

Wealden District Council

Housing Action Plan

June 2022

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1. **Introduction**

Background

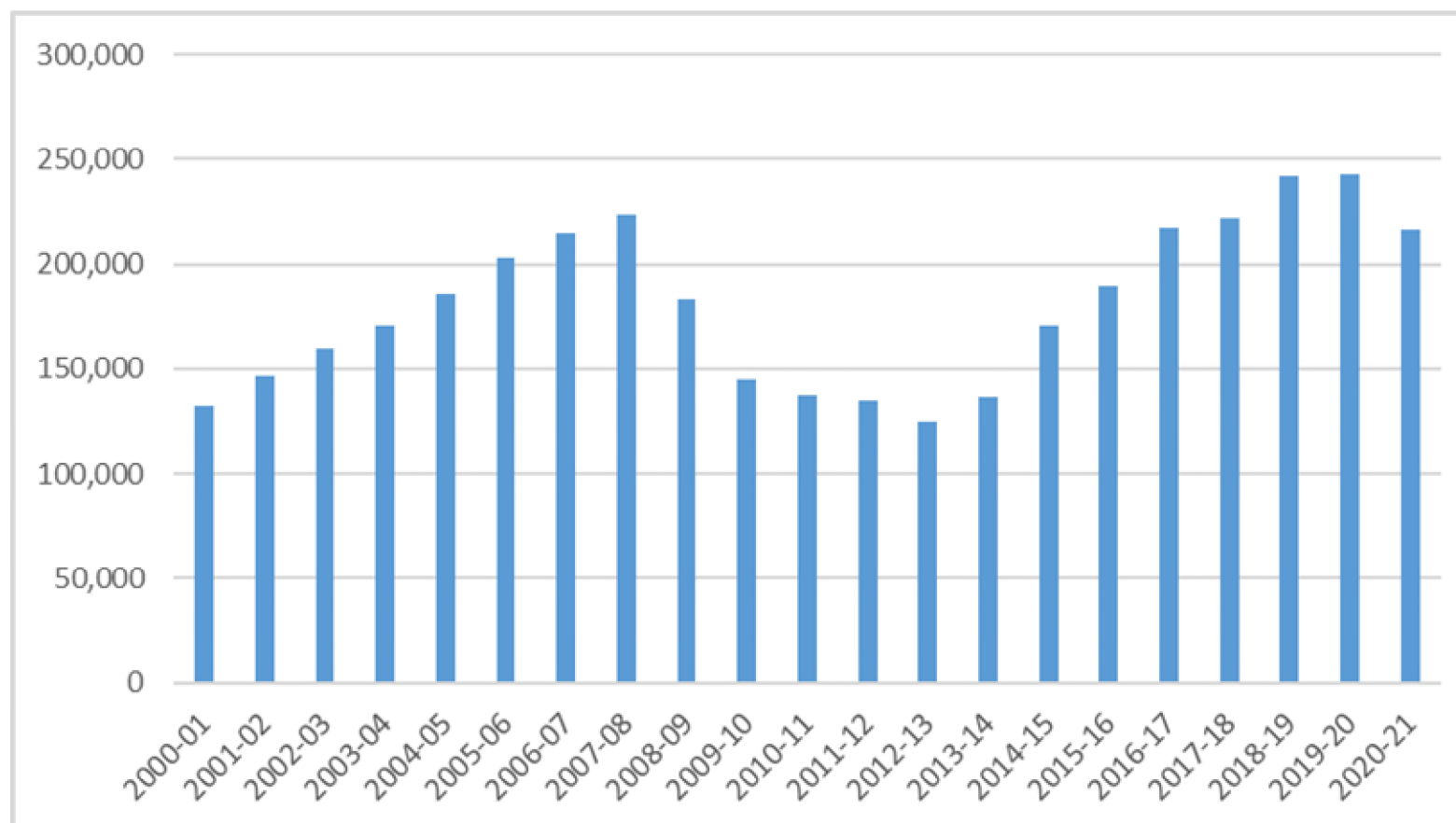
- 1.1 In a bid to address the national housing crisis, the Government published its Housing White Paper, named 'Fixing our broken housing market' in February 2017¹. The white paper set out the Government's plans to boost the supply of new homes in England and over the longer term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and supports economic prosperity. The white paper outlined that the country needed between 225,000 to 275,000 more homes per year to keep up with population growth in order to start tackling years of under-supply at the national level. The Government has since committed (in the autumn budget of 2017) to delivering 300,000 homes per year by the mid-2020s.
- 1.2 The Government produced a Levelling Up and Regeneration Bill² that was published on 11 May 2022 that is seeking to introduce new planning reforms in the longer-term. At this stage, it is not known whether this specific target of delivering 300,000 homes per year nationally will continue, but it is still expected that housing delivery will be a forefront of national planning policy moving forward.
- 1.3 Figure 1 below shows that actual annual net additional dwellings for England have fallen significantly short of delivering the most recent housing target of 300,000 homes per year for England. This graph clearly shows that net housing supply dropped significantly in England in the years following the economic downturn that commenced in 2008/09, but has since recovered to just above previous levels. The annual number of additional dwellings had increased to its highest level of 243,770 dwellings for over 20 years in the 2019/20 period. However, this figure has fallen significantly in the 2020-21 period to only 216,489. It is likely that the downturn was largely due to the

¹ [Fixing our Broken Housing Market, MHCLG, February 2017](#)

² [Levelling Up and Regeneration Bill, DLUHC, May 2022](#)

impact of national lockdowns associated with the Covid-19 pandemic, which resulted in the temporary closure of the construction industry throughout some of the 2020-21 period.

Figure 1: Annual Net Additional Dwellings for England - 2001-01 to 2020-21³



³ [Live tables on housing supply: net additional dwellings, Table 118 DLUHC, March 2022](#)

- 1.4 The Government's Housing White Paper, named 'Fixing our Broken Housing Market' was followed up by revisions to the National Planning Policy Framework (NPPF) in July 2018, February 2019 and lastly in July 2021. In addition, updates to National Planning Practice Guidance (PPG) were made. Both these documents have introduced a number of new measures and reforms to the planning system intended to deliver more housing, improve housing affordability and where possible, remove barriers to new housing development.
- 1.5 Local planning authorities have an important and longstanding role in planning for and demonstrating a sufficient supply of housing in their area. The Housing Delivery Test (HDT) is one of the Government's key initiatives to help boost housing growth and to encourage local planning authority's to have a more proactive role in supporting housing delivery in its area, as well as taking accountability for under-delivery.
- 1.6 The production of this Housing Action Plan is a direct result of HDT measurement 2021 that was published on 14 January 2022 for Wealden District. It should be noted that the HDT measurement is updated at least annually and therefore, this Housing Action Plan will be kept under review and updated as and when the new HDT measurement is published.

The Purpose, Aims and Status of the Document

- 1.7 The main aims of the Housing Action Plan are as follows:
- To provide a short summary of the Council's HDT results and its implications;
 - To provide an analysis of the key reasons for the historic under-delivery of new homes in the district against its housing requirement;
 - To identify the measures the Council has already undertaken and intends to take to increase and accelerate the delivery of new housing in the district; and
 - To identify the monitoring arrangements for the Housing Action Plan.

- 1.8 The Council recognises that delivering growth within the district is complex. Whilst it is noted that a number of the actions identified in the Housing Action Plan are principally within the remit of the Council to resolve (such as the production of planning documents and the timely determination of planning applications for housing schemes), the Council will also need support and the co-operation of those involved in delivering new homes that does include landowners, developers, land promoters, infrastructure providers (such as utility providers) and upper tier authorities (i.e. East Sussex County Council) to name a few.

Relationship to other Council Plans, Policies and Strategies

- 1.9 The Housing Action Plan is intended to complement existing Council plans, policies and strategies, which provide the framework for the delivery of the Council's housing priorities. A number of these documents relate specifically to planning, although the Council has produced additional documents that prioritise the delivery of new homes. This includes the following:
- Wealden District Core Strategy Local Plan (2013) – The Core Strategy sets out the vision and overall spatial strategy for the district and was adopted in February 2013. Policy WCS 1 (Provision of Homes and Jobs 2006-2027) provides a housing requirement of 9,440 additional homes over the period 2006 – 2027, which equates to 450 dwellings per annum (dpa). This is to be updated as part of the Council's new Local Plan process.
 - Wealden District Affordable Housing Delivery Local Plan (2016) – The Affordable Housing Delivery Local Plan contains a single planning policy concerning affordable housing policy in the district. It was adopted by the Council in May 2016. This is to be updated as part of the Council's new Local Plan process.
 - Wealden Local Plan (1998) – As of September 2007, a number of policies in the adopted Wealden Local Plan (1998) were 'saved' by approval of Secretary of State. These 'saved' planning policies

continue to be used for determination of planning applications for new development, including housing schemes.

- Neighbourhood Plans – At the time of writing, the Council has three 'made' (adopted) Neighbourhood Plans in the district for the Parishes of Hailsham, Herstmonceux and Hellingly. These are key documents in terms of the delivery of new housing, as they can seek to allocate housing growth to individual towns and villages within the district.
- Strategic Housing and Economic Land Availability Assessment (SHELAA) (2019) – The SHELAA involves a technical, high-level assessment of sites which could contribute towards the future supply of housing and employment land within Wealden District. It provides background evidence on the potential availability of sites. The last SHELAA document was published in January 2019. A 'Call for Sites' exercise took place between 1 June and 10 August 2020 in support of the new Local Plan and work is well underway to publish an updated SHELAA report aligned with Regulation 18 consultation on the new Local Plan. The Council continues to accept new SHELAA sites for assessment during the process of making the new Local Plan.
- Self-Build and Custom Build Register – This is completed and managed by the Council's Planning Policy Team and is a register of individuals or groups who have expressed an interest in self-build and custom build projects. As of 3 May 2022, there are 167 individuals or associations enrolled on the register.
- Wealden Local Housing Need Assessment (2021) – In support of the Council's new Local Plan, the Council appointed Icen Projects Ltd to undertake a study to examine the future need for housing in the district. This included an assessment of affordable housing need, the District's relationship with other Housing Market Areas (HMAs), as well as providing recommendations on housing mix to be provided and the needs of specific groups, such as older persons housing. This evidence base document will use to consider planning policies for the Council's new Local Plan.

- Wealden District Council Corporate Plan 2019-23 – The Council's Corporate Plan sets out the Council's key priorities for the district that includes several themed around housing delivery. The plan aims for the provision of good housing that local people can afford, in places where they want to live and ensuring that development meets future needs, with associated investment in infrastructure.
- Wealden Housing Strategy 2020-2025 – The Council's Housing Strategy was published in 2020 and contains an individual chapter on increasing housing supply that aims to increase the provision of both affordable homes and the number of smaller properties within the district.

Scope of the Action Plan

1.10 The remainder of this Housing Action Plan is structured as follows:

- *Section 2* – This section summarises the Housing Delivery Test (HDT) introduced by the government and provides a summary of the Council's most recent results and its implications.
- *Section 3* – This section provides a summary of the local housing market and delivery context and endeavours to provide the key reasons for the under-delivery of new homes in the district against its housing requirements.
- *Section 4* – This section provides a summary of the key measures the Council intends to undertake in order to provide a step change in housing delivery for the district.
- *Section 5* – This section provides details of how actions set out in the Housing Action Plan will be implemented, managed and monitored, including any relevant reporting arrangements.

2. The Housing Delivery Test (HDT)

2.1 The HDT and Housing Action Plan was first introduced within the revised NPPF that was initially published in July 2018 and later revised in February 2019 and July 2021⁴. The mechanisms for the HDT were outlined within the revised NPPF and in the Housing Delivery Test Measurement Rule Book⁵ and has been applied across all local authorities in the country (with the exception of National Parks⁶). This mechanism was introduced as a way to monitor whether local planning authorities are building enough homes to meet their respective housing requirements over a three year period.

2.2 The HDT measures the net additional number of homes delivered over the previous three year period against the Council's housing requirements. Local planning authorities are required to take appropriate actions where certain delivery target thresholds are not met. The specific consequences for local planning authorities who do not meet such targets are set out below:

- Where housing delivery falls below 95% of the local planning authority's housing requirement, they should prepare an Housing Action Plan in line with the Planning Practice Guidance (PPG)⁷, to assess the causes of under delivery and identify actions to increase delivery in future years;
- Where housing delivery falls below 85% of the local planning authority's housing requirement, a 20% buffer on the five year housing land supply position would be applied;
- Where housing delivery falls below 75% of the local planning authority's housing requirement, the NPPFs presumption in favour of sustainable development (paragraph 11 of the NPPF) will apply in decision-taking.

⁴ See paragraph 76 of the [NPPF \(July, 2021\)](#)

⁵ [Housing Delivery Test Measurement Rule Book \(July 2018\)](#)

⁶ It is noted that the South Downs National Park (SDNP) is located within a small part of Wealden District, but has a small population.

⁷ [Planning Practice Guidance \(PPG\) – Housing Supply and Delivery](#)

- 2.3 It should be noted that the consequences listed above would apply concurrently. For example, if the local planning authority falls below 85% of its HDT target, then a Housing Action Plan should be produced, as well as the application of a 20% buffer on the five year housing land supply position. The consequences will continue to apply until the next HDT measurement is published.
- 2.4 Where a Housing Action Plan is required, the PPG⁸ states that it should be prepared within six months of the HDT results being published to ensure that the document is as useful as possible.

The Housing Delivery Test Results for Wealden District

- 2.5 The first HDT measurement (known as HDT Measurement 2018) was published by Government on 19 February 2019. This stated that Wealden District had an HDT measurement result of 112%⁹ and therefore resulted in no consequences being applied to the Council at that time.
- 2.6 The second HDT measurement (known as HDT measurement 2019) was published by Government on 13 February 2020. This stated that Wealden District had an HDT measurement result of 83%. However, following discussions with Government officials regarding the calculation and specifically the timing of the adoption Wealden District Core Strategy Local Plan (February, 2013), this measurement was recalculated as 87%. A letter from Government to the local planning authority confirming the new calculation is on the Council's website¹⁰. As a result, the Council published its first Housing Action Plan in August 2020.
- 2.7 The third HDT measurement (known as HDT measurement 2020) was published by Government on 19 January 2021. This stated that Wealden

⁸ [PPG – Paragraph: 052 Reference ID: 68-053-20190722](#)

⁹ [Housing Delivery Test: 2018 Measurement](#)

¹⁰ [Letter from MHCLG to Wealden District Council regarding HDT Measurement 2019 \(17 March 2020\).](#)

District had a HDT measurement result of 83%¹¹ and therefore resulted in the Council publishing its second Housing Action Plan and adding a 20% buffer to its five-year housing land supply position in 2021.

- 2.8 The fourth and current HDT measurement (known as HDT measurement 2021) was published by Government on 14 January 2022. This stated that Wealden District has an HDT measurement result of 82%¹² and has therefore resulted in the Council needing to publish its third Housing Action Plan (this document) and to continue to apply a 20% buffer to its five year housing land supply position that is addressed later in this document. It is noted that the past three HDT measurements has seen very similar results, even when there has been an significant downturn nationally in housing delivery in the past monitoring year owing to the Covid-19 pandemic.
- 2.9 Table 1 below outlines the HDT targets for the three annual periods considered for the latest HDT measurement. Table 2 outlines Wealden District Council's performance against the HDT measurement 2021 in full. This confirms that Wealden District Council is required to publish a Housing Action Plan to add a 20% buffer to its current five year housing land supply position.

¹¹ [Housing Delivery Test: 2020 Measurement](#)

¹² [Housing Delivery Test: 2021 Measurement](#)

Table 1: Housing Delivery Test Housing Requirement

Year	HDT Target	Reason
2018/19	1,236	The 2018/19 housing requirement was based on the minimum local housing need figure identified from the 2014 household projections for that year (2018), which equated to 1,236 dwellings.
2019/20	1,127	The 2019/20 housing requirement is based on the minimum local housing need figure identified from the 2014 household projections for that year (2019). However, owing to the first national lockdown announced on 23 March 2020 for Covid-19, we saw temporary disruption to local authority planning services and the construction sector. Therefore, the Government had reflected this in the 2019/20 HDT results and reduced the 'homes required' within the 2019/2020 period by a single month, so this equated to a housing requirement figure of 1,127 dwellings for Wealden District.
2020/2021	816	The 2020/21 housing requirement was based on the minimum local housing need figure identified from the 2014 household projections for that year (2020). However, owing to the national lockdowns associated with the Covid-19 pandemic, we saw temporary disruption to local authorities and the construction sector. Therefore, Government has reflected this in the 2020/21 HDT results and reduced the 'homes required' within the 2020/2021 period in the HDT by four months, so this equated to a housing requirement figure of 816 dwellings for Wealden District

Table 2: Wealden District Performance against the Housing Delivery Test (2018/19-2020/21)

Number of Homes Required 2018/19	Number of Homes Required 2019/20	Number of Homes Required 2020/21	Total Number of Homes Required 2018/21	Number of Homes Delivered 2018/19	Number of Homes Delivered 2019/20	Number of Homes Delivered 2020/21	Total Number of Homes Delivered 2018/21	Housing Delivery Test: 2021 Measurement	Housing Delivery Test: 2021 Consequence
1,236	1,127	816	3,179	841	1,034	743	2618	82%	Buffer

2.10 Wealden District Council recognises that it did not deliver sufficient housing to meet its locally identified housing need during this period. Wealden District Council also recognises that there has been a step change in the district's housing requirement since 2013. The Council is therefore seeking to meet this challenge and has the ambition to increase both the quantum and speed of new housing delivery within the district. This Housing Action Plan forms part of a suite of documents that will aim to facilitate this change.

3. Housing Delivery Analysis

- 3.1 The PPG¹³ confirms that local planning authorities may wish to include an assessment of the reasons as to why the local authority has under-delivered in relation to housing in their Housing Action Plans. To improve the future supply of new homes, it is considered helpful to understand the planning context of Wealden and its past housing delivery results. The following section provides the planning background to the District and its performance in relation to housing delivery in previous years.

Geographical Context

- 3.2 Wealden District is the largest local authority in the County of East Sussex, covering some 835 square kilometres. In 2011, it had a population of 148,915 with 62,676 households¹⁴. 55% of the population live within the urban areas of Hailsham, Crowborough, Uckfield, Heathfield, Polegate and Willingdon, with the remainder living in rural areas¹⁵.
- 3.3 In terms of significant constraints and designations, Wealden District contains a substantial proportion of the High Weald Area of Outstanding Natural Beauty (AONB) that makes up over 53% of the District. This largely covers the northern half of Wealden District and surrounds the settlements of Heathfield and Crowborough. Over 7% of Wealden District now falls within the South Downs National Park (SDNP) to the southwest of the district (to the south of the A27 and to west of Polegate/Eastbourne). In addition, the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) is located in the northwest of the district and the Pevensy Levels Ramsar Site and SAC¹⁶ is located in the southeast of district.
- 3.4 It is considered that both the housing market and the economy within the District are heavily influenced by the historic under provision of infrastructure

¹³ [See Paragraph 050 Reference ID: 68-050-20190722 of the PPG - Housing Supply and Delivery](#)

¹⁴ See 2011 Census.

¹⁵ See 2011 Census.

¹⁶ Both the Ashdown Forest and Pevensy Levels are also Sites of Special Scientific Interest (SSSI).

and the influence exerted by other major towns and employment opportunities in the wider region. Both the towns of Eastbourne and Royal Tunbridge Wells are located hard up against the administrative border of Wealden District to the south and north respectively, whilst the towns of East Grinstead (Mid Sussex District), Lewes (Lewes District) and Bexhill (Rother District) are located a short distance from the administrative border of Wealden.

Local Planning Context

3.5 The current adopted statutory development plan for Wealden District consists of the following documents:

- Wealden District Core Strategy Local Plan (February, 2013);
- Wealden District Affordable Housing Delivery Local Plan (May, 2016);
- Saved Policies of Wealden Local Plan (1998);
- Waste and Minerals Local Plan (February, 2013);
- Waste and Minerals Sites Plan (February, 2017); and
- The Hailsham (July, 2021), Herstmonceux (July, 2019) and Hellingly (July, 2021) Neighbourhood Development Plans.

3.6 Wealden District Council's most recently adopted development plan document that included a housing requirement for the district, is the Wealden District Core Strategy Local Plan (February, 2013)¹⁷. Policy WCS1 (Provision of Homes and Jobs 2006-2027) stated that Wealden District is to provide for 9,440 (net) dwellings over the period 2006-2027, that equated to 450 dwellings per annum (dpa). For the purposes of the HDT, the Wealden District Core Strategy Local Plan became out of date on the 19 February 2018.

3.7 The Council was in the process of producing a new Local Plan and had submitted the Wealden Local Plan (January, 2019) to the Secretary of State for independent examination on 18 January 2019. Following an extensive Stage One examination process in the spring/summer of 2019, including

¹⁷ [Wealden District Core Strategy Local Plan \(February, 2013\)](#)

public hearing sessions, it was concluded by the appointed Planning Inspector in a letter on 20 December 2019 that the submitted plan could not proceed further in the examination process and should be withdrawn. Following receipt of the Inspector's conclusions, Wealden District Council made a formal decision to withdraw the draft Wealden Local Plan on 19 February 2020 at its Full Council meeting.

- 3.8 The Council has since started work on a new Local Plan and has adopted a new Local Development Scheme (LDS) and Statement of Community Involvement (SCI) at its Full Council meeting on 22 July 2020. The LDS contains the timetable for the production of the new Local Plan and the review of the Community Infrastructure Levy (CIL) Charging Schedule. The Council has undertaken a 'Call for Sites and Broad Locations' exercise as part of the new SHELAA process that was open between 1 June and 10 August 2020. The Council continues to accept new SHELAA sites for assessment. The Council also produced the Wealden Local Plan – Direction of Travel Document¹⁸ that considered high level options for housing policy and the potential distribution of growth for the new Local Plan and this was consulted upon between 23 November 2020 and 18 January 2021.
- 3.9 The process for delivering a new Local Plan, including a review of the Council's existing housing requirement and the allocation of new housing sites is well underway. We are currently undertaking evidence gathering and further engagement to help inform and shape the new Local Plan. We are currently anticipating that the Regulation 18 consultation for the new Local Plan will take place in the summer of 2022.

Housing Requirement

- 3.10 The new Local Plan will determine the Council's new housing requirement and will be informed by a local housing needs assessment, conducted using the 'standard method' in national planning guidance – unless exceptional

¹⁸ [Wealden Local Plan – Direction of Travel Consultation \(November, 2020\)](#)

circumstances justify an alternative approach. For the 2021/2022 period, the local housing needs assessment, conducted under the 'standard method' equated to 1,221 dwellings per annum. This housing needs figure is significantly higher (over 2 ½ times) the housing target set out within the Council's adopted Wealden District Core Strategy Local Plan (February, 2013) that was published 9 years ago and is a significant reason as to why the Council is now unable to deliver against its new housing requirement without adopting a new Local Plan. The Council will be seeking to address this issue through the production of its new Local Plan.

- 3.11 Under the Localism Act 2011, local planning authorities and other duty to cooperate partners are required to cooperate with each other when preparing or supporting the preparation of policies which address strategic matters. This is known as the duty to cooperate. Making appropriate provision for housing (including affordable housing) is considered to be one of these strategic matters under the NPPF (July, 2021). The new housing requirement for Wealden District may therefore have to consider the unmet housing needs of neighbouring local planning authorities and whether it can be met within Wealden District as part of its new Local Plan.

Housing Delivery

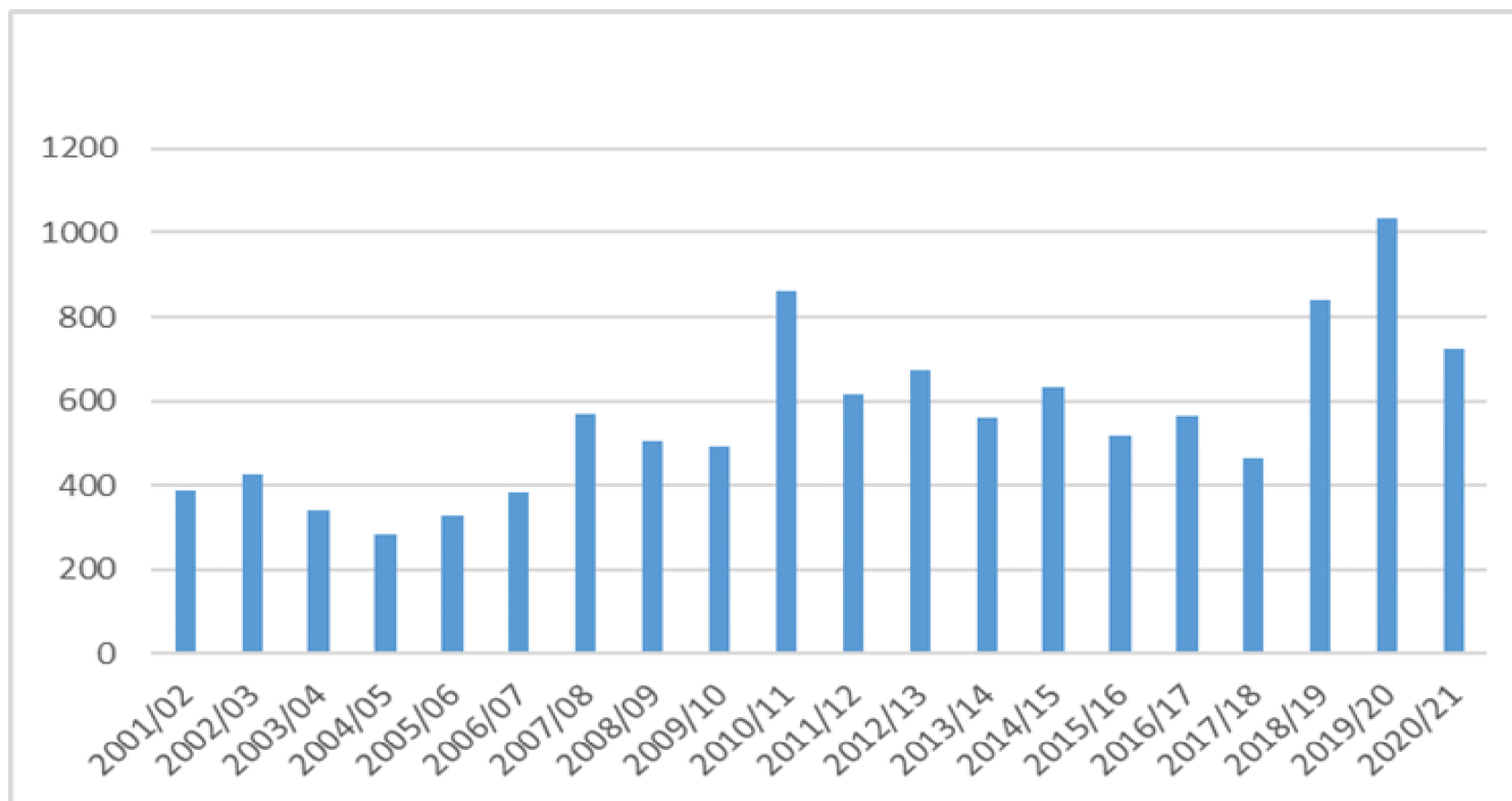
- 3.12 The Council monitors housebuilding through the collection of data on planning applications and the completion/commencement of individual dwellings. These two elements provide the basis for measuring performance against the Council's housing requirement as set out in its adopted Local Plan. The data collected on housing approvals and completions feeds into the Council's Authority Monitoring Report (AMR) and Five Year Housing Land Supply Position Statement, which are published at least on an annual basis¹⁹.
- 3.13 The monitoring process consists of site visits to existing development sites (i.e. sites with extant planning permissions) and engaging with

¹⁹ Please see the [2020/2021 AMR](#).

developers/house builders where necessary to understand potential delivery rates and completion targets. The monitoring process also includes an assessment of historical delivery rates and lead-in times for different types of housing development in the District.

- 3.14 Figure 2 below shows the number of new homes built in Wealden District between 2000-01 and 2020/21. Since the start of the Wealden District Core Strategy Local Plan period in 2006, a total of 8,643 net additional dwellings (including new dwellings in the Wealden part of the SDNP) have been delivered up until 31 March 2021. This equates to 617 dwellings per annum over the plan period, which is higher than the housing requirement set out in the Wealden District Core Strategy Local Plan (February, 2013). It should be noted that from 2007-08 period, annual net housing completions has consistently been above the adopted housing requirement.

Figure 2: Annual Net Housing Completions in Wealden District - 2000/01 to 2020/21²⁰



²⁰ [Housing Supply: Net Additional Dwellings, by Local Authority District, England: Table 122, DLUHC, March 2022](#). Please note that all net housing completions have been included in data, including those dwellings completed in Wealden District that now forms part of the South Downs National Park (SDNP).

- 3.15 The number of houses built in any given year is, in part, a reflection of the number of sites with planning permission. There is a lag between the granting of planning permission and the completion of new home on site, often around 1-3 years for sites with detailed planning permission and potentially longer on sites with outline planning permission. The lag time between the granting of planning permission and commencement is dependent on the size of the site and other related matters (such as the provision of infrastructure, as well as recently the impact of Covid-19). We now turn to the supply of new housing in the District.

Housing Supply

- 3.16 The latest housing supply position was undertaken on 1 April 2021 and is documented within Council's latest Five Year Housing Land Supply Statement published in December 2021²¹. This housing supply position is updated by the Council at least for each financial year in order to ensure that the Council's five year housing land supply position remains up-to-date. As part of this process, the Council identifies all dwellings that have been completed during the period, all housing sites where construction is underway and all sites with extant planning permissions (or with a resolution to grant planning permission) as of the 1 April 2021.
- 3.17 In total, the number of dwellings that either have extant planning permissions (or a resolution to grant planning permission) as of 1 April 2021 (and are anticipated to come forward) was 7,680 (net) dwellings. Dwellings with extant planning permissions as of 1 April 2021 have been categorised in the table below.

²¹ [Five Year Housing Land Supply Statement – 1st April 2021 \(December 2021\)](#)

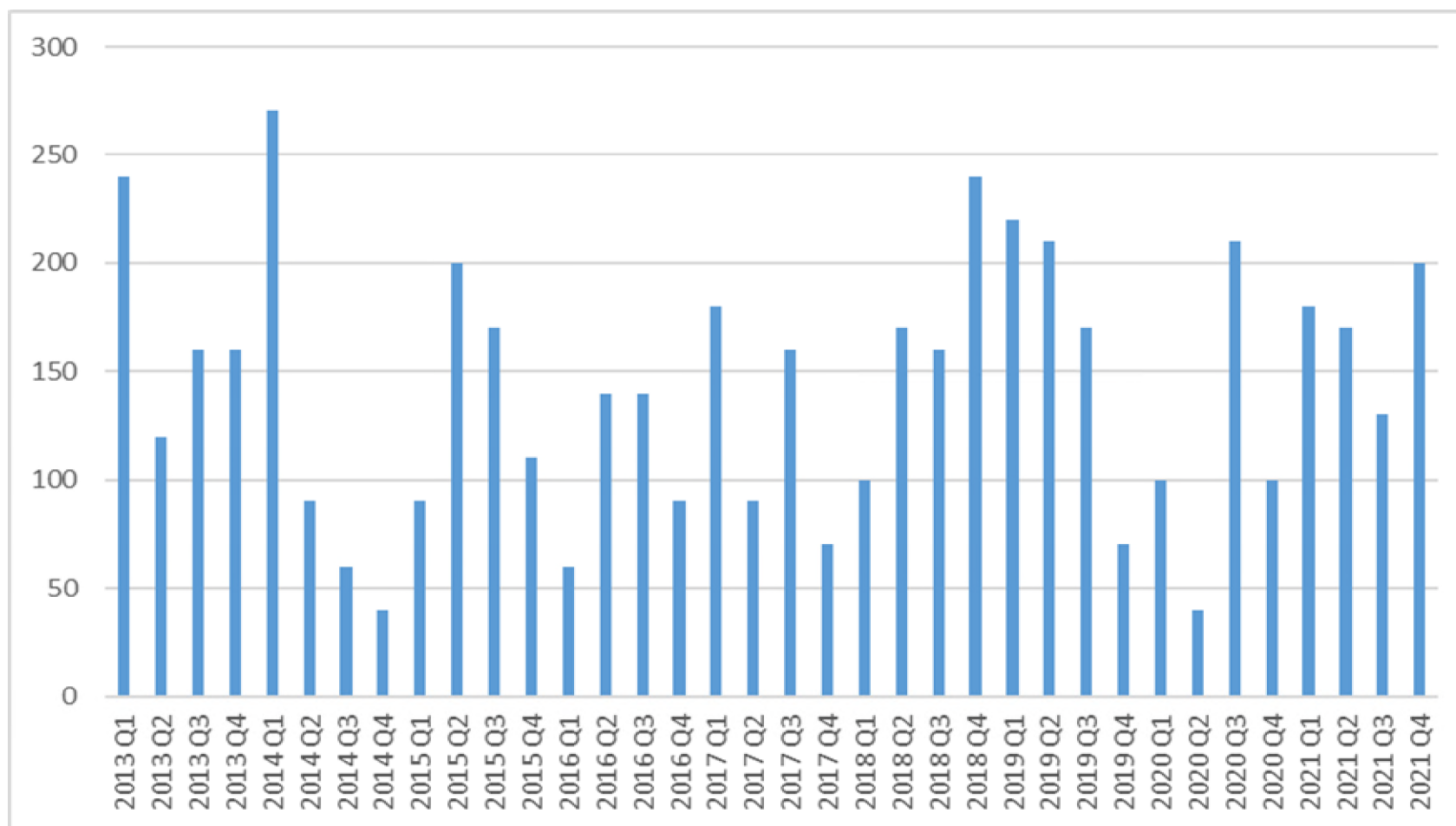
Table 3: Composition of Housing Supply as of 1 April 2021

Category of Supply	No. of Dwellings (Net)
Small Sites with 9 dwellings or less with Planning Permission	815
Major Sites with 10 dwellings or more with Detailed Planning Permission or under Construction	2,881
Major Sites with 10 dwellings or more with Outline Planning Permission or a Resolution to Grant Outline Planning Permission	3,873
Sites with Planning Permission or Resolution to Grant Planning Permission with C2 accommodation (equated to C3)	111
Total	7,680

- 3.18 In terms of the overall housing land supply position in the district, the total number of dwellings with extant planning permissions only equates to just over six years' worth of the housing need for the district. The Council will need to steadily increase the supply of new homes with planning permission over the coming years and to identify sites in a new Local Plan that can be developed for new homes. It is noted that just under half of all dwellings in supply either have detailed planning permission or are small sites (9 dwellings or less) that have either commenced and/or are very likely to deliver homes in the short term.
- 3.19 The crucial issue, and one of the main objectives of this Housing Action Plan, is to translate these planning permissions into development on the ground. The Government monitors the number of dwelling starts recorded for each local planning authority in England, including Wealden.

3.20 Figure 3 below shows housebuilding starts in Wealden since the adoption of its current Local Plan in 2013 by each quarter. Prior to the Covid-19 pandemic in March 2020, the District was experiencing its highest number of commencements since the adoption of the current Local Plan in 2013, with both the 2018 and 2019 periods recording 670 commencements. However, during the 2020 period this figure dropped significantly to 450, as a result of the partial closure of the construction industry during the period. This significant drop off in housing commencements has now largely recovered, with 680 commencements in 2021, the highest number of commencements annually recorded between 2013 and 2021.

Figure 3: Housebuilding Starts in Wealden – 2013 to 2021²²



²² [Permanent Dwellings Started and Completed, by Tenure and District: Table 253a, DLUHC, March 2022.](#)

Five Year Housing Land Supply Position

- 3.21 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.
- 3.22 As discussed above, the latest five year housing land supply position was undertaken on 1 April 2021 and is documented within the Council's Five Year Housing Land Supply Statement that was published in December 2021²³.
- 3.23 The Council could not demonstrate that it had a five year housing land supply position as of 1 April 2021 against its current housing requirement under the 'standard methodology'. The five year housing requirement for Wealden as of 1 April 2021 (with a 20% buffer applied) was 7,326 (net) dwellings, whilst it was considered that the Council only had a supply 5,362 (net) dwellings that were projected to come forward in that five year period. The full calculation for this is below.

Table 4: Five Year Housing Land Supply Position for period between 1 April 2021 and 31 March 2026

Five Year Housing Requirement	6,105 (net) dwellings
20% buffer (20% of 6,125)	1,221
Five Year Housing Requirement including buffer	7,326 (net) dwellings
Total Housing Land Supply (Projected Net Housing Completions)	7,680 (net) dwellings
Five Year Housing Land Supply (Projected Net Housing Completions)	5,362 (net) dwellings
Projected Completions above/below requirement	-1,964
5 Year Housing Land Supply against Requirement	3.66 years (or 73%)

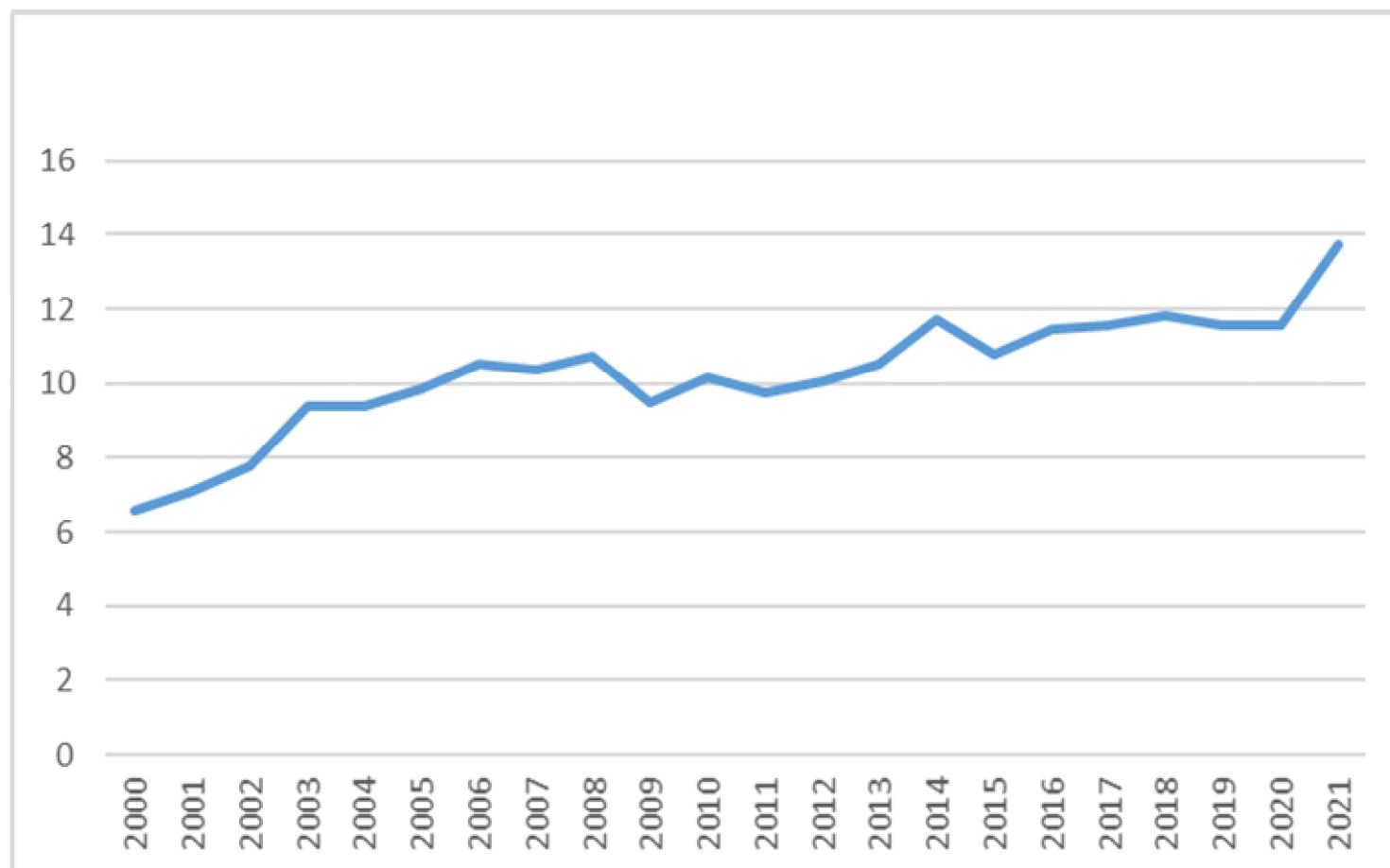
²³ [Five Year Housing Land Supply Statement – 1st April 2020 \(December 2021\).](#)

- 3.24 Therefore, as of 1 April 2021, the Council could only demonstrate a 3.66 year supply of housing land over the projected five year period. The NPPF's presumption in favour of sustainable development (paragraph 11) therefore applies in Wealden District.

Affordability

- 3.25 It is also recognised that the affordability of homes within Wealden does not align with median wages in the district and that there has been a continuing trend for worsening affordability for housing over time. Figure 4 below shows the ratio of median house prices to median gross annual workplace-based earnings for Wealden District since 2000. In short, the ratio provides the number for median gross annual workplace-based earnings needed to purchase a median priced house in Wealden. In 2000, this ratio was at 6.59 and in 2021, it had risen to 13.76. This is largely comparable with a number of outer boroughs in Greater London and other shire district's within South East England. In East Sussex, only Rother District has a marginally worst affordability ratio in 2021 at 13.82.

Figure 4: Median Affordability Ratio for Wealden since 2000²⁴



²⁴ [House price to workplace-based earnings ratio, DLHC, March 2022](#)

- 3.26 The continuing worsening of affordability in the District is an issue that can be partly addressed through the new Local Plan process (particularly the delivery of both market and affordable housing), although it is recognised that many local authorities in the south east of England have similar issues.
- 3.27 Whilst there has, and continues to be progress for housing delivery in the district, it is clear that there are a number of challenges to overcome that require intervention and support. The next section provides details on some of the actions already undertaken and future actions that will be taken forward.

4. Key Actions and Responses

- 4.1 This Housing Action Plan focuses on the intervention options open to the Council, recognising that a wide range of partners will need to be involved in helping to achieve the objectives of the Housing Action Plan. This will involve working with landowners, developers, registered providers and development bodies, as well as infrastructure providers to ensure that more new housing is delivered within Wealden District.
- 4.2 As part of the autumn budget of 2017, the Government announced a number of additional measures and identified housebuilding as a significant issues and economic driver to address. These included an increase in the Housing Infrastructure Fund and a refocussing of Homes England. The Council is committed to working constructively with Government and other partners to take advantage of funding opportunities to help deliver new housing and supporting infrastructure, in line with national planning policy. These issues will be key elements of the new Local Plan moving forward.

What has the Council done so far?

- 4.3 The Council has already made progress in supporting the delivery of housing, working with partners to bring development forward and recognising opportunities. The following table provides the specific actions that have been undertaken by Wealden District Council so far in tackling housing supply and delivery.

Table 5: Actions undertaken so far by Wealden District Council to Support Housing Delivery

Overall Action	Specific Actions Undertaken
Preparing a new Local Plan	The Council is committed to updating its Local Plan. It will contain both strategic and non-strategic policies and will replace all existing Local Plan documents that the Council has adopted. The Local Development Scheme (LDS) was adopted by Wealden District Council on 22 July 2020 and confirms the following timetable for the preparation of the new Local Plan. • Early Engagement Consultation – This document was published and consulted upon in November 2020. • Local Plan Draft (Regulation 18) consultation – Spring 2022 – this is expected to published in the Summer of 2022 • Local Plan Submission Draft (Regulation 20) – Winter 2022/2023 • Local Plan Pre-Submission Draft to the Secretary of State – Spring 2023 • Adoption of the Local Plan – Winter 2023 Please note that the Council will endeavour to meet the future key deadlines within the LDS to ensure that an up-to-date Local Plan is in place and so the Council can deliver against its housing requirements and the Housing Delivery Test in the future.
Review of the Community Infrastructure Levy (CIL) Charging Schedule	The Council is committed to updating its CIL Charging Schedule. The LDS was adopted by Wealden District Council on 22 July 2020 and confirms the following timetable for the preparation of a new CIL Charging Schedule.

Overall Action	Specific Actions Undertaken
	• Consultation on Draft Charging Schedule (Regulation 16) – Summer 2022 • Submission of CIL Charging Schedule (aligned with Local Plan Submission (Regulation 19) - Spring 2023 • Adoption and Publication of CIL Charging Schedule – Winter 2023 The review of the CIL Charging Schedule will ensure that new housing development within the district remains viable and that funding for infrastructure to support new homes is secured. This will be aligned with the review of the Local Plan.
Self-Build and Custom Housebuilding Register	The Council has established a self-build and custom housebuilding register to record the interest of those looking to build their own home in Wealden District. This process is ongoing. The latest reporting for the Council's self-build and custom-build register is provided below: https://www.wealden.gov.uk/planning-and-building-control/planning-policy/self-build-and-custom-housebuilding/
Monitoring	As discussed within this Housing Action Plan, the Council through its Authority Monitoring Report (AMR) process does monitor both housing delivery and supply. The monitoring process consists of site visits to existing development sites, the monitoring of planning permissions and engaging with developers/house builders where necessary to understand delivery rates and completion targets. This process is ongoing. The latest AMR for the 2020-21 period is below:

Overall Action	Specific Actions Undertaken
	https://www.wealden.gov.uk/planning-and-building-control/planning-policy/planning-policy-documents/authority-monitoring-report/
Neighbourhood Plans	The Council is supporting the preparation of new Neighbourhood Plans within the District. The Herstmonceux Neighbourhood Plan was adopted by the Council on 24 July 2019. Both the Hailsham Neighbourhood Plan and the Hellingly Neighbourhood Plan were ‘made’ by the Council on 21 July 2021. The latest reporting for Neighbourhood Planning in the District can be found at the webpage below: https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/neighbourhood-plans/
Brownfield Land Register	The Council has established and maintains a Brownfield Land Register containing sites that are appropriate for residential development. The Brownfield Land Register is updated on an annual basis. Future iterations of the Brownfield Land Register will consider whether any sites can be included on ‘Part 2’ of the register (i.e. be granted ‘permission in principle’) so may contribute towards housing supply. The Council’s current Brownfield Land Register can be found at the following link: https://www.wealden.gov.uk/planning-and-building-control/planning-policy/brownfield-register/
Strategic Housing and Economic Land	The Council, in preparation for the new Local Plan, undertook a ‘Call for Sites and Broad Locations’ that took place between 1 June and 10 August 2020. The Council also continues to accept new SHELAA sites

Overall Action	Specific Actions Undertaken
Availability Assessment (SHELAA)	for assessment as part of the Local Plan process. This process ensures that the Council has the latest evidence from landowners/developers on existing SHELAA sites and provides an opportunity for new sites to come forward and be assessed. The Council had published its latest SHELAA document in January 2019 that can be found at the web link below: https://www.wealden.gov.uk/planning-and-building-control/planning-policy/strategic-housing-and-economic-land-availability-assessment-shelaa/ The Council is currently in the process of preparing a new SHELAA, which will be published alongside the Regulation 18 consultation for the new Draft Local Plan.
Engaging with Developers	The Council has maintained an ongoing dialogue with landowners and developers (including agents and registered providers) to understand what progress is being made on sites. The Council also utilises this information to help identify potential solutions to deliver new homes and to keep accurate records for the projected five year housing land supply position that the Council maintains. The Council has a good track record of working with housebuilders to purchase their affordable housing element as part of larger development schemes.

Overall Action	Specific Actions Undertaken
	The Council meets with a working group of planning/land agents (named the Wealden Agents Panel) on a quarterly basis to raise the quality of planning applications being lodged with the local planning authority and to support the effective determination of planning applications. The Council has published a weekly report of validated and approved planning applications for housing (amongst other matters) that is shared with a mailing list of developers, housebuilders and registered providers to help identify opportunities.
Investigation of Funding Opportunities	The Council has worked with funding providers such as Homes England and is seeking opportunities to draw in financial assistance to help stimulate the development of sites. The Council is also working collaboratively with South East Local Enterprise Partnership (LEP).
The Direct Provision of New Homes through Council Initiatives	The Council has reviewed its estate and brought surplus land and premises to the market where it is suitable for new housing. The Council has also put forward land to be included within SHELAA process. The Council is developing plans for the redevelopment of Hailsham Town Centre, following the Council's acquisition of the Vicarage Field's shopping precinct, potentially to provide new homes and business floorspace. The Council will utilise its Housing Development Officers to provide an extra resource aimed at delivering affordable homes within the District and in turn supporting the delivery of larger developments sites.

Overall Action	Specific Actions Undertaken
Improvements to the Planning Service	The Council has established a specialist validation team within the Planning Service to process planning applications, which has helped in speeding up the planning application process. The Council has also resourced the updating of the Council's application validation list that was the subject of formal consultation in late 2020/early 2021. A review of the processes associated with the administration of validation is taking place to further streamline and speed up the service which will also include an invalid management strategy.
Improvements to the Planning Service	Working with the Council's Legal Practice, the Development Management Team has worked up a Section 106 template. This covers the topical and frequent issues which arise when a planning permission is to be granted. Examples include affordable housing and play/open space as well as mitigation concerning in-combination impacts on the Ashdown Forest. Using the template has dramatically reduced the time between resolution to grant permission and the formal issuing of the permission. We are exploring greater use of Unilateral Undertakings where legal agreement topics are straightforward and a bilateral is not required (reducing time in process).
Improvements to the Planning Service	The Council's Development Management Team has also reviewed the use of planning conditions and particularly whether the Council could reduce the number of pre-commencement conditions required for new housing schemes.

Overall Action	Specific Actions Undertaken
	We have also reviewed the process of condition discharge, making this a project based workflow with automation of some consultations (where required). This has reduced the time for condition case processing. We will continue to review the discharge of planning conditions to speed up the process, which will include a system review.
Improvements to the Planning Service	The Development Management Team have secured reduced time limits on the commencement of development via condition(s). This requires that development must begin within a shorter timescale than the relevant default period, where this would expedite the development without threatening its deliverability or viability.
Improvements to the Planning Service	The Council has improved both the speed and quality of its pre-application advice service. This is structured as follows • an initial 'free' initial advice service is offered by the Senior Management Team in the service area. • If this leads to a formal request for advice, then pre-application advice is offered as a FastTrack written letter or as a meeting. The link to the pre-application process is below:

Overall Action	Specific Actions Undertaken
	https://www.wealden.gov.uk/planning-and-building-control/planning-advice/pre-application-advice/
Improvements to the Planning Service	Improve digital access – the Council's Development Management Team have begun updating the website content for the Planning Service. We are using the website and social media for consulting on key events in the life of an application, particularly amended plans which has the potential to speed up case processing. Changes are planned to the public access element where users view applications to further create efficiencies in how applications are viewed externally. It has also introduced a Twitter feed for news and updates.
Improvements to the Planning Service	We have begun work on the introduction of Planning Performance Agreements (PPAs), with associated charter on what can be expected. Initial feedback from Agents is that this would be welcomed in the Wealden context. PPAs could lead to additional income stream that could add resource, which would speed up case processing.
Improvements to the Planning Service	The Development Management Team have instigated greater casework review where cases are lodged for assessment, not negotiation. This results in the swift turnaround of schemes. The refusal to accept amendments on unacceptable schemes helps free up capacity to deal with those submissions that are acceptable. This has been trialled with active Agents who know what to expect from the Local Planning Authority.
Improvements to the Planning Service	Building on the experience during Covid-19 'stay at home' advice, we will continue to explore agile and digital working. This includes electronic case processing, managing workloads and performance, improving the use of resources.

Overall Action	Specific Actions Undertaken
	We have used 'Teams' for meetings with agent and applicants, together with virtual committee meetings. There are other areas of work to be explored – such as triaging cases where a site inspection may occur unaccompanied or digitally (if all material issues can be assessed electronically). The Planning Service has recently purchased a workflow module that will work with its internal application case processing software that arrived in Q3 2020/21. This system provides a full life cycle, workflow driven solution for processing planning applications. The integration of Cadcorp (GIS) will see applications mapped spatially alongside an officer view of all constraints used in the determination of an application. DataMap will be replaced subject to integration. The interrogation of Management Information (MI) will be improved with the roll out of SQL Server Reporting Services (SSRS). This will compliment workflow and enable officers to view cases on hand through dashboards as well as provide managers with an insight into throughput. Subject to internal development a business case is being written to explore implementation of a planning chat bot – this is perceived to enable users to answer simple questions relating to the planning application process, improving the customer offer.

Overall Action	Specific Actions Undertaken
	A form will be launched to enable customers to report any alleged breaches of planning. The form is designed to allow users to upload additional information in the form of photographs to free up the time taken by compliance dealing with telephone contact and will promote the drive to digital. These might be viewed as small gains but will ensure the Planning Service is more efficient at case processing and decision making.
Improvements to the Planning Service	The Council has increased its internal and external training and development opportunities for staff, including supporting officers through university courses, conferences, specialist short term training events and through topic specific in-house training. We have continued to provide ongoing Member training particularly in relation to housing delivery.

What more can the Council be doing?

- 4.4 The actions identified above will continue to be taken forward and developed further where appropriate, and the Council will explore new avenues in an attempt to stimulate development and facilitate growth within the district. However, the Council recognises that there is more that can be done and that a mix of measures will have to adapt to the new challenges facing the development industry in the months and years to come.
- 4.5 The Housing Action Plan includes a number of broad objectives where the Council will continue to focus its efforts. These are as follows:
- Help to provide opportunities for the local development industry;
 - Work to address blockages to specific development sites;
 - Joint working to address infrastructure issues within the District;
 - Providing certainty for developers and landowners;
 - Translate planning permissions into new homes;
 - Support further housing provision to meet needs; and
 - Supporting communities to grow sustainably.
- 4.6 The following paragraphs set out some of the key actions that will be explored in more detail.

Help to provide opportunities for the Local Development Industry

- 4.7 The Council will continue to build relationships with developers and housebuilders to understand the challenges in bringing sites forward. Building on the work undertaken through the Developers East Sussex (DES) Forum, this will include specific developer forum events that could cover topics such as: SME collaboration, self-build opportunities, working with registered providers, development management processes and procedures, and government funding opportunities.

- 4.8 As discussed above, the Council, in preparation for the new Local Plan, has undertaken a 'Call for Sites and Broad Locations' that took place between 1 June and 10 August 2020. The Council continues to accept new SHELAA sites for assessment as part of the Local Plan process. This process ensures that the Council has the latest evidence from landowners/developers on existing SHELAA sites and provides an opportunity for new sites to come forward and be assessed.

Work to Address Blockages for Specific Development Sites

- 4.9 Joint working with organisations such as Homes England will focus on helping to ensure the financial viability of developing sites in Wealden. The Council will explore opportunities to help bring public sector land forward, as well as work with housebuilders to support them in accessing available resources.
- 4.10 In addition, the Council will continue to take a robust but pragmatic view on development viability, as set out in the adopted Local Plan and NPPF. This will include utilising the Council's Housing Development Team to explore alternative ways of delivering affordable housing, including through the Council's own Housing Company (Sussex Weald Homes).
- 4.11 One of the biggest risks to future delivery (consistently raised by DES) is the availability of skilled labour, now and over the next few years noting the rising average age of those in the sector. Therefore, the Council considers that it is important to work with education, training and business providers to highlight the value of careers in the construction industry. The Council is working with DES to identify ways to attract more people into the construction industry and through regular career fairs, highlight the opportunities for jobs and careers in the industry in Wealden and beyond.

Joint Working to Address Infrastructure Issues within the District

- 4.12 There are several infrastructure concerns that are affecting the District and are influencing housing delivery in the short to longer term. This includes the

provision of Suitable Alternative Natural Green Spaces (SANGS) as an alternative visitor space to the Ashdown Forest Special Protection Area (SPA), the provision and upgrading of highways within the District and the provision of social infrastructure, such as education, health and leisure facilities. The latest Council approach to infrastructure issues in terms of priorities is detailed at section 4 of the Council's latest Infrastructure Funding Statement (IFS)²⁵.

- 4.13 In terms of SANGs, two SANGs have been provided at Crowborough and Uckfield to mitigate the impacts of housing development on the Ashdown Forest SPA (through increased recreational pressure) and funding is required to maintain these sites through developer contributions. These greenspaces provide significant additional benefits to both the incoming residents of the associated developments and existing Wealden residents and visitors. The SANGS are accessible to all users and offer a pleasant environment to visit and spend time. The SANGS also offer substantial ecological and biodiversity improvements to this former agricultural land.
- 4.14 In terms of transport interventions, highway improvements, particularly in the south of the district, proximate to the major growth of recent years continue to be a priority. An outline business case for the A22 Major Road Network junction improvement package was submitted to Department for Transport (DfT) in 2019 for around £35m including a 15% contribution coming from development contributions and CIL monies. The package of capacity improvements to five roundabouts will support housing and employment growth in the Eastbourne and South Wealden area and many of the development sites already have planning permission. The outcome of the MRN bid is unlikely to be known until the end of 2022. The Council has already earmarked £2.5 million to be allocated from CIL receipts towards this project. This is in addition to section 106 monies that have been allocated towards major trunk road improvements to the A22 and A27.

²⁵ [Infrastructure Funding Statement \(IFS\) 2020-21, December 2021](#)

- 4.15 The Council has also earmarked £1.5 million CIL receipts to support interventions required at the Ersham Road/Diplocks Roundabout Scheme, which are also identified as critical improvements required to support the level of growth. The Ersham Road/Diplocks Roundabout Scheme will also help deliver an improved village green within Hailsham, accessible to all residents of the town via a direct link to the Cuckoo Trail.
- 4.16 The Council will continue to prioritise the provision of necessary education provision across the District, working with partners at East Sussex County Council to establish needs and plan for provision early as part of the local plan review.
- 4.17 The Council has been working on providing health and wellbeing infrastructure in the District. The Council's current evidence base for both indoor/ built sports facilities and playing pitch and outdoor sports needs²⁶ outlines that areas of the District, including Hailsham, have deficits in such facilities (this evidence is being updated for the new Local Plan). Given the projects underway (Hailsham, Crowborough and Hellingly) and the need for such community/sport facilities within the District, such items have started to be prioritised for funding through CIL receipts in the 2021/22 period.
- 4.18 In addition, the Council are is currently seeking to progress the Hailsham Aspires Project²⁷ that aims to regenerate the centre of Hailsham and deliver a revitalised town centre in line with the 'Vision for Hailsham', as identified in the Hailsham Neighbourhood Plan, and offer Hailsham a bright future as the key growth town in East Sussex. The proposals would deliver a new indoor leisure centre with integrated healthcare facilities.
- 4.19 The Council is also bringing forward plans to deliver a new Community Sports Hub on Council owned land at Knights Farm East, to the north west of Hailsham. Finally, following the outcome of the Councils leisure review, plans

²⁶ [Wealden Playing Pitch and Outdoor Sports Needs Assessment 2016-2028](#) and [Wealden Indoor/Built Sports Facility Needs Assessment 2016-2028](#)

²⁷ [Hailsham Aspires Project](#)

are being progressed for improvements at Crowborough Leisure Centre, including the provision of an additional teaching pool.

- 4.20 The Council took the decision at the end of 2021 (as part of its IFS reporting process) to allocate an initial £9 million towards these projects (above) from CIL receipts, which will potentially remove another barrier to housing growth in the District.

Providing Certainty for Developers and Landowners

- 4.21 As part of the process of managing and updating the Council's Brownfield Land Register, the Council will consider whether there are any sites that could be granted 'permission in principle'. This type of consent provides greater certainty for developers by confirming that the fundamental principles of development are acceptable, before developers need to get into costly, technical matters.
- 4.22 The Council will consider the benefits of preparing masterplans for individual sites as part of the Local Plan process, setting out what is expected as part of the development of an allocated site, particularly on large and potentially complex sites. The Council will continue to work with landowners, prospective developers and the community to prepare masterplans that provide certainty for investors.
- 4.23 Where sites are yet to reach the pre-application stage, the Council's development management service will actively liaise with relevant partners to facilitate development, including acting as a conduit for discussions with Homes England and/or the Council's own Housing Company in order to facilitate new development.
- 4.24 The Council will continue to provide a pro-active approach to the pre-application service for landowners and developers at the early stages of the development process to discuss the constraints and opportunities for different sites. A large number of informal meetings have already been held with

landowners and their representatives to discuss progress and identify ways forward.

- 4.25 Where appropriate, the Council may consider the introduction of PPAs to direct and tailor resources for determining potentially more complex planning applications, covering all aspects of the planning process from the pre-application stage to the discharging of conditions.
- 4.26 The programme of improvements within the planning service (as highlighted above) will continue, with a view to ensuring that all planning applications are determined as efficiently as possible. This includes improving the quality and speed of the pre-application process, streamlining the validation process, reducing the time it takes to validate planning applications, and speeding up the process of completing legal agreements. The planning service will also continue to invest in the use of new technology to improve the productivity of all parties involved in the planning process and to enable greater mobile working – for example, planning constraints and online mapping.

Translate Planning Permissions into New Homes

- 4.27 Where planning applications have lapsed, or about to lapse, the Council will continue to take a proactive position and investigate with the applicant the reasons why the site(s) have not come forward. As identified above, the monitoring of housing schemes with extant planning permissions is undertaken regularly and can identify sites that have not progressed as expected. There may be opportunities, linked to other actions in this Plan, to identify ways forward for new sites and to make development a more realistic prospect.
- 4.28 The Council will seek to explore alternative housing delivery arrangements, including the use of the Council's own Housing Company on stalled sites where the market is currently failing to bring forward sites that have extant planning permissions. Sussex Weald Homes (wholly owned by Wealden

District Council) are actively developing a plan for homes in the area, to help address the housing needs of the local area.

Support further Housing Provision to Meet Needs

- 4.29 To enhance the potential role of small and medium sized housebuilders, the Council will seek to support the creation of developer consortiums where appetite exists. This is where developers can work together to share costs to acquire and deliver sites that they may otherwise be unable to access including portions of larger sites. This model is currently working well to the north of Hailsham to deliver shared infrastructure across two large development sites that are almost completed. Where other opportunities exist, they are under active consideration in other parts of Wealden District.
- 4.30 The Council will continue to review its portfolio of land and premises with a view to recognising opportunities for housing development, for example. The Council will seek to use its assets effectively to unlock land and stimulate private investment – particularly around Hailsham Town Centre, but also in Polegate and beyond. The Council has submitted a number of sites for new development as part of the recent ‘Call for Sites’ process.
- 4.31 As required, the Council will continue to monitor housing delivery against the target set out in its adopted Local Plan through the AMR process and will review its current target as part of the new Local Plan process. The Council is committed to ensuring that it responds to the latest evidence and policy guidance on this matter.

Supporting Communities to Grow Sustainably

- 4.32 Opportunities for the delivery of alternative forms of housing, such as ‘rural exception’ housing sites and community-led housing will be explored as part of the new Local Plan process, and may also be explored through Neighbourhood Plans. Further work is required to bring land and development

forward which is likely to involve working in partnership with landowners, developers, registered providers and community organisations.

- 4.33 For those on the self-build and custom housebuilding register, the Council will seek to fulfil our responsibilities to make land available for self and custom build housing. We will seek to highlight the self-build and custom build opportunities that are currently coming through the planning system, as well as investigating whether other sites specifically be identified to meet the needs of people on the register. The Council will consider, as part of the new Local Plan, what policy should be used to support such opportunities in its area.

5. Monitoring Arrangements

- 5.1 This Housing Action Plan will be reviewed at least on an annual basis where Wealden District Council does fall short of 95% of its HDT measurement during the reported year. The Council will monitor the effectiveness of actions themselves, as well as the outcomes (e.g. housing delivery rates and supply, the Council's five year housing land supply position etc.). The actions will be updated where necessary and new ones may be added in response to external changes, such as new funding streams, Government initiatives and changes to legislation and/or policy.
- 5.2 In addition, the Council does welcome suggestions on any future actions the Council may take to help support house building in Wealden District. If you do have any suggestions on further measures the Council can take to support housebuilding within Wealden, please contact us using the following details:

E-mail: planningpolicy@wealden.gov.uk

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