,000 recorded archaeological sites on the HER so far.

Ecological Assessment – An assessment of the possible positive or negative impact that a proposed development may have on the social, economic and natural environment of an area.

Education Authority – A Local Authority responsible for education policy and provision within its area. In the case of Wealden District the Education Authority is East Sussex County Council.

Environment Agency - A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

European site - This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

General Permitted Development Order (GPDO) - A set of regulations made by the Government which grants planning permission for specified limited or minor forms of development

Green corridor / wildlife corridor - Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.

Greenfield land – Land that has not previously been developed, including agricultural land. This includes land used as nurseries, which is classified as an agricultural land use, as well as private residential gardens.

Green Infrastructure (GI) – Green Infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features including parks, open spaces, playing fields, woodlands, allotments and private gardens. (Source: Natural England)

Habitats Directive - European legislation (1992/43/EC) that aims to protect the wild plants, animals and habitats that make up the natural environment. In the UK, the Habitats

Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (SI no. 2010/490), more commonly known as the Habitats Regulations

Hailsham and Hellingly Movement and Access Strategy (MASHH) - This document identifies a prioritised, timed and preliminarily costed package of transport improvement schemes for the Hailsham and Hellingly area.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Coast - Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Highways Authority – Either a county council, a metropolitan council or a unitary authority. Responsible for producing the local transport plan and for managing existing or proposed new local roads in the area.

Historic England - (officially the Historic Buildings and Monuments Commission for England) is an executive non-departmental public body of the British Government sponsored by the Department for Culture, Media and Sport (DCMS). It is tasked with protecting the historical environment of England by preserving and listing historic buildings, ancient monuments and advising central and local government.

Historic England 'At Risk' Register - the register identifies sites that are most at risk of being lost as a result of neglect, decay or inappropriate development

Historic Environment - all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record - information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic Parks and Gardens - A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.

Housing densities – The amount of housing in a given area. Used in planning terms to refer to the amount of new housing to be built in a residential development area, e.g. "30 dwellings per hectare".

Housing Marking Area - housing market areas can be broadly defined by using three different sources of information as follows;

- House prices and rates of change in house prices.

- Household migration and search patterns.
- Contextual data (for example travel to work area boundaries, retail and school catchment areas).

Infrastructure Delivery Plan (IDP) – A formal document setting out what physical, social and green infrastructure is required to support and enable the development proposed in the Core Strategy.

Integrated Coastal Zone Management - A multidisciplinary and iterative process to promote sustainable management of coastal zones. It covers the full cycle of information collection, planning, decision making, management and monitoring of implementation.

Landscape buffer – A natural or planted landscaped area intended to screen or separate incompatible land uses from one another.

Listed Building – Buildings of special architectural or historic interest, classified in grades (1, 2*, 2) to show their relative importance. The statutory list of such buildings is compiled by the Secretary of State on the advice of English Heritage. A listed building cannot be demolished, altered or extended without the express consent of the Local Authority.

Local Development Scheme (LDS) - the local planning authority's scheduled plan for the preparation of Local Development Documents.

Local Enterprise Partnership - A body designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Heritage List - Local listing is a concept that is designed to ensure that the historic and architectural interest of buildings that are of local importance but do not meet the criteria for being nationally listed is taken account of during the planning process. Local authorities are responsible for drawing up local lists of buildings that they consider to be of local importance.

Local Housing Company - A local authority promoted housing development and management organisation, possibly with wider regeneration objectives, likely to be established in partnership ownership between a local authority with other public and/or private sector organisations.

Localism Act - The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Local Landscape Designation (for example, 'Area of High Landscape value') - Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.

Local Listing (or Building of Local Importance) - Locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.

Local Nature Reserves (LNR's) - LNRs are areas of land which are designated by Local Authorities as being important as a local natural heritage resource and/or for delivering environmental education opportunities, community enjoyment and appreciation of the countryside.

Local Need Housing - housing requirements generated by the indigenous population rather than by in-migration.

Local Plan (LP) – The collective name given to all policies and documents that will provide the framework for delivering the spatial planning strategy for the local authority area. These include the Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

Local Planning Authority - the public authority whose duty it is to carry out specific planning functions for a particular area.

Local Strategic Partnership (LSP) - an overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving peoples quality of life.

Mitigation – Mitigation means minimising the impact of development and offsetting losses when these are unavoidable

Mixed use development – Provision of a mix of complementary uses such as residential, commercial, community and leisure uses on a single site or within a particular area

Multi functional green space – Open space which is capable of a variety of uses.

National Landscape Character Assessments (NCA's) - NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.

National Planning Policy Framework (NPPF) – The National Planning Policy Framework published in 2012 sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable Councils can produce their own distinctive Local and Neighbourhood Development Plans, which reflect the needs and priorities of their communities.

Neighbourhood Development Plans - a plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Objectively Assessed Housing Need (OAHN) - The National Planning Policy Framework requires that local planning authorities identify the objectively assessed need for housing in their areas, and that Local Plans translate those needs into land provision targets.

Permitted Development (or Permitted Development Rights) - Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Pevensey Levels - The Pevensey Levels, between Eastbourne and Bexhill, is one of the largest and least fragmented lowland wet grassland systems in southeast England. Designated a Ramsar site for the outstanding assemblage of ditch flora and fauna supporting wetland plants, invertebrates (including the rare Fen Raft Spider), aquatic beetles, and dragonflies amongst others. The Pevensey Levels are also a Site of Community Importance (SCI), designated for the presence of the Ramshorn snail which can be found here in both a wide spatial distribution and in good population densities. They are also designated as a Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR), and need to be protected from any development impacts that may affect its European and national designations. Further work on this will be progressed through the Wealden Local Plan.

Polegate Movement and Access Strategy (PMAS) - a study to identify transport improvements in the Polegate and Stone Cross area to mitigate the transport impact of development taking place in the area.

Primary and secondary frontages - primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area - defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Public Realm - those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets squares and parks.

Ramsar sites – These sites are wetlands of international importance designated and protected under the Ramsar Convention. The Convention was signed at Ramsar, Iran in 1971, and is an intergovernmental treaty providing a framework for the conservation and wise use of wetlands and their resources. The Pevensey Levels is a Ramsar site.

Rural Development Area - a rural area suffering a concentration of economic and social needs where regeneration initiatives are focused.

Rural Diversification - the expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities,

for example new income generating enterprise like renewable energy, tourism and food processing).

Rural Exception Site - small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Saved Policies / Saved Plan - policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

Scheduled Ancient Monument - Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through Ancient Monuments and Archaeological Areas Act 1979.

Secondary Shopping Frontages - a retailing area, secondary to the primary shopping frontage, that provides greater opportunities for a diversity of uses.

Section 106 planning obligations/ agreements - A legally binding agreement or planning obligation between a Local Authority and a landowner which identifies the contributions each partner will make towards the infrastructure (e.g. road improvements, bus stops, extra school places) necessary to serve the development in question. They are a mechanism by which measures are secured to make acceptable development, which would otherwise be unacceptable in planning terms.

Sequential approach / sequential test - A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.

Settlement hierarchy - Ranking of settlements or shopping centres according to their population size or the number of services they provide.

Sites of Nature Conservation Importance (SNCI) – Locally important sites of nature conservation adopted by local authorities for planning purposes and identified in the local development plan.

Site of Special Scientific Interest (SSSI) - a site designated by Natural England under the Wildlife and Countryside Act 1981 as an area of special interest by reason of its flora, fauna, geological or physiographical features (plants, animals, and natural features relating to the Earth's structure).

Sites and Monuments Record - List, description, and assessment of all known ancient monuments and sites of archaeological interest in an area including a map of each site.

Source Protection Zone - The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.

South Wealden and Eastbourne Transport Study (SWETS) - A study commissioned by Wealden District Council (WDC), Eastbourne Borough Council (EBC) and East Sussex County Council to assist in the preparation of the Wealden District and Eastbourne Borough Core Strategies to identify a range of packages of transport measures, which may include major and/ or minor infrastructure investment, and other wider measures, in the Polegate / Folkington area around the A22/A27 and A271 corridors.

Spatial Development - Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Planning - this includes policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Vision - a brief description of how the area will be changed at the end of the plan period.

Special Area of Conservation (SAC) – A European network of important high quality conservation sites that will make a contribution to conserving specified habitat and species identified in the EC Habitats Directive. Ashdown Forest is a SAC.

Special Needs Housing - housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

Special Protection Area (SPA) – Sites identified as an important habitat for rare and vulnerable birds under the European Community Directive on Wild Birds. Its purpose is to protect internationally important bird species. Ashdown Forest is a SPA.

Statement of Community Involvement (SCI) - The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statutory - Required by law (statute), usually through an Act of Parliament.

Statutory Body - A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.

Statutory Undertakers / Statutory Utilities - Bodies carrying out functions of a public character under a statutory power. They may either be in public or private ownership such as Post Office, Civil Aviation Authority, the Environment Agency or any water undertaker, any public gas transporters, supply of electricity etc.

Strategic Access, Management and Monitoring Strategy (SAMMS)- A strategy providing on site mitigation measures on the Ashdown Forest intended to help reduce the impact of new residential development on the SPA by changing the behaviour of visitors to the Forest.

Strategic Environmental Assessment (SEA) - a procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Housing Land Availability Assessment (SHLAA) – A study to identify sites within Wealden that have the potential for residential development.

Strategic Housing Market Assessment (SHMA)– A study to assess the housing needs in Wealden to assist in framing our planning policies and housing strategies. The SHMA provides a long-term judgement of the probable scale of change in future housing need and supply in the District.

Strategic Road Network (SRN) – All motorway and major trunk roads in England. The Highways Agency is responsible for the construction and maintenance of this network.

Submission Document - a Development Plan Document submitted to the Secretary of State for independent examination by a government-appointed planning inspector.

Suitable Alternative Natural Greenspace (SANGS) – Alternative open space with some characteristics similar in character to the Ashdown Forest SPA and SAC intended to provide mitigation for the potential impact of residential development on the SPA and SAC by attracting new residents away from those areas.

Supplementary Planning Documents (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Supplementary Planning Guidance (SPG) - Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainability Appraisal (including Environmental Appraisal) - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Communities Strategy (SCS)- A document which demonstrates how local organisations and agencies will work together to improve the economic, social and environmental well-being of their area whilst safeguarding the prospects of future generations.

Sustainable Development – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

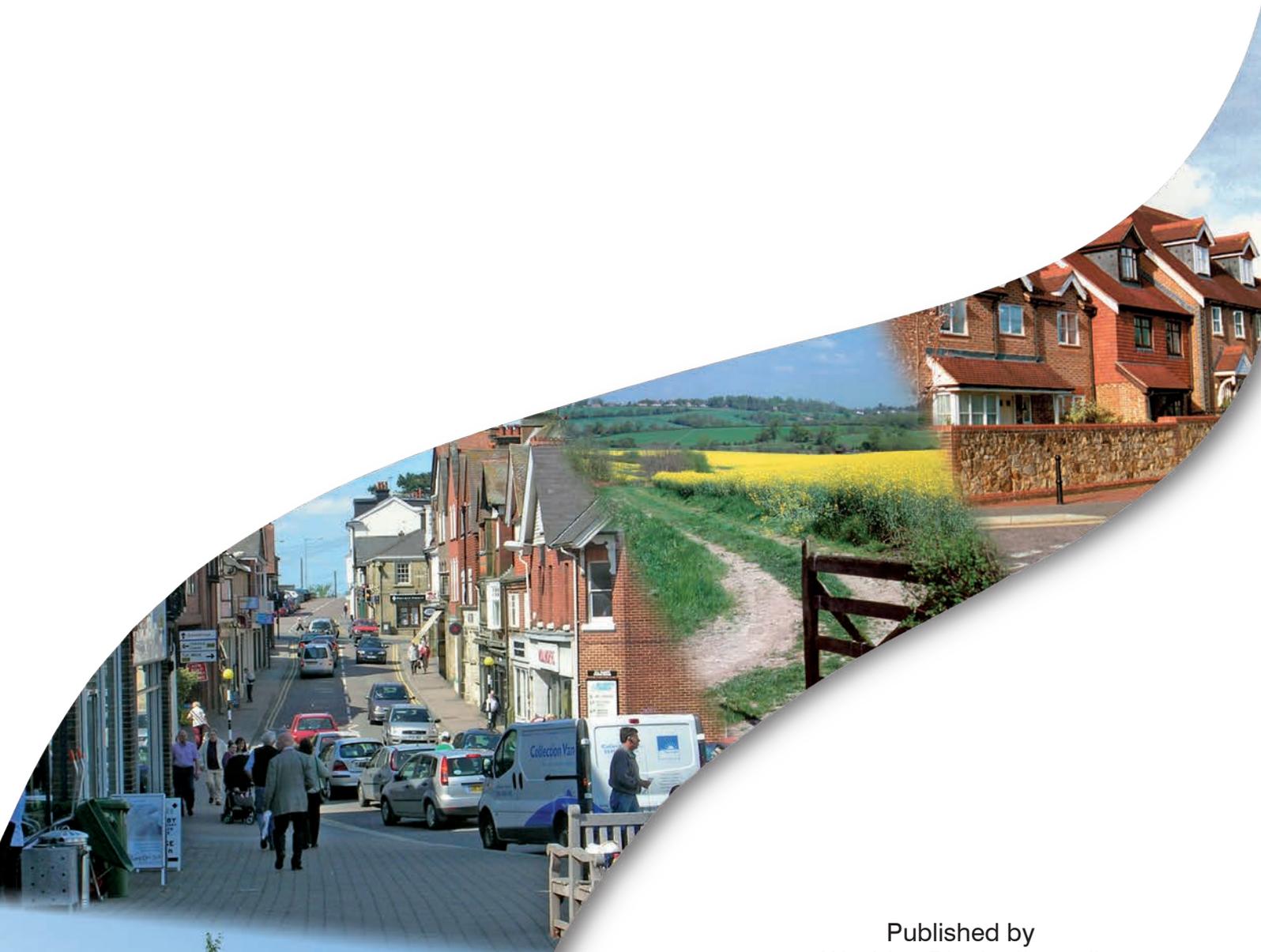
Sustainable Drainage Systems/Schemes (SUDs) – An alternative approach to traditional drainage, SUDs are designed to control the quantity of runoff from a development, to improve the quality of the runoff and to enhance the nature conservation, landscape and amenity value of the site's surroundings. A variety of techniques can be used to effectively manage drainage at source including dry ditches (swales), detention/attenuation ponds, and integrated constructed wetlands.

Sustainable transport modes - any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into categories based on their use.

Water Framework Directive - a piece of European Union legislation designed to preserve, restore and improve the water environment. It establishes a framework for managing the water environment in a holistic manner taking into account environmental, social and economic factors. The Directive was established in October 2000 by the European Commission, the executive body of the European Union that proposes legislation, implements EU policies and enforces EU law. Each of the Member States of the European Union is required to implement the legislation and achieve the environmental objectives the Directive sets

Wildlife Corridors - an area of habitat connecting wildlife populations separated by human activities (such as roads and development). This allows an exchange of individuals between populations, which may help prevent the negative effects of inbreeding and reduced genetic diversity (via genetic drift) that often occur within isolated populations. Corridors may also help facilitate the re-establishment of populations that have been reduced or eliminated due to random events (such as fires or disease). These corridors may also help wildlife adapt to the impacts of climate change.



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